

City of North Plains Commercial Design Guidelines

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**ADOPTED BY THE NORTH PLAINS CITY COUNCIL
(DATE)**

City of North Plains
31360 NW Commercial Street
North Plains, OR 97133

Introduction

Over the past 15 years, the City of North Plains and its citizens have undertaken numerous efforts to guide the placement and design of new development in the city, including revisions and updates to the City's *Comprehensive Plan* and the *North Plains Revitalization Plan*. These guidelines are consistent with and have been guided by the City's currently adopted plans and Ordinances, including:

- *North Plains Comprehensive Plan* (Updated 2000)
- *North Plains Revitalization Plan* (2003)
- *North Plains Resource Team Report* (2001)
- *North Plains Neighbor City Study* (1997)
- *North Plains Zoning Code* (Updated 2012)

These guidelines are intended to implement the above plans and Codes, which call for a pedestrian-oriented, livable, and attractive community that complements the town's rural, Old-West Railroad character. These guidelines are intended guide development proposals in the General Commercial (C-2) and Community Commercial (C-1) Zoning Districts, as depicted on the City's current Zoning Map.

The overall design specifics and intent of these standards are to:

- Encourage buildings with entrances oriented to streets and with parking to the rear to create a more aesthetically pleasing and pedestrian oriented streetscape
- Screen parking and equipment areas with decorative walls and/or landscaping
- Discourage bulky, "big-box" developments with few architectural features and blank walls
- Encourage thoughtful, high quality architectural designs
- Encourage plentiful landscaping, including street trees and landscape designs that manage and treat stormwater on-site
- Incorporate functional sidewalk layouts and connectivity that promote pedestrian safety
- Encourage historic preservation and the Old-West railroad character of the downtown area
- Encourage pleasant public plazas and outdoor seating areas
- Encourage pedestrian scaled, dark-sky friendly lighting
- Design sites to be compatible with surrounding styles

The guidelines as a whole should be used to guide all development in commercially zoned area. . Therefore, this entire document should be reviewed prior to submitting design applications. The City encourages the applicant to all extents practical incorporate these guidelines into developments to ensure a more streamlined review process.

The City has a clear vision for the downtown area along Commercial Street, and will more rigorously apply the design standards in that area. More flexibility in design will be permitted in the highway commercial area on Glencoe,

Applicants who fail to incorporate the design principals set forth in this document may be required by the Planning Commission to modify their designs until the application meets the City's standards for design.

These guidelines are sorted into two general categories:

- 1) Downtown (C-1) Development Guidelines and
- 2) Large-scale C-2 Developments

Designers are encouraged to consult with City staff in advance of the application process.

Downtown C-1 Development Guidelines

The intent of this section is to convey the community's vision for the Downtown (C-1) Zone. This area can generally be described as the properties surrounding Commercial Street from 311th to Main and the southern part of the block from Main to 318th. These guidelines are intended to build upon previous downtown revitalization plans, which call for a pedestrian-oriented, attractive community that complements the town's rural, Old-West Railroad character. These plans include the *North Plains Comprehensive Plan* (Updated 2000), the *North Plains Revitalization Plan* (2003), the *North Plains Resource Team Report* (2001), and the *North Plains Neighbor City Study* (1997).

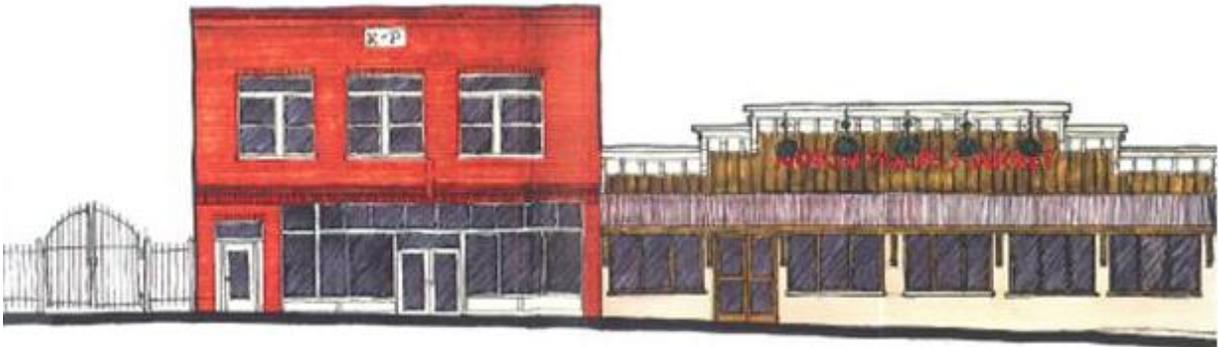
This section is organized according to the following design topics:

- ◆ Entrances, Building Orientation, & Facades
- ◆ Site Layout & Access
- ◆ Street Trees & Landscaping
- ◆ Sidewalks & Pathways
- ◆ Parking Design
- ◆ Screening
- ◆ Outdoor Seating/Plazas/Courtyards/Public Spaces
- ◆ Stormwater Management
- ◆ Lighting
- ◆ Corners
- ◆ Roof/rooflines
- ◆ Walls/Exterior Finish
- ◆ Exterior Material Palates
- ◆ Color Palates
- ◆ Windows
- ◆ Second Floor Designs

In general the design principals set forth in this section will also be applied to small developments in the C-1 zone, however more flexibility will be afforded to designers of projects in the Highway commercial area.

ENTRANCES, BUILDING ORIENTATION, & FACADES

- ◆ Avoid redundant treatment of entrances and facades; use a variety of architectural elements such as a variety of windows, siding materials, lighting types, planters, appropriate signage, and roof elements to create distinctive and well defined storefronts:



North Plains Resource Team Report (2001)

- ◆ At least 20-60 percent of the building's front facade should be located at the build-to line (maximum setback) to help frame the streetscape and create a more pedestrian-friendly environment
- ◆ The build-to line/maximum setback may be increased when public spaces/outdoor seating areas are provided:



- ◆ All buildings should have a prominent entry oriented to and directly connected to a sidewalk
- ◆ Additional entries (not the primary entry) may be oriented to parking areas at the side or rear of buildings
- ◆ Use regularized and proportional placement for windows, doors, and balconies

◆ Various architectural options to consider in entry way designs:

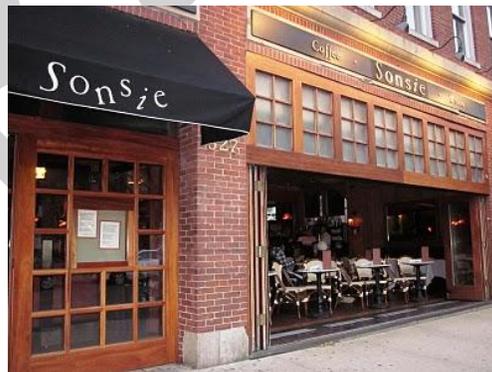
★ Vestibules/arcades (recessed entries):

- Can be a variety of shapes
- Recess entry doors 3-6 feet from front facade
- Incorporate pavers, benches, window boxes
- Incorporate tile-work or mosaic:



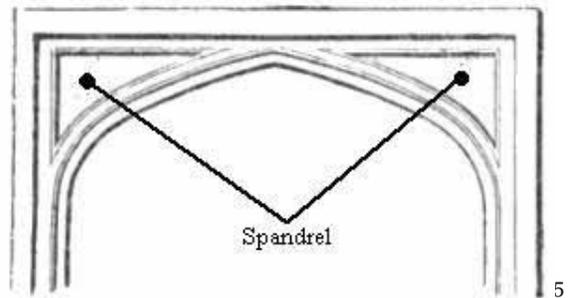
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★ French doors for sidewalk cafes:



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★ Lintels and spandrels:

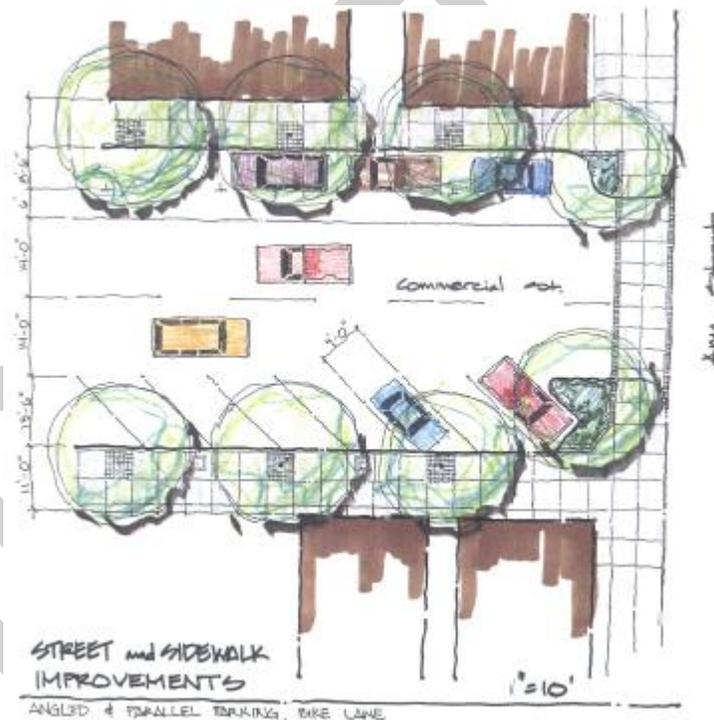


- ◆ Incorporate weather protection features near primary building entrance(s), pedestrian walkways, and outdoor seating areas. Use awnings, canopies, overhangs, porches, etc:



