



SECTION 30 | Urban Employment Center Design Guidelines

October 5, 2009

Section 30 Design Guidelines



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Introduction

Background

For more than four decades property owners used the bulk of the planning area for gravel mining and mining-related uses. Over time, the mining has provided a growing Clark County with a significant economic resource in the form of sand and gravel for roads and buildings. Today, owners of the gravel mine sites are no longer extracting gravel and the majority of mined sites are vacant and in various stages of reclamation. Some of the mine sites have completed reclamation and are filling and grading in preparation for future development. A few sites continue with mining related activities, such as gravel processing, asphalt batching and concrete manufacturing.

Section 30 is a large area of 553 acres located in a key area between Eastern Vancouver and Camas and is expected to be influenced by Camas growth to the Northeast. In this larger context of east Vancouver and west Camas, several major employers have sited their headquarters or branch offices. Depending on national employment growth and market conditions in the Vancouver/Portland Metropolitan Area, Section 30 is projected to fully develop over a 20 to 30 year planning horizon.

Purpose of these Guidelines

Thoughtful urban design is a critical tool to guide private development in a way that can help realize the plan's goals and objectives. Ultimately, these design guidelines are intended to:

- Implement the Section 30 Urban Employment Center Plan vision.
- Provide clear objectives for those embarking on the planning and design of projects in the subarea.
- Encourage development of a sustainable urban employment center.
- To maintain and enhance property values.



Figure 1. Map of Section 30
The Section 30 Design Guidelines apply to urban development within the plan area.

Application of the Guidelines

These design guidelines are intended to be used by applicants and the City as a “guide” for implementing the goals, policies, and vision for master plan development of the Section 30 Urban Employment Center. Whereas the regulatory provisions of VMC 20.690 set minimum standards for development within Section 30, these guidelines are intended to be a tool in helping to shape the overall character and function of development within the plan area. They illustrate design techniques that can be used to meet the goals and policies of the Subarea Plan related to site planning, circulation, building design, and landscaping.

The framework provided by these guidelines allows the applicants some flexibility in how the development is ultimately configured. For example, an approved master plan may comply with “most” of these guidelines. For those areas where the proposed project departs from the Subarea Plan’s guidelines, the applicant will be asked to demonstrate how proposed departures meet the intent of these guidelines.

The “guideline” approach is more appropriate to Master Plans due to the required approval process for these plans. The more prescriptive design standard approach is better suited to the review of individual projects that are likely to be developed in phases after master plans are approved.

Organization of the Guidelines

The design guidelines are organized by subject and related specific sub-titles. In addition, design guidelines are either:

- 1) General therefore applicable for both Employment Center Mixed-use (ECX) development and the Optional Urban Neighborhood Overlay development; or
- 2) Applicable to only the Employment Center Mixed-use (ECX) development; or
- 3) Applicable only to the Optional Urban Neighborhood Overlay development, which may include two sub-categories, Urban Neighborhood Mixed-use Center and Urban Neighborhood Residential area.



Section 30 Urban Employment Center

Vision

Envisioned as one of Vancouver's largest 21st Century urban employment centers, Section 30 will attract emerging technology and provide for growth in family wage jobs. Unique urban neighborhoods where people live and shop are neatly interwoven with enterprising workplaces. Workers and residents benefit from convenient shopping, available recreation, walking and driving on attractive interconnecting trails and tree lined streets, and the amenities of interesting vistas, public plazas, and green spaces that promote a healthy, prosperous economy and lifestyle.

Master Planning Required

The plan area's size of approximately 550 acres, the number of property owners, the absence of urban infrastructure, and the physical characteristics of the area (especially varying elevations from past mining) present a challenge to implementing the vision of a cohesive integrated urban employment center. Master planning in accordance with VMC 20.690 is required to:

- Ensure that ultimate development of the site meets the goals and achieves the vision of the Section 30 Employment Center Plan
 - Ensure that all the pieces of the development have individual character but fit together and create a dense, vibrant urban center.
 - Ensure that early phases of the redevelopment are buffered from the adverse impacts of continued mining.
 - Ensure finished elevations are appropriately determined to allow for balanced grade transitions between properties and to maximize land development.
 - Ensure equitable development of infrastructure.
 - Ensure adequate access and efficient internal circulation.
-



Figure 2. Overall Concept Map

The Concept Plan illustrates how Section 30 Employment Center development may look like consistent with the community's vision.





Figure 3. Examples of terracing development or creating plateaus of varying elevations.

A. Site Planning Guidelines

A.1 Grading and Elevations

Intent

- To create a distinctive character using grade transitions as a design asset.
- To maximize developable lands with well-planned, balanced grade transitions between properties.
- To establish grading plans for an area that allows for interesting and cohesive development, including moderate street/sidewalk grades.
- To establish grades consistent with overall plans for gravity flows for sanitary sewer and storm drainage systems.
- To minimize tall berms and retaining walls over 6 feet.