STREET TREES & LANDSCAPING

- ◆ The benefits of street trees include:
 - ★ Separating pedestrians from vehicular traffic, providing a protective barrier and a safer pedestrian environment
 - ★ Providing shade, wind shelters, and rain shelters
 - ★ Providing pleasing fall leaf colors and spring flowers
 - ★ Creating an inviting canopy and street corridor
 - ★ Absorbing stormwater and reducing runoff, and reducing strain on stormwater drainage infrastructure
- ◆ Sidewalk improvements should include a landscape strip, located between the back of the curb and the sidewalk, at least 5 feet in width:



The North Plains Revitalization Plan (2003) calls for plentiful street trees

- ◆ Use tree grates as appropriate in more urban settings:





- ◆ Ensure clear vision areas are maintained at corners
- ◆ Space trees in planter strips a minimum of 10 feet for smaller caliper species and 50 feet for larger species, with an average spacing of 30 feet
- ◆ Tree species should be selected from the Washington County approved street tree list
- ◆ Trees should have a minimum caliper of two 2 inches or greater at time of planting
- ◆ Tree species should be mixed rather than uniform to mitigate potential species-specific disease outbreaks
- ◆ Use moderate-sized evergreen trees or shrubs when possible for winter foliage



The *North Plains Revitalization Plan* (2003) calls for curb extensions and street trees for a pedestrian-friendly environment

- ◆ Use of native plant materials or plants acclimated to the Pacific Northwest are encouraged to conserve water during irrigation and reduce maintenance requirements (Examples)
- ◆ At least 75% of the recommended landscaping area should be planted with a suitable combination of trees, shrubs, evergreens and/or ground cover to avoid large expanses of high-maintenance lawn
- ◆ All landscaping should be continually maintained, including necessary watering, pruning, weeding, and replacing
- ◆ Locate shrubs and trees to accommodate winter wind breaks and summer shade
- ◆ Provide focal points within a development by preserving large or unique trees or groves, hedges, and flowering plants

Other landscaping options to consider:

- ◆ Wall planters
- ◆ Window planters
- ◆ Hanging pots
- ◆ Low wall hedges:

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- ◆ Trellises & lattices with climbing vines:



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◆ Rain catchment planters:



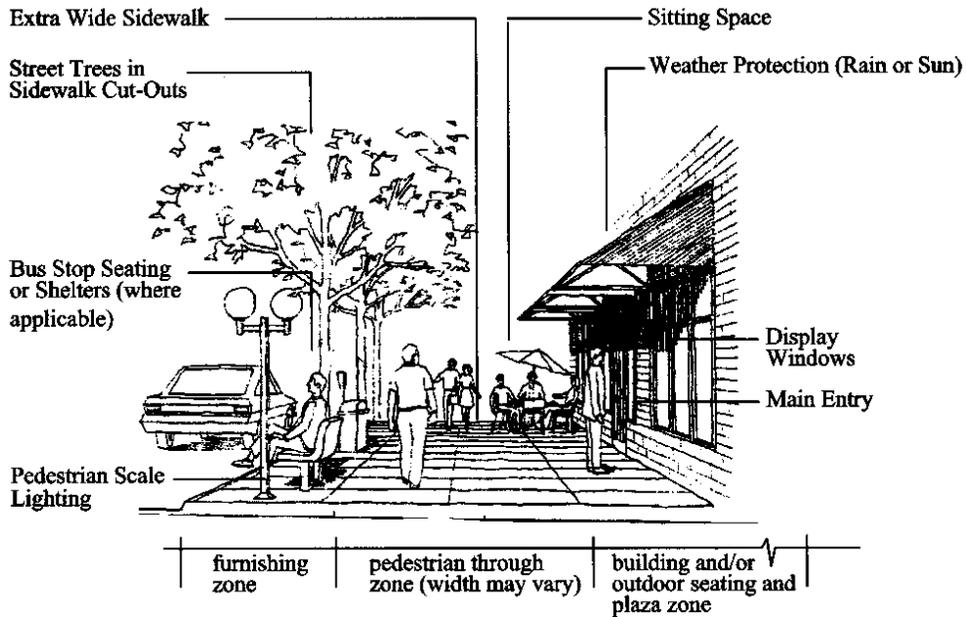
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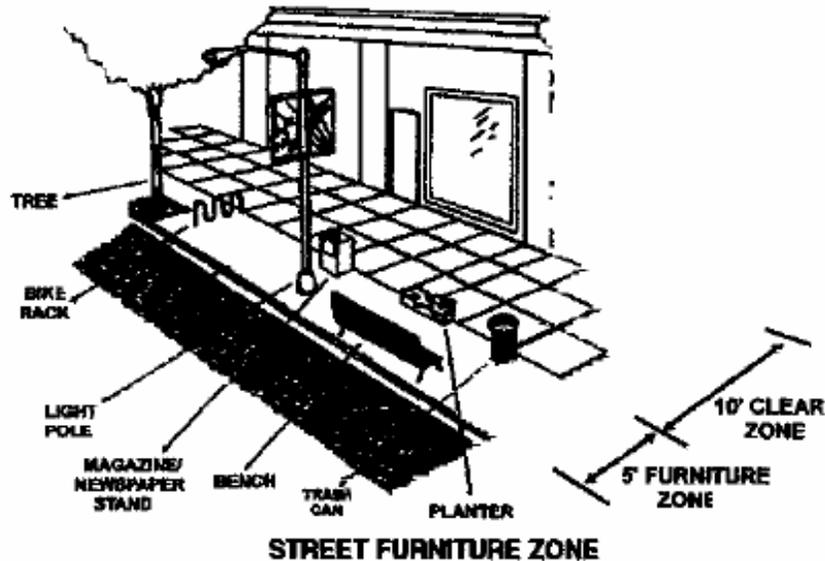
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SIDEWALKS & PATHWAYS

- ◆ Sidewalks and pathways should be at least 6-10 feet wide and should incorporate essential pedestrian elements, including pedestrian-scaled lighting, street trees, weather protection, benches, and tables:



Oregon Model Code, 2006



PARKING DESIGN

- ◆ Locate parking to the rear of structures, away from view from the primary adjacent street thoroughfare. Off-street parking, driveways, and other vehicle areas should not be placed between buildings and the street(s) :



Source: City of North Plains

- ◆ If locating parking to the rear is impractical, parking may be permitted between a building and a primary vehicle thoroughfare, provided the following standards are met:
 - ★ Parking and maneuvering areas should be set back a minimum of 15 feet from the front lot line
 - ★ A minimum 5 foot wide landscaping strip should surround and abut the perimeter of the parking and maneuvering area to screen parking lots:



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- ◆ Parking lots may also be screened with decorative walls
- ◆ Underground or screened roof parking is encouraged
- ◆ Use pedestrian-oriented, shielded/dark-sky lighting in parking areas

- ◆ Use textured, grass pavers, porous pavers, or permeable paving in parking lots for stormwater management:



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- ◆ Incorporate on street parking & street trees to narrow perceived widths and slow traffic:



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- ★ Use low walls, box hedges, trees, and/or hedges at least 3 feet in height in planter strips at least 5 feet wide to screen vehicle headlights and parking lot expanses:
- ★ A minimum of 10% of the total surface area of all parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, should be landscaped

SCREENING

- ◆ Screen all ground level utilities, HVACS, transformers, mechanical equipment, utility vaults, propane tanks, dumpster/trash bins, etc with:
 - ★ A decorative wall (i.e., masonry or similar quality material), trellises, lattices, and/or climbing vines
 - ★ Evergreen hedge/ landscaping on all sides:



- ◆ Avoid placement of mechanical equipment where noise would be offensive
- ◆ Locate screened areas away from the street
- ◆ Rooftop mechanical structures should be screened and not visible from any visible public right-of-way. Screening structures should be compatible with the overall building design and may include the following elements:
 - ★ Parapets as tall as the tallest part of the equipment
 - ★ By incorporating an architectural screen around all sides of the equipment:



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OUTDOOR SEATING / PLAZAS / COURTYARDS / PUBLIC SPACES

- ◆ Use distinctive paving or tiling in the public area
- ◆ Provide planter boxes or public art that also functions as seating (e.g., fountains, sculptures)
- ◆ Incorporate courtyards / public plazas/outdoor seating areas into developments in places receiving high pedestrian use, such as areas between building segments
- ◆ Consider the following elements when designing public spaces/outdoor seating areas:
 - ★ Incorporate at the front or side of buildings, as long as they are visible from the street:



- ★ Ensure that the public area has trash cans, tables, pedestrian-scaled lighting, street trees, bike racks, planter boxes, weather protection umbrellas/awnings etc:



- ◆ Planters and public art can also provide seating areas:



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- ◆ Where practical encourage vending carts, food carts/trucks for streetscape ambiance :

- ◆



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STORMWATER MANAGEMENT

- ◆ Minimize stormwater runoff
 - ★ Incorporate rain gardens and other stormwater management designs into developments
 - ★ Use multi-functional bioswales/water retention planters in lieu of more conventional curb and gutters to eliminate water/flows onto public rights-of-way and abutting property
 - ★ Grade sidewalks to drain to yards and bioretention areas
 - ★ Use native landscaping (trees, shrubs) in lieu of lawns:
 - ★



Parking lot water retention planter; *Portland Stormwater Solutions Handbook*

- ★ Incorporate rainwater harvesting designs/cisterns
- ★ Incorporate green roofs into designs

LIGHTING

- ◆ Use luminaries with shielding to direct light downward and avoid glare that limits visibility from off site locations and light spill onto areas off building site:

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- ◆ Illuminate signs and buildings with shielded spotlights or uplights:



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- ◆ Use the minimum amount of wattage and coverage needed to address lighting needs
- ◆ Limit light pole heights to approximately fifteen feet.
- ◆ Incorporate decorative lighting such as wall sconces, pendants, gooseneck fixtures, or lighting recessed into awnings:



Wall Sconces³⁶



Pendent lighting³⁷



Gooseneck fixtures³⁸

- ◆ Light building and display windows at night for streetscape ambiance and security
- ◆ Incorporate pedestrian bollard pathway lights into designs:



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- ◆ If developments include streetlights, use lighting poles with banner brackets for community streetlight banners:



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CORNERS

- ◆ Emphasize the corners of buildings with prominent, identifying architectural features and landmarks to emphasize corners as places with high levels of pedestrian activity and visual interest and variety. Options include:
 - ★ More windows with architectural details
 - ★ Increased building height or massing
 - ★ Turrets, cupolas, or pitched roofs:



- ★ Special sidewalk pavers/tiles/brick
- ★ Arcades at the corner as a way of creating a semi-public zone
- ★ Public art, fountains, planters with seating, lighting, landscaping or other pedestrian improvements:



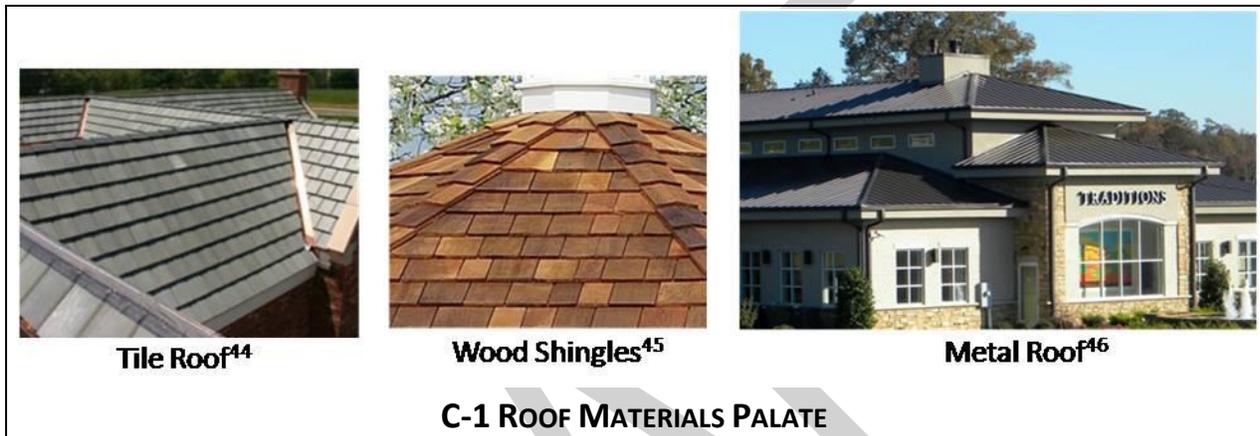
- ★ Chamfered/rounded/notched corners (i.e., cut the building at a 45 degree angle) so the area operates as an extension of the sidewalk:



ROOF / ROOFLINES

The following materials are recommended for roofs in the C-1 Zone:

- ★ Metal (The construction of pole buildings and buildings without foundations is strongly discouraged).
- ★ Wood shingles
- ★ Tile

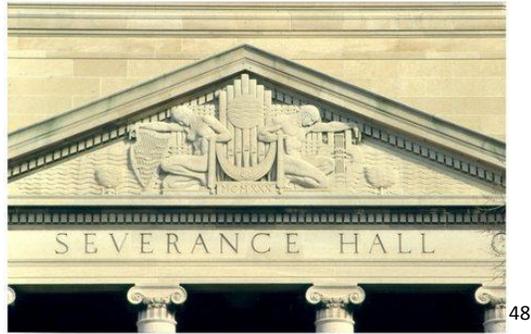


- ◆ Various architectural options to consider in designs include:
 - ★ Varied parapet, parapet heights, cornices:



- ★ Varied roof types (gable, shed, hip, pentroof, etc)
- ★ Choose appropriate roof materials: tile, concrete tiles, standing seam metal, wood shingles (The construction of pole buildings and buildings without foundations is strongly discouraged).
- ★ Light colors and reflective materials encouraged
- ★ Green roofs are encouraged

- ★ Detailing such as pediments:



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- ★ Flashing, trim brackets/rafter tails, fascias, eave overhangs and chimneys



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WALLS / EXTERIOR FINISH

- ◆ All buildings (regardless of height or number of stories) should have a clear and distinct base, middle and top to break up vertical mass. Base, middles, and tops are distinguished with elements such as bulkheads, sills, windows, lintels, changes in exterior materials and colors, cornices, and parapets:



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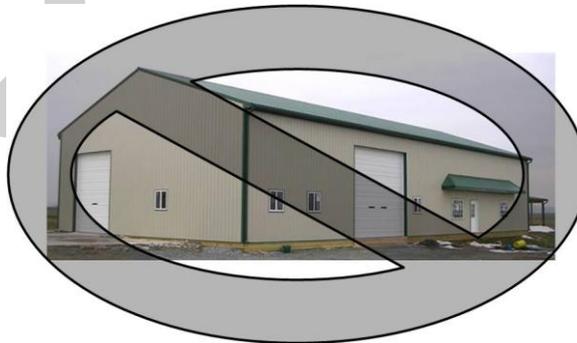
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Old Western facades located off Old West Union in North Plains



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- ◆ The construction of pole buildings and buildings without foundations will not be permitted in the C1 zone. Such buildings are strongly discouraged in the C-2 zone as well, unless enhancements are made to ensure the aesthetic quality of the building.



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- ◆ Use regular and proportional placement for windows, doors, and balconies:



- ◆ Choose at least 2-3 of these various architectural options in wall designs (avoid blank walls):

- ★ Belt courses/strings:



- ★ Moldings/Decorative ornaments:



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- ★ Inset panels:



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- ★ Murals
- ★ Patterned brickwork:



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★ Trellises/lattices with climbing vines:



★ Columns/ pilasters & column caps:



EXTERIOR MATERIAL PALATES

The following color and material palates are an array of desired exterior building colors and siding materials for structures in the C-1 Zone.

Primary exterior materials - 70% or more of building façade, excluding windows and transparent doors should be one of the following materials:

- ★ Brick
- ★ Tinted CMU/concrete brick
- ★ Stone
- ★ Tile



Secondary exterior materials - up to 25% of building façade, excluding windows and transparent doors, and ***accent materials*** - up to 10% of building facade, excluding windows and transparent doors, should be one of the following materials:

- ★ Any Primary Material
- ★ Terra cotta
- ★ Clapboard/Shiplap, 3-6”
- ★ Hardiplank, 3-6”
- ★ Metal (The construction of pole buildings with metal siding and buildings without foundations are strongly discouraged)
- ★ Concrete Block/Cinder Block