Guidelines

A.1.1 Site Grading

Applicants should successfully demonstrate how proposed site grading on the property creates balanced grade transitions and promotes cohesive and attractive urban design. Specifically:

- a. Grading plans should provide for coordinated grading between properties that makes a design asset of varying elevations within and outside of the proposed development.
- b. Terracing development or creating plateaus of varying elevations where development occurs on each plateau may be a viable approach to developing Section 30 in a cohesive interconnecting manner.
- c. Grading plans should fairly balance responsibilities to cut or fill between two properties when significant grade adjustments are made to accommodate streets, utilities or proposed building sites.

- d. Grading plans should fully take into account the efficient provision of street extensions and utilities within and outside of the proposed development.
- e. Applicants are encouraged to enter into private agreements with adjoining properties that describe grading responsibilities.

A.1.2 Transitional Elevations

Transitional elevations between properties or development pads of differing elevation should be addressed in a manner to create an attractive urban design, allowing for pedestrian connectivity, and optimizing developable lands. Transitional elevations may include retaining walls, landscaped slopes or other techniques shown to meet the intent of this guideline. See Guideline E for retaining walls and landscaping.

A.2 Building Location and Orientation

Intent

- To create a distinctive character and identity.
- To create an active and safe pedestrian environment by encouraging development to orient towards the street.
- To create pedestrian-oriented focal points or centers in the Urban Neighborhood areas.
- To enhance the appearance of streets.
- To mitigate the visual impact of surface parking lots on the streetscape and pedestrian environment.

Guidelines

A.2.1 Employment Center Mixed-use (ECX)

Buildings should orient to a frontage street and include a 10 foot landscaped setback. An exception for up to a 20 foot maximum setback is allowed for the following:

- a. Green street features, refer to B.2.3.
- b. Publicly accessible plazas or courtyards provided there is a clear pedestrian access between the plaza/courtyard and the street.



Figure 4. Good example of a departure from landscape setback.



Figure 5. Examples of buildings fronting the street and adjacent to sidewalks with no setbacks in the Urban Neighborhood Overlay Mixed-use Center



Figure 6. Examples of residential development meeting street front orientation and landscape setback guidelines.



A.2.2 Urban Neighborhood Overlay

Urban Neighborhood Overlay Mixed-use Center – Buildings should be oriented to front a street and be located adjacent to sidewalks with no setback with exceptions as noted below. Specifically:

- a. Buildings may be organized around a courtyard provided there is a clear pedestrian access between the courtyard and the street.
- b. Buildings may be set back no more than 20 feet if providing for publicly accessible plazas, which may also be used for outdoor dining.

Urban Neighborhood Overlay Residential Area

- a. Buildings should be oriented to front the street with a minimum 10 foot and maximum 20 foot setback from sidewalks.
- b. At least one fully functional and visibly identifiable public entrance shall be provided along each street that the building abuts.
- c. Ground floor building levels should include architectural elements that provide a transitional space between the public and private realm such as, but not limited to, indoor or outdoor foyers, courtyards, front porches, stoops, archways, and special landscaped areas.
- d. Buildings may be organized around a courtyard provided there is a clear pedestrian access between the courtyard and the street.
- e. At least 15% of the building façades should be transparent.



A.3 Gateway Streets

Intent

- To enhance the character of the entrances to Section 30 by promoting distinctive design treatments at the location of all collector streets entering the area.
- To create an identity and “edge” for the Section 30 neighborhood.

Guidelines

A.3.1 Entrance Corner Design

Development at the entrance corners where collector streets enter Section 30 from bordering arterial streets should provide special design features. Specifically:

- Entrance corners should include distinctive architectural elements. This could be the special architectural treatment of a building located adjacent to the corner; or a freestanding architectural element, such as a water feature; or a pedestrian plaza.
- Entry monuments identifying a branding theme for Section 30 are encouraged.
- Special landscaping elements that contribute to the character and identity of Section 30 should be integrated with entrance corner designs.



Figure 7.
Street corner/
gateway design
examples





Figure 8.
Examples of small
plazas creating
welcoming
entrances.



A.4 Open Space and Plazas

Intent

- To provide for a connected network of attractive and diverse open spaces and pathways that provide visual and recreational amenities to residents, visitors and those who work in the Section 30 Plan area.
- To integrate small urban plazas into overall building and landscaping designs.
- To provide for organizing elements for the Urban Neighborhoods
- To provide for usable open space for residential uses.

Guidelines

A.4.1 Urban Pathways Connecting Open Spaces

Applicants should show how the proposed site design will connect open spaces by way of pathways to regional trails and other pedestrian corridors.

A.4.2 Small Urban Plazas

Small plazas are encouraged to be incorporated into overall site design. These plazas provide visual interest to the streetscape, a place for residents, workers or visitors to gather, and can be designed to create welcoming entrances to buildings. Plazas should be oriented for solar access and include such amenities as raised planters and benches.

A.4.3 Focal Point – Urban Neighborhood Overlay Mixed-use Center

Urban mixed use centers should be organized around a special design element, be it a central plaza, main street, central park or lake. The organizing element should be a focal point for community activities, commerce, a gathering place, and point of reference to each urban neighborhood mixed use center.

- a. The focal point should be designed to accommodate public gatherings and special events.
- b. The focal point should be integrated with the mixed use developments and should include pedestrian connections, to the residential area of the Urban Neighborhood.
- c. If the focal point is an element other than a “Main Street”, the recommended minimum size is 10,000 square feet with no dimension less than 80 feet.
- d. The focal point should include distinctive paving treatments, a water feature, and/or other similar pedestrian amenities, and attractive landscaping elements.



Figure 9.
Focal points
should include
pedestrian
amenities and
attractions.





Figure 10. Examples of multifamily open space.



Figure 11. Site designs that highlight a lake or waterway as an amenity.

A.4.4 Useable Open Space – Urban Neighborhood Overlay Residential Area

Open space could include shared courtyards, rooftop decks, children’s play areas, private balconies or patios, private or shared porches, and indoor recreational space. Ideally, a combination of these spaces are used. Balconies should be designed large enough to accommodate barbequing and other human activities (at least 48 square feet with no dimension less than 6 feet). A reduced amount of private open space may be acceptable for developments adjacent to a park.

A.5 Creating a Lake

Intent

- To add to the distinctive character of the area, providing a visual interest and open space.
- To provide an organizing element for an urban neighborhood or business/office park development.

Guidelines

A.5.1 Lake(s) as amenities to the site

If a lake(s) is envisioned, the functions may include passive recreation, wildlife habitat, and storm water management. Site design should highlight the lake as an amenity to the site and as a focal point in terms of location of development and street patterns. Lake design should include a passive park along most of the shoreline that may include plazas, decks and terraces, pathways, open space, and attractive native plantings.

A.6 Special Treatment of Westside Quarry Slopes

Intent

- To encourage design approaches to more fully utilize the major side slopes on the western side of Section 30.
- To provide pedestrian connections along the western boundary of the Section 30 plan area, connecting regional trails, parks, the English Winery and other amenities located along the western boundary of Section 30.

Guidelines

A.6.1 Quarry Side Slope Design

Quarry slopes across much of the western boundary currently are tall (70 feet or more) and steep with a 2 to 1 slope. These quarry slopes also provide several opportunities depending on potential site designs.

- With proper geotechnical analysis and findings, buildings could be set significantly into the side slope, and ground floors could be used for structured parking. Care should be taken to consider the impact of proposed construction within 500 feet of homes adjacent to the southwest quarry slope on existing views of Mt. Hood.
- The toe of the side slope should offer opportunities for storm water infiltration. Infiltration trenches at the toe of the western side slopes may be an effective use of the land, and a cost effective development strategy, especially if future infiltration trenches serve a significant part of the Section 30 plan area.
- A portion of the western quarry slope should be used for a natural surfaced walking pathway extending from N.E. 18th St. to S.E. 1st St. A walking pathway may be located on the top or bottom of the slope or at varied elevations along the slope. The walking pathway should be at least 4 feet wide, where feasible.

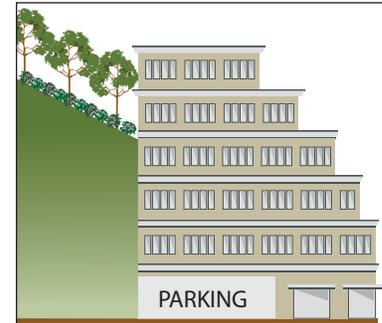


Figure 12. Creative use of quarry slopes with structures built into the side slope.



Figure 13. An example of a natural surfaced walking pathway.

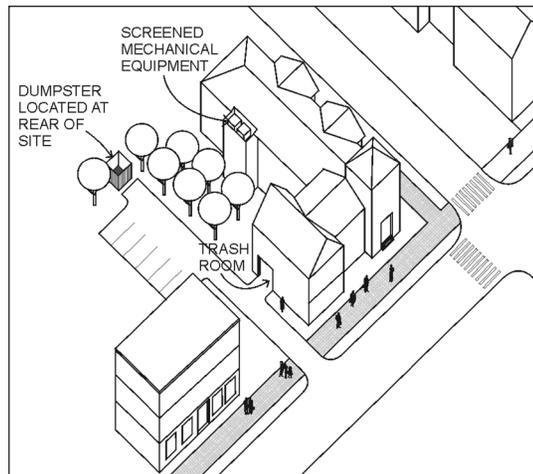


Figure 14. Remaining quarry slopes should be landscaped for both stability and aesthetics.





Figure 15.
Service element
location.



- d. Remaining quarry slopes should be landscaped for both stability and aesthetic reasons. Landscaping should include both evergreen and deciduous trees, shrubs and evergreen ground cover. Native plants should be used (ivy is not permitted).

A.7 Service Elements

Intent

- To minimize adverse visual, olfactory, and auditory impacts of mechanical equipment and service areas at ground and roof levels.
- To encourage more thoughtful siting and design of trash containers, service areas and utility elements.

Guidelines

A.7.1 Dry Utilities

Dry utilities (those other than sewer and water) should be placed underground.