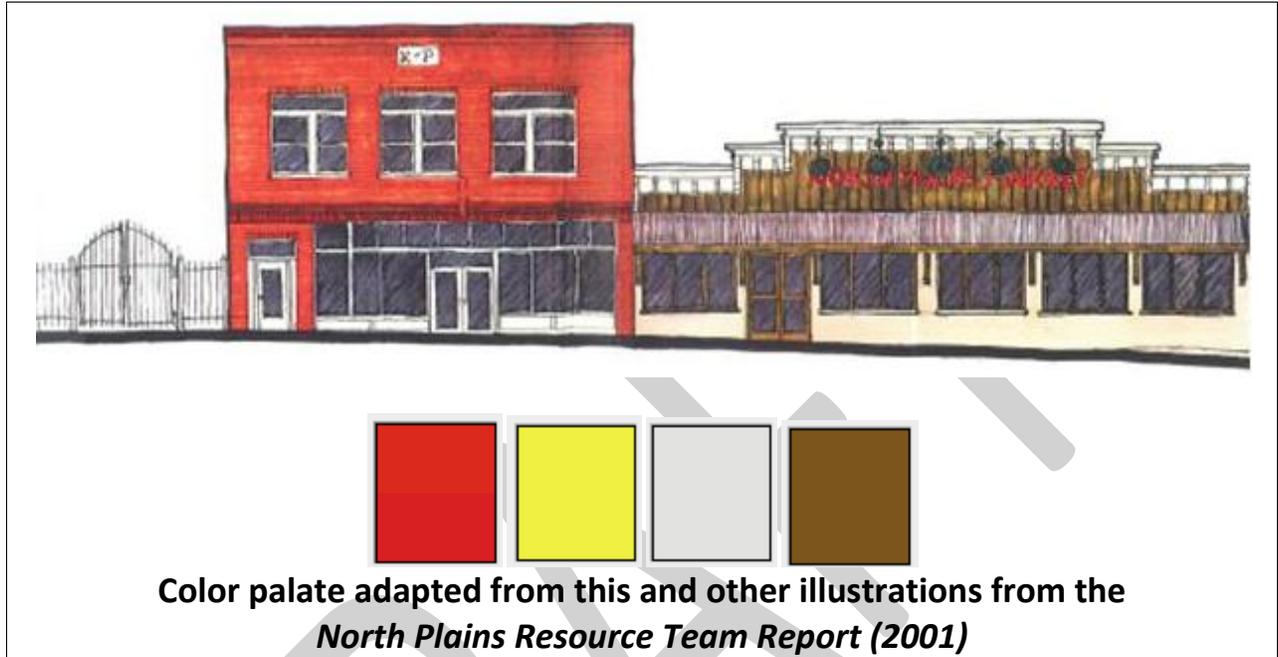
Exterior materials that are not recommended:

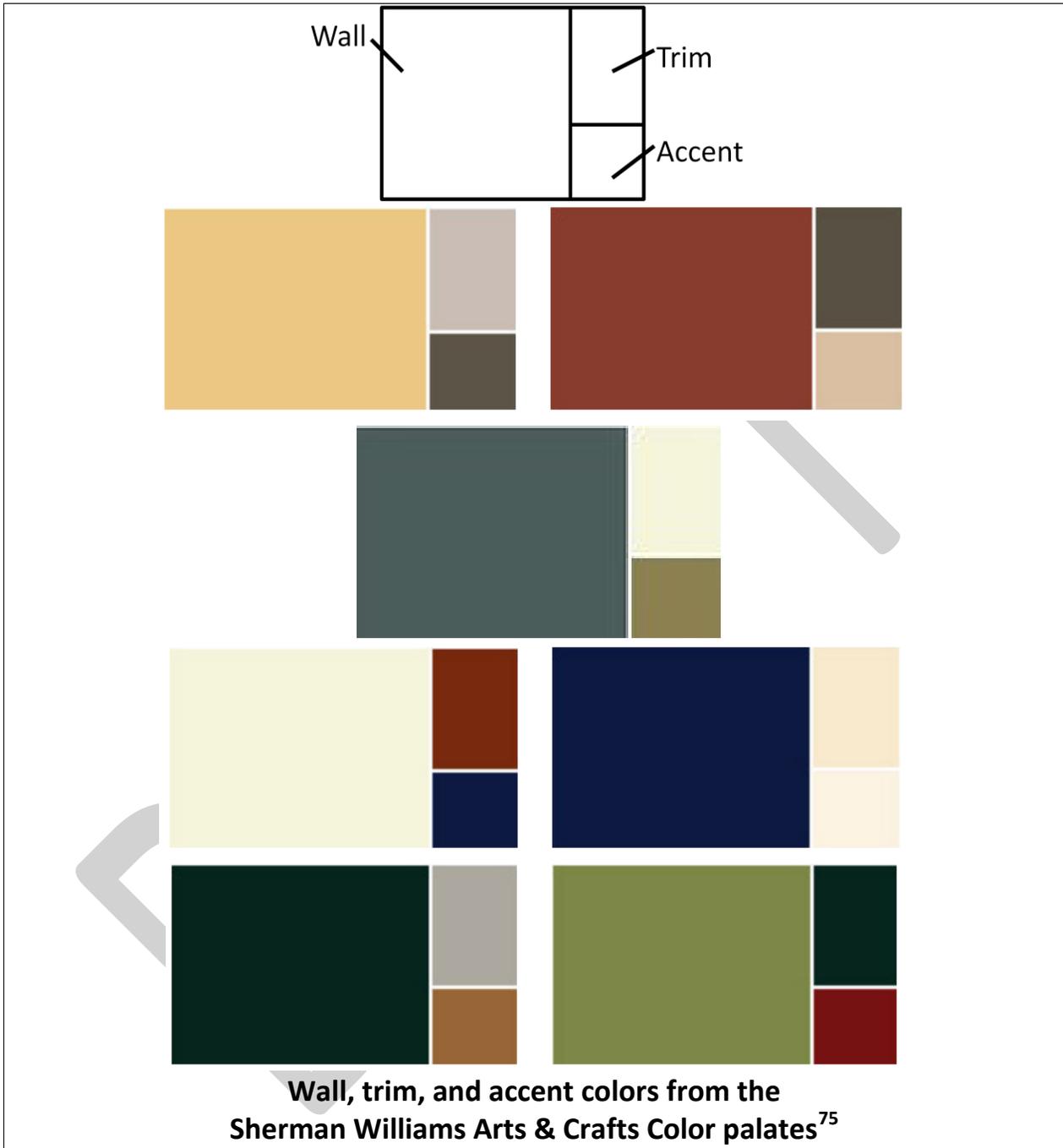
The following materials are generally not recommended for exterior building materials in the C-1 Zone:

- ★ Plain concrete walls/blocks
- ★ Vinyl
- ★ Plywood
- ★ Sheet pressboard

COLOR PALATES

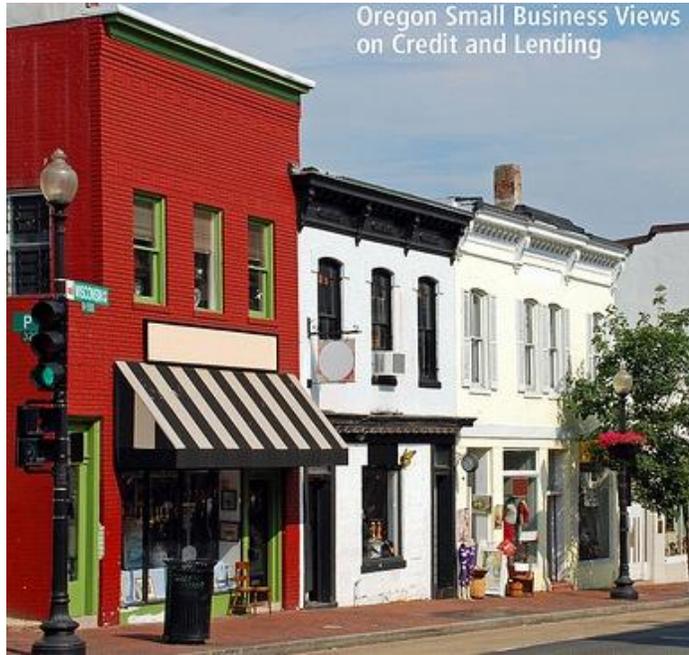
Applicants are strongly encouraged to use earth tone colors from, or consistent with, the Sherwin-Williams Arts and Crafts palates or the color palates of the *North Plains Revitalization Plan* and the *North Plains Resource Team Report* (see palates below)





WINDOWS

- ◆ Ground floor windows or window displays should be provided along at least 30-60% of the building's ground floor street-facing elevations
- ◆ Orient second story windows vertically with height greater than width



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- ◆ Choose at least 2-3 of these various window designs:
 - ★ Bay windows
 - ★ Column/pilaster bases and bulkheads below display windows
 - ★ Decorative window trim/detailing (patterning, corbels, medallions, pediments, shutters, wainscoting, water tables)



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- ★ Dormers
- ★ Lintels
- ★ Projecting window sills
- ★ Recessed/inset windows/window reveals
- ★ Transom/flanking/ clerestory windows



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- ★ Window mullions
- ★ Window planter boxes
- ★ Divided light windows :



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SECOND FLOOR DESIGNS

- ◆ Multi story and mixed use developments (residential housing above ground floor commercial uses) are encouraged
- ◆ Window proportions on the upper levels should generally be smaller than the ground floor windows, should be vertical in proportion, and should be stylistically related to the ground floor windows:



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- ◆ Relate second floors to street levels with the following elements:
 - ★ Arbors
 - ★ Second floor overhangs or setbacks
 - ★ Planter boxes
 - ★ Balconies/decks:



Source: Calthorpe, Peter. "The Regional City." In *Time-Saver Standards for Urban Design*, edited by Donald Watson, Alan Plattus, and Robert Shibley. New York: McGraw-Hill. p. 1.9-5.