A.7.2 Service Enclosures

- a. Service areas should be enclosed and screened around their perimeter by a wall or fence at least six feet high, and should have self-closing doors.
- b. Service enclosures should be designed consistent with the architecture of the primary structures. This included the use of similar material and/or detailing. Acceptable materials include masonry, ornamental metal or wood, or some combination of the three.

- c. If the area is adjacent to a public or private street, sidewalk, or internal pathway, a landscaped planting strip, minimum three feet wide, should be located around the walls of the facility.

A.7.3 Service Element Location

Service and storage areas should be located the side or rear of the buildings to minimize impacts on the pedestrian environment and adjacent uses. Service elements should generally be concentrated and located where they are accessible to service vehicles and convenient to tenants and residents. Where available, alleys are the preferred location for service elements.

A.7.4 Roof-Mounted Mechanical Equipment

Roof-mounted mechanical equipment should be located so as not to be visible from the street, public open space, parking areas, or from the ground level of adjacent properties. Screening features should utilize similar building materials and forms to blend with the architectural character of the building.

A.7.5 Utility Boxes and Meters

Utility boxes and meters should be located to the side or rear of buildings, in order to minimize impacts to the pedestrian environment.



Figure 16.
Avoid exposed
utility meters
like this.



B. Access, Circulation and Parking

B.1 Street Pattern and Layout

Intent

- To create and maintain a safe, convenient network of streets that enhances the area's function as a pedestrian-oriented employment center and neighborhood center.
- To provide complete urban multimodal transportation infrastructure that makes it safe, convenient, and pleasant to make shorter trips within the district by means other than the single-occupant motor vehicles.
- To achieve a modest level of vehicle trip reduction to effectively reduce needed mitigation for nearby arterial facilities that serve the plan area. The success of vehicle trip reduction or "internal trip capture" depends on achieving a mix and density of land uses, an internal transportation network of connected streets, bikeways, sidewalks, trails and open space, and good external connections to local and regional transportation facilities.

Guidelines

Developments shall meet the requirements of VMC Title 11 unless otherwise noted in the Plan District Zoning Code.

B.1.1 Hierarchy of Connected Streets

Master Plans should successfully demonstrate how the proposed development meets the intent of the guidelines.

- a. The location of the street should provide for a convenient and connected circulation system while enhancing the character of the Section 30 Plan development and minimizing environmental impacts.
-



- b. The layout of streets should maintain a hierarchy of streets to provide organized circulation that promotes use by multiple transportation modes, and to avoid over-burdening the roadway system. The hierarchy will consist primarily of collector arterials (as identified in the Section 30 Plan), local circulator streets, and public or private alleyways.
- c. The internal collector arterial system alignment should roughly correspond with the conceptual alignments illustrated on Figure 17. Collector arterial connections external to the site should be consistent with the connections illustrated on Figure 17.

B.2 Street Design

Intent

- To create safe, attractive, and functional streets that enhance the area's ability to function as a pedestrian-oriented employment center and neighborhood mixed-use center accommodating multiple modes of travel.
- To encourage pedestrian activity.
- To encourage low-impact street design.

Guidelines

B.2.1 Street Design – Employment Center Mixed-use (ECX)

Project's should demonstrate how the proposed street and development design creates safe, attractive, and functional streets that enhance the Section 30 Plan area's ability to function as a pedestrian-oriented employment center. This can be accomplished by providing pedestrian-friendly street frontages and street amenities and landscaping elements that enhance the visual environment.

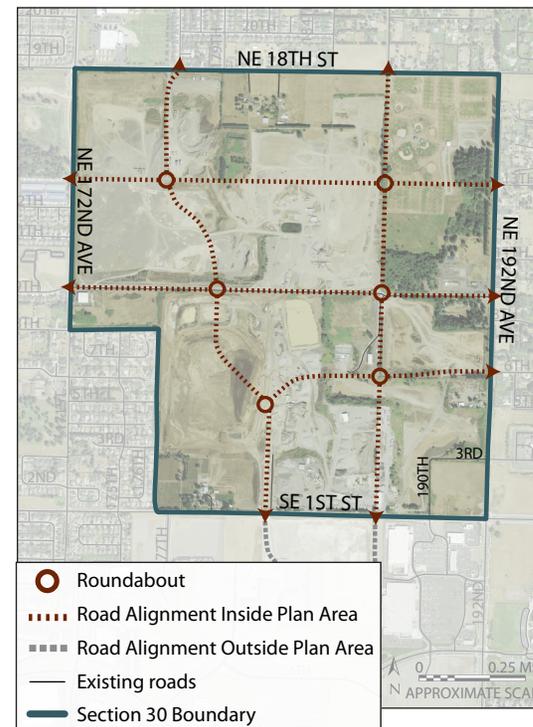


Figure 17. Flexible Collector Street Concept



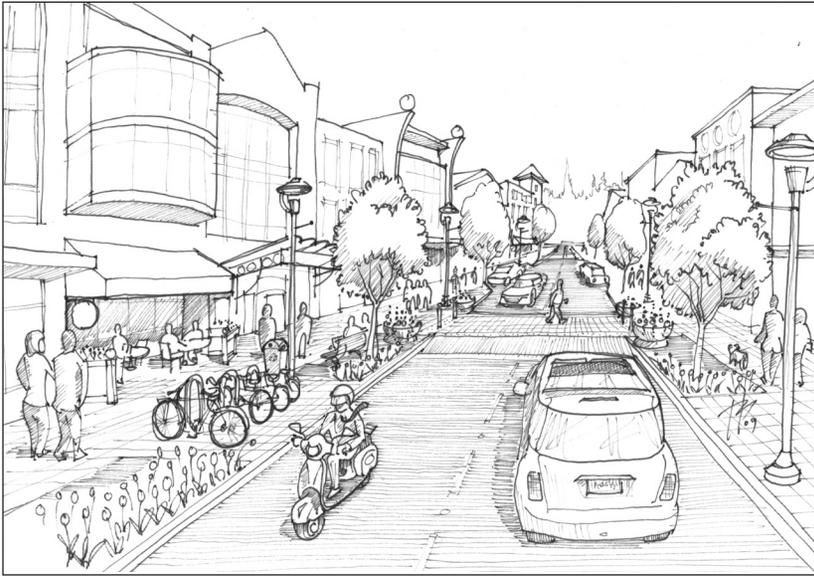
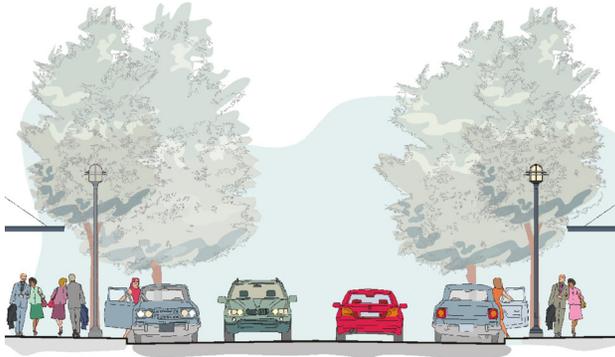


Figure 18.
Examples of pedestrian-
oriented
Main Street
designs.



- a. Generally, the street and sidewalk or public walkway infrastructure should be provided in a grid pattern with a maximum grid size of 600 feet.

B.2.2 Street Design – Urban Neighborhood Overlay

Because of the mixed-use and residential character of the Urban Neighborhoods, more pedestrian demand highlights the need for safe crossings, slow travel speeds, and good visibility for pedestrians.

- a. Generally, the street and sidewalk or public walkway infrastructure should be provided in a grid pattern with a maximum grid size of 300 feet.
- b. Urban Neighborhood Mixed-use Center – Streets should be designed with the same principles included in this document for the entire district, but should include traffic calming elements that create a street design sensitive to the pedestrian context of the Urban Neighborhood Center. The street, for example, should accommodate retail parking spaces, adequate pedestrian facilities, adequate public sidewalk space for events, street furniture, and daily interaction, a design that creates a “town center” feel, and recognition that all modes of travel will use the streets.

c. Urban Neighborhood Overlay Residential Area

1. Streets should be designed as local residential streets with sidewalks and landscaping on both sides of the street.
2. Driveway access for residential developments should be served from public alleyways behind residential buildings. The front of residential buildings should be easily accessible via a convenient and pleasant pedestrian environment.



Figure 20. Examples of residential alleyway access with garage entrance plantings.

B.2.3 Low Impact Street Design

Low impact street design, including pervious pavement, rain gardens, etc, is encouraged.

- a. Streets should be designed, where possible, to minimize impervious surface and incorporate passive stormwater systems. This may include integrating street storm systems with District green spaces, or integrating a swale system that spans multiple parcels.
- b. Streets should be designed to minimize long-term maintenance cost by using landscaping that does not require additional water and that is easy to maintain, building roundabout intersections that operate without signals or other traffic control that requires maintenance, low-voltage lighting,



Figure 19. Good example of residential street, sidewalk, and landscape design.



Figure 21. Example of rain garden.





Figure 22. Example of roundabout with pedestrian circulation.



Figure 23. Examples of off-street pedestrian and bike connections.

and any other elements that will reduce future operating expenditures.

- c. Streets should be designed to accommodate slow, but constant travel speeds to minimize the need for acceleration and braking and to make the streets safe for all modes of travel. Generally, streets within the district should be designed to accommodate maximum speeds of 25 miles per hour.

B.3 Pedestrian and Bicycle Circulation

Applicants should successfully demonstrate how the proposal includes an integrated pedestrian and bike system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk and multi-use trail system and adjacent properties and land uses.

B.4 Sidewalks and Pathways

B.4.1

Generally, the sidewalk or public walkway infrastructure should be provided in a grid pattern with a suggested maximum grid size of 600 feet in the ECX portions of the Plan District and 300 feet in the Urban Neighborhood Overlay areas.