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SIGNS

Refer to the Sign Chapter of the *North Plains Zoning & Development Ordinance*

C - 1 C I T A T I O N S

- ¹http://alloveralbany.com/images/cafe_madison_outdoor_dining.jpg
- ²http://www.urbanbydesignonline.com/storage/3840735334_7808634534_z.jpg?__SQUARESPACE_CACHEVERSION=1278097953822
- ³http://4.bp.blogspot.com/_Jl3G5S5SjkM/TL5IVcjmfiI/AAAAAAAAJDs/U6ETAZ4fIBE/s400/Red+White+Boston+002.JPG
- ⁴ <http://shanghai.cultural-china.com/uploads/userup/0811/211159393464.jpg>
- ⁵ <http://upload.wikimedia.org/wikipedia/commons/7/7a/Spandrel.jpg>
- ⁶<http://www.morganawning.com/images/commercial-restaurants/bellinhand.jpg>
- ⁷<http://www.dreamstime.com/country-store-thumb1276487.jpg>
- ⁸http://www.loopnet.com/Attachments/F/0/3/xy_F03B9EA7-8C5C-49DC-Bo4E-4643C5831551_.jpg
- ⁹http://www.construction.com/CE/CE_images/0812_ironsmith_6.jpg
- ¹⁰http://www.lani.org/images/projects/street_trees.jpg
- ¹¹http://assets.byways.org/asset_files/000/018/704/Main%20Street%20in%20Downtown%20Great%20Bend%20Kansas_m.jpg?1315635137
- ¹² <http://www.sfrc.ufl.edu/urbanforestry/Images/Downtown%20with%20trees.jpg>
- ¹³ <http://www.gapphot.com/images/WebPreview/0235/0235861.jpg>
- ¹⁴ <http://ww4.hdnux.com/photos/06/71/43/1808623/7/628x471.jpg>
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- ¹⁷http://www.codepublishing.com/wa/edgewood/html/images/1895030_13.jpg
- ¹⁸<http://greenterrafirma.com/images/grass-cell-pavers.jpg>
- ¹⁹ <http://concreteflooringss.com/wp-content/uploads/2012/01/Concrete-Grass-Pavers.jpg>
- ²⁰<http://www.portlandonline.com/shared/cfm/image.cfm?id=89217>
- ²¹<http://mywheelsareturning.files.wordpress.com/2011/10/parking.jpg?w=594&h=382>
- ²²<http://www.walkinginfo.org/engineering/images/onstreetparking.6.8.jpg>
- ²³http://cityscapesinc.com/images/gal_rooftop3after_full.jpg
- ²⁴http://heystamford.files.wordpress.com/2012/04/img_0360.jpg
- ²⁵http://downtowngh.com/wp-content/uploads/2011/08/Sidewalk_Cafes_003.jpg
- ²⁶http://www.preservationnation.org/assets/photos-images/main-street/main-street-news/2009/02/CA_Livermore_Dining.jpg
- ²⁷<http://www.omahafinedining.com/images/jonesbrothersoutside.jpg>
- ²⁸http://www.pcal.nsw.gov.au/__data/assets/image/0009/67257/varieties/full.jpg
- ²⁹<http://land.allears.net/blogs/jackspence/Bench%20-%20ST%20-%20001.jpg>
- ³⁰<http://www.omahafinedining.com/images/jonesbrothersoutside.jpg>
- ³¹ http://farm5.static.flickr.com/4009/4521784124_09d3eae345.jpg
- ³² <http://blogs.villagevoice.com/forinthetoad/food-truck-1.jpg>
- ³³<http://www.peninsuladailynews.com/apps/pbcsi.dll/bilde?Site=PT&Date=20100125&Category=news&ArtNo=301259998&Ref=AR&MaxW=580&title=1>
- ³⁴<http://lightingsale.com/store/i/is.aspx?path=/Shared/Images/WorldImports/worldimports-909989.jpg&lr=t&bw=300&bh=300>
- ³⁵<http://www.conferencepartners.ie/images/gallery/blue-lighting.jpg>
- ³⁶<http://www.louielighting.com/images/products/detail/0945.jpg>

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³⁸http://construction.com/CE/CE_images/2011/Dec_Bock_7.jpg
³⁹<http://images.hayneedle.com/mgen/master:ST145.jpg>
⁴⁰<http://downtownoregoncity.org/wp-content/uploads/2010/04/CIMGo330-450x600.jpg>
⁴¹ http://cache.virtualtourist.com/6/1134207-Oregon_Street_in_Hiawatha_Kansas_Hiawatha.jpg
⁴²<http://blog.oregonlive.com/oldtown/2009/06/Street%20Furniture.JPG>
⁴³<http://2.bp.blogspot.com/-WkT2CzFy1Sk/T8wIAvwmDCI/AAAAAAAAAtw/rimtDScOchI/s1600/wine+maniacs+outside.jpg>
⁴⁴http://www.daviddarling.info/images/concrete_tile_roof.jpg
⁴⁵ <http://www.woodshingles.net/wp-content/uploads/wood-shingles-2.jpg>
⁴⁶<http://www.metalsales.us.com/images/archive/Traditions%20Bank.jpg>
⁴⁷http://www.ktstoneworks.com/images/img_cornices.jpg
⁴⁸http://cdn7.wn.com/pd/41/77/c7b4fab69166ebe7f63d054b20c_grande.jpg
⁴⁹http://www.decassociates.com/images/products_index_raftertails.jpg
⁵⁰ <http://www.hoquathobbies.com/images/PCM805.jpg>
⁵¹<http://www.panoramio.com/photo/17056702> (Google Maps photo)
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⁵³http://farm4.staticflickr.com/3189/3045096094_bea42af5fc.jpg
⁵⁴http://www.stoltzfusconstructionllc.com/static_images/custom_buildings/pole_building_large.jpg
⁵⁵http://1.bp.blogspot.com/_reDCJOtIDS8/TOXBadCQdSI/AAAAAAAAAoI/3SUJNcf8mB4/s1600/0104_EXT_ASTREET_3.jpg
⁵⁶<http://castle.eiu.edu/~localite/coles/charleston/square/images/4086th.jpg>
⁵⁷https://encrypted-tbn2.google.com/images?q=tbn:ANd9GcQdzAczXCAJDVS1eeG9ot7kCu9ZfY9Tfg7lm92lIpw9_Wb9iOn
⁵⁸http://archiseek.com/wp-content/gallery/usa-northdakota/merchants_national_bank_lge.jpg
⁵⁹http://1.bp.blogspot.com/-DwBc9FUB9VU/TyAtwNxZcoI/AAAAAAAAIb8/odewP-vO_Mo/s1600/0303502001000_Federico_Grocery.jpg
⁶⁰<http://www.hmhca.com/images/projects/instit/irving.jpg>
⁶¹<http://www.featurepics.com/FI/Thumb300/20091101/Climbing-Vines-Ivy-1367800.jpg>
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⁶⁵ http://www.bestblock.net/images/i_breacon_commons_2.jpg
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- ⁶⁹<http://www.philadelphiarroofcontractor.com/siding/vinyl-siding/shakes-shingles/double-7inch-staggerededge-perfection/terra-cotta-large.jpg>
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Large-Scale C-2 Developments

These guidelines generally apply to developments **over 20,000 square feet** that are located in the C-2 Zone. The C-2 Zone can generally be described as the properties surrounding Glencoe Road from Highway 26 to NW West Union Road.

This section is organized according to the following design topics:

- ◆ Entrances, Building Orientation, & Facades
- ◆ Site Layout & Access
- ◆ Street Trees & Landscaping
- ◆ Sidewalks & Pathways
- ◆ Drive-up/Drive-through Facilities
- ◆ Parking Design
- ◆ Screening
- ◆ Outdoor Seating/Plazas/Courtyards/Public Spaces
- ◆ Stormwater Management
- ◆ Lighting
- ◆ Corners
- ◆ Roof/rooftlines
- ◆ Walls/Exterior Finish
- ◆ Windows

ENTRANCES, BUILDING ORIENTATION, & FACADES

- ◆ Provide parking to the rear of buildings and orient building frontages to the street:



Retail chain store with parking oriented to the rear;



- ◆ All buildings should have a prominent entry oriented to and directly connected to a sidewalk
- ◆ Additional entries (not the primary entry) may be oriented to parking areas at the side or rear of buildings

- ◆ Incorporate weather protection features near primary building entrance(s), pedestrian walkways, and outdoor seating areas. Use awnings, canopies, overhangs, porches, etc:

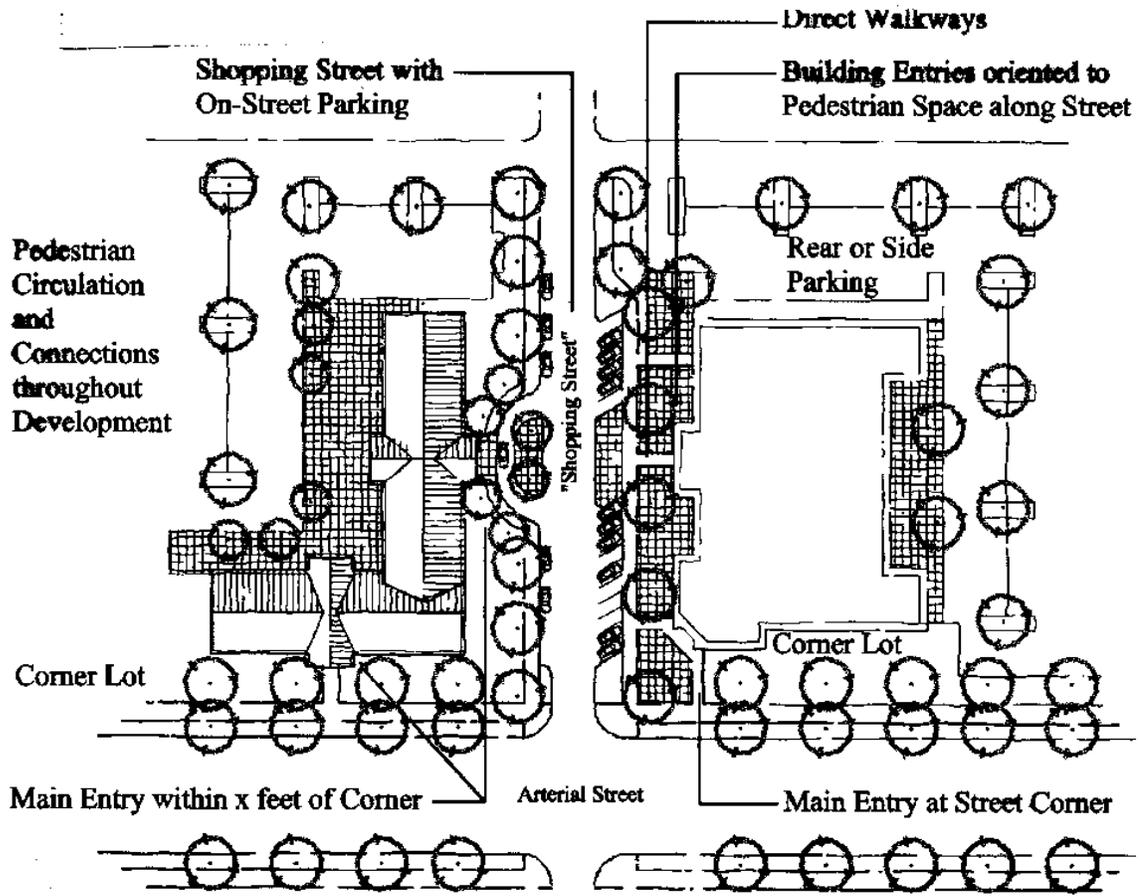


- ◆ Avoid redundant treatment of entrances and facades; use a variety of architectural elements such as a variety of windows, siding materials, lighting types, planters, appropriate signage, and roof elements to create distinctive and well defined storefronts:



SITE LAYOUT & ACCESS

- ◆ Design developments to accommodate and retain vehicular circulation on site. The site may be configured into blocks that have frontage onto streets, “interior parking courts”, or “shopping streets”. All parking courts and shopping streets should contain on-street parking (parallel or angled parking), and street or court-facing building entrances at or near (within 40 feet of) block corners:

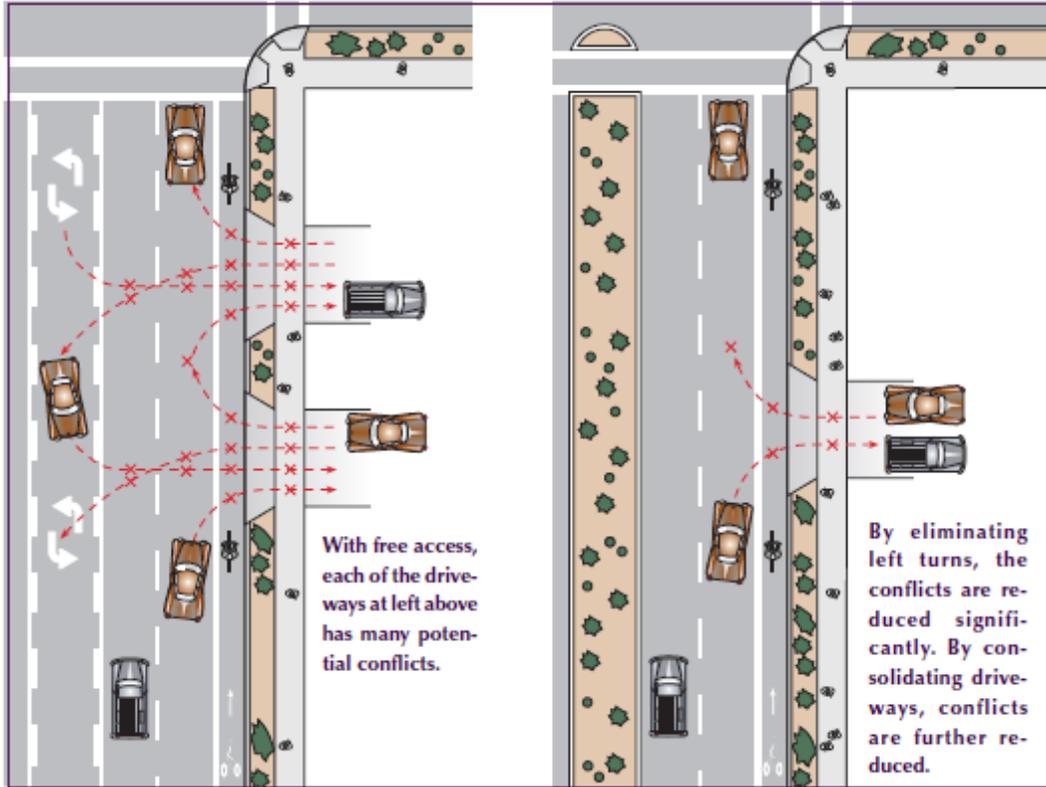


- ◆ Blocks should also be designed with all essential street elements, including sidewalks, street trees, and pedestrian lighting:





- ◆ Limit the width of parking access driveways to reduce pedestrian crossing distances (see figure, page 10)
- ◆ Locate driveways to allow ingress/egress from streets other than Commercial or Glencoe (avoid new curb cuts)
- ◆ Consolidate multiple driveways into single access points; only one driveway for every 200-300 feet of frontage is recommended
- ◆ Property access is discouraged within 50 feet of an intersection. The City may impose turning restrictions (i.e. right in only, or right out only) to improve safety and reduce potential conflicts/crashes:



Oregon Bicycle and Pedestrian Plan, ODOT

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STREET TREES & LANDSCAPING

- ◆ The benefits of street trees include:
 - ★ Separating pedestrians from vehicular traffic, providing a protective barrier and a safer pedestrian environment
 - ★ Providing shade, wind shelters, and rain shelters
 - ★ Providing pleasing fall leaf colors and spring flowers
 - ★ Creating an inviting canopy and street corridor
 - ★ Absorbing stormwater and reducing runoff, and reducing strain on stormwater drainage infrastructure
- ◆ Sidewalk improvements should include a landscape strip, located between the back of the curb and the sidewalk, at least 5 feet in width, as designed below:



- ◆ Ensure clear vision areas are maintained at corners
- ◆ Space trees in planter strips a minimum of 10 feet for smaller caliper species and 50 feet for larger species, with an average spacing of 30 feet
- ◆ Tree species should be selected from the Washington County approved street tree list
- ◆ Trees should have a minimum caliper of two 2 inches or greater at time of planting
- ◆ Tree species should be mixed rather than uniform to mitigate potential species-specific disease outbreaks
- ◆ Use moderate-sized evergreen trees or shrubs when possible for winter foliage

- Use of native plant materials or plants acclimated to the Pacific Northwest are encouraged to conserve water during irrigation and reduce maintenance requirements (Examples)
- ◆ At least 75% of the recommended landscaping area should be planted with a suitable combination of trees, shrubs, evergreens and/or ground cover to avoid large expanses of high-maintenance lawn
- ◆ Locate shrubs and trees to accommodate winter and summer shade/ wind breaks
- ◆ Provide focal points within a development by preserving large or unique trees or groves, hedges, and flowering plants

Other landscaping options to consider:

- ◆ Wall planters
- ◆ Window planters
- ◆ Wall hedges:



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- ◆ Hanging pots
- ◆ Trellises & lattices with climbing vines
- ◆ Rain catchment planters