B.4.2

Generally, the core bike lane network will consist of bike lanes on all Plan District Collector Arterial Roadways. All other roadways within the district should be designed in consideration of the street as a shared-use space that should accommodate all modes of travel. For example, street design should consider grade, safety, connecting uses, visibility, and travel speeds.

B.5 On-Site Vehicular Access and Connections

B.5.1

On-site vehicle access and connections to surrounding land uses should meet the intent of the plan district by:

- a. using shared access and parking for adjacent and nearby similar land uses where possible.
- b. making pedestrian connections convenient and safe, especially between the public walkway system and on-site facilities such as building entrances and walkways through parking lots.
- c. providing adequate bike parking that considers the demand for both long (generally for employees and residents) and short term (generally for retail, other commercial access, or recreation) bike parking facilities.
- d. building shower and locker facilities into commercial properties to make it convenient for employees to walk or bike to work or use transit in combination with some other mode.

B.5.2 Developments are encouraged to design interior access roads to look and function like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, parking on one or both sides, pedestrian amenities such as lighting benches, plazas, or pocket parks.



Figure 24. Convenient, safe, and attractive pedestrian connections through parking lots.



Figure 25.
Distribute surface
parking lots in smaller
areas to the rear and
sides of buildings.



B.6 Parking

Sufficient, readily accessible and safe parking is essential to the success of a mixed-use center. These guidelines provide flexibility in how developments accommodate parking, while ensuring the safety of users and convenience to businesses. Reducing the impact of parking lots, particularly when they are located adjacent to pedestrian activity, is essential. Structured parking is preferred and parking garages should be physically and visually integrated with other uses.

Intent

- To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings
- To ensure safety of users of parking areas, increase convenience to businesses, and reduce the impact of parking lots where possible.
- To physically and visually integrate parking garages with other uses.
- To reduce the overall impact of parking garages when they are located in proximity to the designated pedestrian environment.

Guidelines

B.6.1 Parking Lot Configuration

Applicants should successfully demonstrate how parking facilities (surface and structured) will be located and designed to minimize impacts on the pedestrian/visual environment. Specific recommendations:

- a. Distribute surface parking lots in smaller areas to the rear of buildings to provide convenience, but not in a way that dominates the site.



- b. Structured parking configurations where parking is below or behind storefronts are preferred.
- c. Provide attractive pedestrian connections between uses and through parking lots.
- d. Provide landscaping in parking lots.

B.6.2 Minimum Parking Required

Parking spaces should be provided consistent with VMC.20.945. Reduced minimum parking required may be approved by the Planning Official if the applicant can demonstrate that the use does not require the parking (e.g., senior housing), that there is a shared parking agreement in place, or that the majority of users will not arrive in vehicles but on foot, bicycle or by transit.

B.6.3 Parking Garage Design

Parking garages should be designed to obscure the view of parked cars. Where commercial or residential space is not provided on the ground level adjacent to the sidewalk to accomplish this, features such as planters, decorative grilles, or works of art as approved by the Planning Official should be included. Specific guidelines and considerations for parking structures:

- a. No more than 100 feet of ground level building frontage should be occupied by parking. Parking structures wider than 100 feet are strongly encouraged to incorporate other uses along the street front to meet this requirement.
- b. Small setbacks with terraced landscaping elements can be particularly effective in softening the appearance of a parking garage.



Figure 26.
Example of
garages and
surface parking at
rear of buildings.



Figure 27.
A good example
of parking garage
screening.





Figure 28. Parking within or underneath structures is encouraged.



- c. Upper level parking garages should use articulation treatments that break up the massing of the garage and add visual interest.
- d. Parking garages visible from a street should be designed to be complementary with adjacent buildings. This can be accomplished by using similar building forms, materials, fenestration patterns, and/or details to enhance garages and the surrounding pedestrian environment.

B.6.4 Parking Garage Entries

- a. Parking garage entries (both individual private and shared parking garages) should not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road.
- b. Garages fronting private alleyways or internal streets should incorporate planting strips to add color and visual interest to the alley or streetscape.
- c. Garage entries should be designed with recessed ticket gates so that vehicles do not block the sidewalk at the entry.

C. Public Facilities and Services

C.1 Storm Water Facilities and Passive Open Space

Intent

- To encourage efficient water conservation
- To facilitate development of storm water management systems.
- To provide for the efficient use of urban lands for multiple purposes.

Guidelines

C.1.1 Passive Open Space Uses and Designs

Stormwater facilities, such as retention ponds, swales or infiltration trenches, can all be designed to be a visual asset to planned open space. Specifically:

- Plans to combine passive open space with stormwater facilities will need to meet city requirements including adequate access for maintenance.
- Areas of combined passive open space and stormwater facilities may be counted towards overall landscaping requirements.
- Passive open space may be designated as areas of intermittent flooding for major storm events.
- Stormwater ponds should be designed as an amenity to the site. Avoid standard utilitarian fenced-in ponds with steep walls.

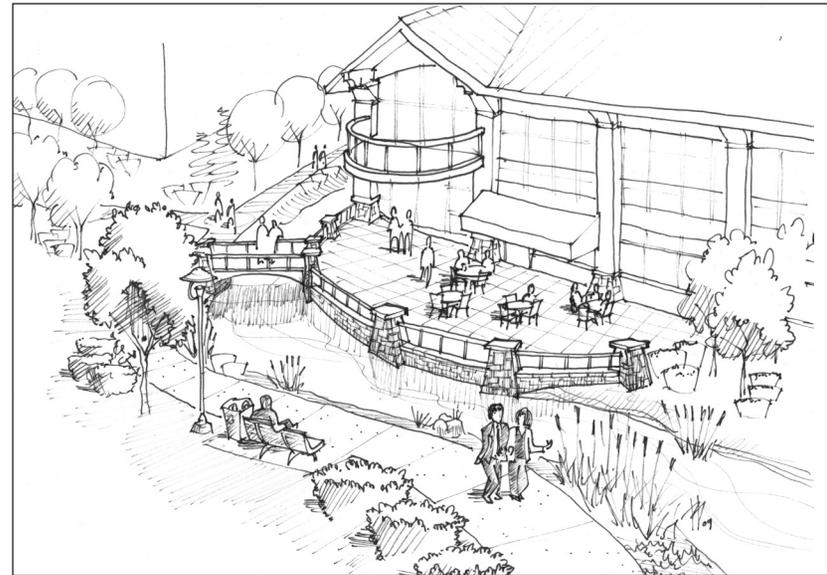
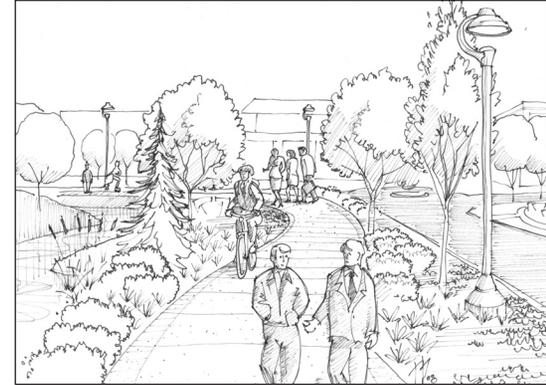


Figure 29. Examples of passive open space and stormwater facilities.



D. Building Form and Appearance

D.1 Architectural Character

Intent

- To provide the opportunity for the Section 30 to develop distinct architecture over time.
- To avoid generic corporate architecture that dilutes the character of the Section 30 plan area.

Guidelines

D.1.1 Corporate Architecture Discouraged

Architecture that is defined predominately by corporate identity features is discouraged. These buildings are undesirable because they are not adaptable to other uses when the corporate franchises leave.

D.1.2 Gaudy Discouraged

The use of overly ornate building details that make a building look fake or contrived are strongly discouraged. Use of colors that are appropriate for the setting and blend with color choices of buildings in the vicinity is encouraged.

D.1.3 Multiple-Building Development

Multiple-building developments are encouraged to employ a variety of colors, building materials, and architectural treatments to reduce monotony and reinforce the pedestrian-oriented scale and character.

D.1.4 “Theme” Architecture Discouraged

The most memorable and enduring communities have varied, but complimentary architectural character along its streets. Theme architecture becomes dated and unattractive rapidly. Themes such as “western frontier” and “Swiss village,” are discouraged.



D.2 Architectural Scale and Building Mass

Intent

- To reduce the scale of large buildings and add visual interest.
- To encourage architectural design that enhances the pedestrian environment

Guidelines

D.2.1 Building Scale

a. Employment Center Mixed-use (ECX)

Building height should be a minimum of 24 feet, preferably with two useable floors.

b. Urban Neighborhood Overlay Mixed-use Center

Neighborhood mixed use centers should generally be scaled for ground floor retail with housing or office uses above. Mixed use buildings may have mezzanine level retail. Big box or standard suburban shopping center scale buildings are not appropriate.

D.2.2 Industrial Building Articulation – Employment Center Mixed-use (ECX)

All industrial buildings should include articulation features that add visual interest from the street. Due to the nature of the uses and building types, larger articulation intervals are acceptable and landscaping should be used in front of the primary façades to soften the view of the buildings from the street. All buildings should include building modulation at intervals no greater than 60 (sixty) feet. At least two of the following additional features should be used.

- Repeating distinctive window patterns at intervals less than the articulation interval.
- Providing a covered entry or separate weather protection feature for each articulation interval.



Figure 30.
An effective design treatment to break up the scale of large office buildings.