SIDEWALKS & PATHWAYS

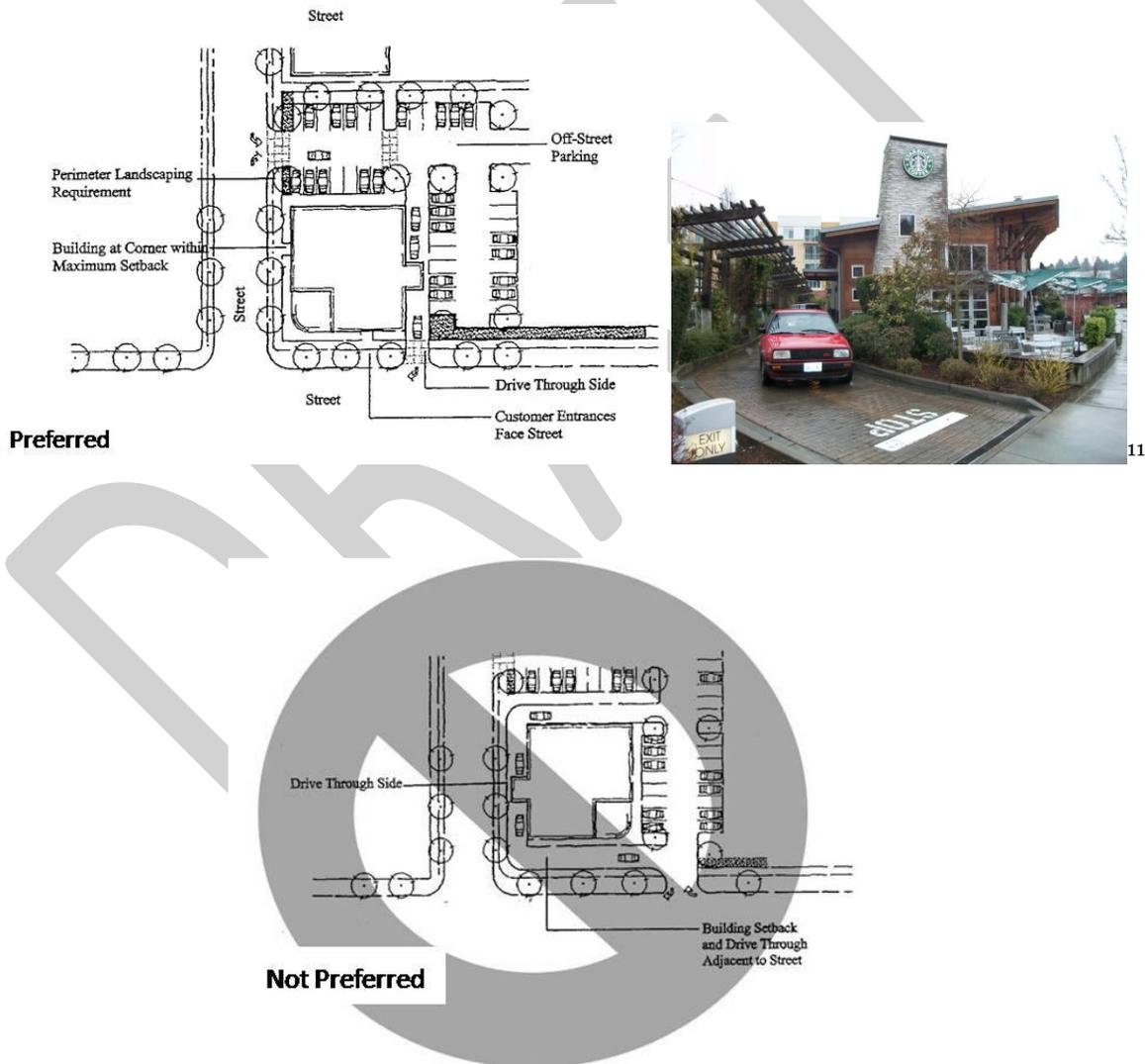
- ◆ Provide pedestrian pathways at least 6-10 feet wide through large parking lots and developments that are reinforced with planting strips/street trees , on-street parking, & pedestrian amenities such as benches, tables, trash cans, drinking fountains, pedestrian lighting, and weather protection
- ◆ Pedestrian accessways from the street façade should be provided at least every 400 feet and should connect to all future phases of development, and to existing/planned off-site trails, sidewalks, public parks, and other areas of pedestrian interest
- ◆ Incorporate street paving textures/contrasts in crosswalks across driveway curb cuts, to alert drivers of pedestrians :



This driveway is wide and unpleasant for a pedestrian to cross (left); it could benefit from having a “mini crosswalk” across it (right). Source: City of North Plains

DRIVE UP/ DRIVE-THRU FACILITIES

- ◆ Drive-up/drive-through facilities should orient to an alley, driveway, or interior parking area, and not a street
- ◆ Drive-up, drive-in or drive-through facilities (e.g., driveway queuing areas, windows, teller machines, service windows, kiosks, drop-boxes, or similar facilities) should not be located within 20 feet of a street and should not be oriented to a street corner
- ◆ Drive-up/in queuing areas should be designed so that vehicles do not obstruct a driveway, fire access lane, walkway, or public right-of-way
- ◆ No more than one drive-up, drive-in, or drive-through facility should be permitted for a distance of 400 feet along the same block face (same side of street):



Oregon Model Code, 2006

PARKING DESIGN

- ◆ Locate smaller lots throughout developments to break up large parking lot expanses
- ◆ Locate parking to the rear of structures, away from view from the primary adjacent street thoroughfare. Off-street parking, driveways, and other vehicle areas should not be placed between buildings and the street(s)



Retail development with parking oriented to the rear, street trees, and planting strips;

- ◆ If locating parking to the rear is impractical, parking may be permitted between a building and a primary vehicle thoroughfare, provided the following standards are met:
 - ★ Parking and maneuvering areas should be set back a minimum of 15 feet from the front lot line
 - ★ A minimum 5 foot wide landscaping strip should surround and abut the perimeter of the parking and maneuvering area to screen parking lots
 - ★ Parking lots may also be screened with decorative walls
- ◆ Underground or screened roof parking is encouraged
- ◆ Use pedestrian-oriented, shielded/dark-sky lighting in parking areas

- ◆ Use textured, grass pavers, porous pavers, or permeable paving in parking lots for stormwater management:



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- ◆ Use low walls, box hedges, trees, and/or hedges at least 3 feet in height in planter strips at least 5 feet wide to screen vehicle headlights and parking lot expanses:



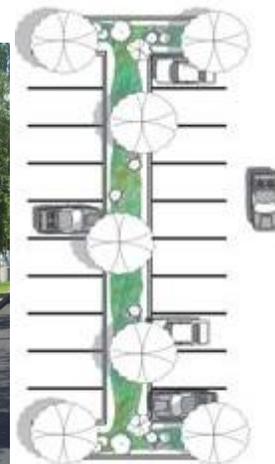
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- ◆ A minimum of 10% of the total surface area of all parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, should be landscaped



- ◆ All parking areas with more than 20 spaces should include landscape islands with trees to break up the parking area into rows of not more than 10-12 contiguous parking spaces:



Preferred

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SCREENING

- ◆ Screen all ground level utilities, HVACS, transformers, mechanical equipment, utility vaults, propane tanks, dumpster/trash bins, etc with:
 - ★ A decorative wall (i.e., masonry or similar quality material), trellises, lattices, and/or climbing vines :



- ★ Evergreen hedge/ landscaping on all sides
- ◆ Avoid placement of mechanical equipment where noise would be offensive
- ◆ Locate screened areas away from the street
- ◆ Rooftop mechanical structures should be screened and not visible from any visible public right-of-way. Screening structures should be compatible with the overall building design and may include the following elements:
 - ★ Parapets as tall as the tallest part of the equipment:



Source: Google Maps

- ★ By incorporating an architectural screen around all sides of the equipment:



- ★ By setting the equipment back from the building edge with a setback of at least 3 feet for every 10 foot of building height

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OUTDOOR SEATING / PLAZAS / COURTYARDS / PUBLIC SPACES

- ◆ Incorporate courtyards / public plazas/outdoor seating areas into developments in places receiving high pedestrian use, such as areas between building segments
- ◆ Consider the following elements when designing public spaces:
 - ★ Incorporate at the front or side of buildings, as long as they are visible from the street:



- ★ Ensure that the public area has trash cans, tables, pedestrian-scaled lighting, street trees, bike racks, planter boxes, weather protection umbrellas/awnings etc:



- ★ Use distinctive paving or tiling in the public area
- ★ Provide planter boxes or public art that also functions as seating (e.g., fountains, sculptures)
- ◆ Encourage vending carts for streetscape ambiance

STORMWATER MANAGEMENT

- ◆ Minimize stormwater runoff
 - ★ Incorporate rain gardens and other stormwater management designs into developments
 - ★ Use multi-functional bioswales/water retention planters in lieu of more conventional curb and gutters to eliminate waters/flows onto public rights-of-way and abutting property
 - ★ Grade sidewalks to drain to bioretention areas
 - ★ Use native landscaping (trees, shrubs) in lieu of lawns:



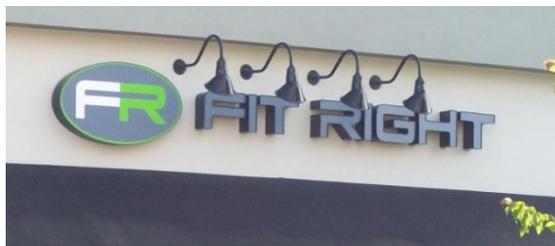
- ★ Incorporate rainwater harvesting designs/cisterns
- ★ Incorporate green roofs into designs

LIGHTING

- ◆ Use luminaries with shielding to direct light downward and avoid glare that limits visibility from off site locations and light spill onto areas off building site:



- ◆ Use the minimum amount of wattage and coverage needed to address lighting needs
- ◆ Limit light pole heights to approximately fifteen feet
- ◆ Illuminate signs and buildings with shielded spotlights or uplights
- ◆ Incorporate decorative lighting such as wall sconces, pendants, gooseneck fixtures, or lighting recessed into awnings:



- ◆ Light building and display windows at night for streetscape ambiance and security
- ◆ Incorporate pedestrian bollard pathway lights into designs:



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- ◆ If developments include streetlights, use lighting poles with banner brackets for community streetlight banners

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CORNERS

- ◆ Emphasize the corners of buildings with prominent, identifying architectural features and landmarks to emphasize corners as places with high levels of pedestrian activity and visual interest and variety. Options include:
 - ★ More windows with architectural details
 - ★ Increased building height or massing
 - ★ Turrets:



- ★ Cupolas & pitched roofs:



- ★ Special sidewalk pavers/tiles/brick
- ★ Arcades at the corner as a way of creating a semi-public zone
- ★ Public art, fountains, planters with seating, lighting, landscaping or other pedestrian improvements

- ★ Chamfered/rounded/notched corners (i.e., cut the building at a 45 degree angle) so the area operates as an extension of the sidewalk:



Chamfered corner with turret and plaza area



ROOF / ROOFLINES

- ◆ Various architectural options to consider in designs include:
 - ★ Varied parapet heights, cornices/fascias, and roof types (gable, shed, hip, pentroof, etc)



- ★ Choose appropriate roof materials: tile, concrete tiles, standing seam metal, wood shingles (The construction of pole buildings and buildings without foundations is strongly discouraged).
- ★ Light colors and reflective materials encouraged
- ★ Green roofs are encouraged

- ★ Detailing such as pediments, eave overhangs, brackets/rafter tails/corbels, and chimneys:



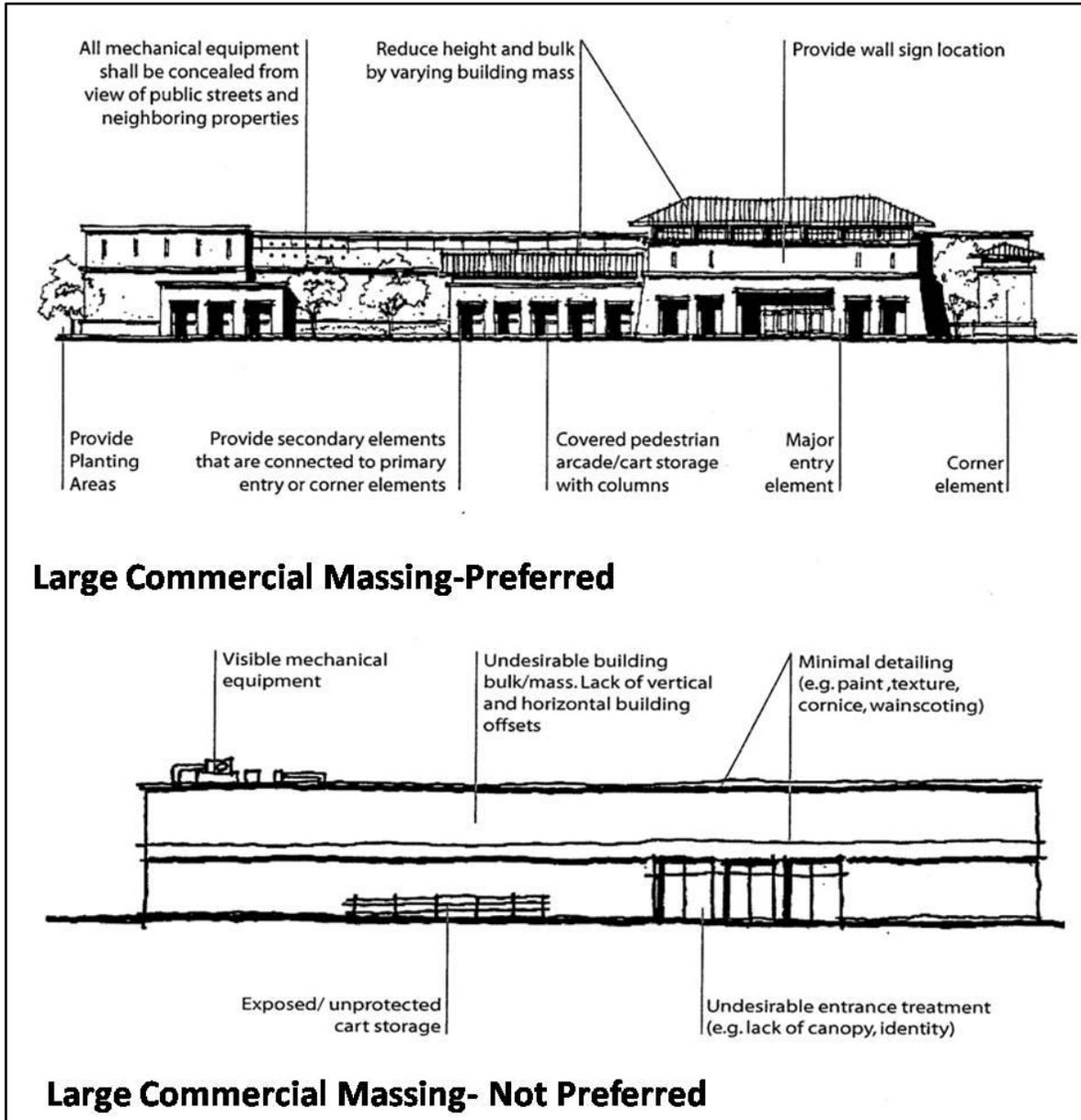
28



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WALLS / EXTERIOR FINISH

- ◆ Design buildings to resemble a collection of smaller buildings with varied storefronts and distinctive entries. Provide size transitions between larger and smaller buildings. Large boxy structures are discouraged:



Source: *Oregon Model Code, 2006*

- ◆ Blank walls over 10 feet or more than 750 sf are discouraged. When unavoidable, divide the frontage into smaller components approximately 25-40 feet or planes of 500 square feet through:

- ★ Screening trees and landscaping, pilasters, trellises, canopies/awnings, and/or lattices with landscaping to make the facades more attractive
- ★ Changes in massing, form, surfacing textures
- ★ Incorporating features like offsets in elevation and/or window placements, recesses, and projections
- ★ Providing distinctive entrances with elements such as trellises ,
- ★ Pergolas/arbors:



- ★ Incorporating pedestrian-scaled lighting (e.g., wall-mounted lighting, or up-lighting)
- ★ Incorporating other design elements such as pilasters, varied cornice caps/rooflines, trim, art/medallions, etc



Varied storefronts and architectural features; rooftop mechanical equipment is fully screened behind rooflines and parapets.

- ◆ Choose at least 2-3 of these various architectural options in wall designs (avoid blank walls):
 - ★ Belt courses/strings:



- ★ Decorative wall cladding
- ★ Decorative ornaments/moldings
- ★ Inset panel
- ★ Murals

- ★ Patterned brickwork:



★ Trellises/lattices /climbing vines:



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★ Columns/ pilasters & column caps:



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- ◆ All buildings (regardless of height or number of stories) should have a clear and distinct base, middle and top to break up vertical mass. Base, middles, and tops are distinguished with elements such as bulkheads, sills, windows, lintels, changes in exterior materials and colors, cornices, and parapets
- ◆ Utilize high quality materials such as textured pre-cast concrete block, terra cotta, stone, tile, or brick
- ◆ The construction of pole buildings and buildings without foundations is strongly discouraged in C2 zone:



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WINDOWS

- ◆ Ground floor windows or window displays should be provided along at least 30-60% of the building's ground floor street-facing elevations:



- ◆ Choose at least 2-3 of these various window designs:
 - ★ Column/pilasters
 - ★ Bulkheads below display windows
 - ★ Decorative window trim/flashing/detailing (patterning, corbels, medallions, pediments, shutters, wainscoting, water tables)
 - ★ Dormers
 - ★ Lintels
 - ★ Projecting window sills
 - ★ Recessed/inset windows/window reveals
 - ★ Window mullions:



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- ★ Window planter boxes

- ★ Divided light windows:



- ★ Transom/flanking/ clerestory windows



SIGNS

Refer to the Sign Chapter of the North *Plains Zoning & Development Ordinance*

C - 2 CITATIONS

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