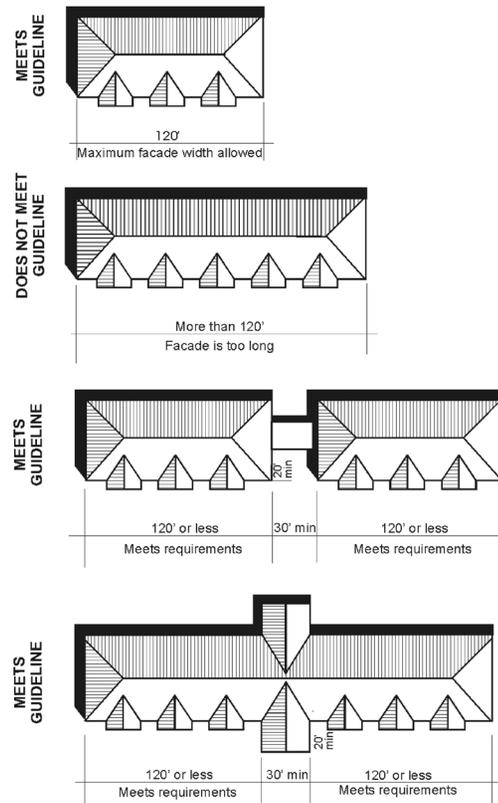


Figure 31.

- c. Changes of rooflines.
- d. Change in building material or siding style or color with a change in building plane.
- e. Providing lighting fixtures, trellises, trees or other landscape features within each interval.
- f. Other methods that meet the intent of the guideline.

D.2.3 Maximum Façade Width

The maximum façade width (the façade includes the apparent width of the structure facing the street and includes required modulations) is 120 (one hundred twenty) feet. Buildings exceeding 120 (one hundred twenty) feet in width along the street front should be divided by a minimum 30 (thirty) foot wide modulation of the exterior wall, so that the maximum length of a particular façade is 120 (one hundred twenty) feet. Such modulation should be at least 20 (twenty) feet or deeper and extend through all floors. Other design features that effectively break up the scale of the building and add visual interest will be considered.

D.2.4 Storefront Articulation – Urban Neighborhood Overlay Mixed-use Center

Building façades fronting the Urban Neighborhood focal point and all retail oriented streets in the mixed use center should be designed to include articulation features every 30 feet to create a pattern of small storefronts. At least two of the following methods should be employed:

- a. Use of window and/or entries that reinforce the pattern of small storefront spaces.
- b. Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts.
- c. Changes of rooflines.
- d. Placement of building columns that reinforce storefront pattern.
- e. Change in building material or siding style or color.
- f. Providing lighting fixtures, trellises, trees or other landscape features within each interval.
- g. Other methods that meet the intent of the guideline.

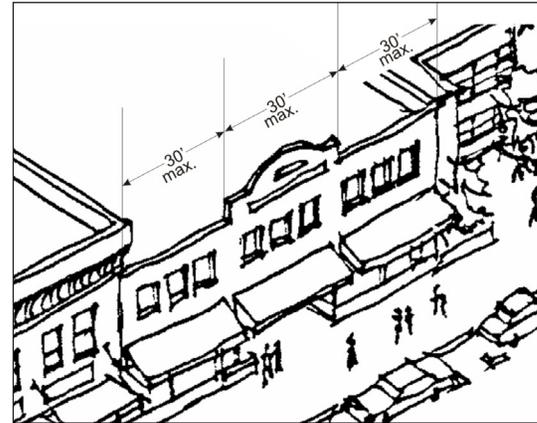


Figure 32. An example of building articulation at 30-foot intervals.



Figure 33. Example of façade articulated at less than 30-foot intervals.



Figure 34.
A good example
of building
articulation at
both 30 feet and
less, and varied
rooflines.



Figure 35.
An example
of façade
articulation at
less than 30-
foot intervals.



D.2.5 Residential Articulation – Urban Neighborhood Overlay Residential Area

Residential buildings, including residential portions of mixed use buildings should include articulation features along all primary façades.

- a. Providing building modulation of at least 2 (two) feet in depth and 4 (four) feet in width if combined with roofline modulation techniques or change in building or siding styles. Otherwise, the minimum modulation depth and width should be 10 (ten) feet.
- b. Repeating distinctive window patterns at intervals less than the articulation interval.
- c. Providing a covered entry or separate weather protection feature for each articulation interval.
- d. Changes of rooflines.
- e. Change in building material, siding style or color with the change in building plane.
- f. Providing lighting fixtures, trellises, trees or other landscape features within each interval.
- g. Other methods that meet the intent of the guideline.

D.2.6 Rooflines

Rooflines visible from a public street, open space, or public parking area should be varied by emphasizing dormers, chimneys, stepped roofs, gables, prominent cornice or wall, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 (one hundred) feet without modulation. Modulation should consist of either:

- a. A change in elevation of the visible roofline of at least 4 (four) feet if the particular roof segment is less than 50 (fifty) feet



wide and at least 8 (eight) feet if the particular roof segment is greater than 50 (fifty) feet in length.

- b. A sloped or gabled roofline segment of at least 20 (twenty) feet in width and no less than 3 (three) feet vertical in 12 (twelve) feet horizontal.
- c. A combination of the above.

Departures from this guideline will be considered provided the building and roofline design treatment reduce the perceived scale of the building from all observable distances and adds visual interest from nearby street and public spaces.

D.3 Blank Walls

Intent

- To avoid large blank walls visible from public areas and adjacent properties.
- To enhance the pedestrian environment.

Guidelines

D.3.1 Blank Walls

- a. Untreated blank walls visible from a public street or pedestrian pathway are strongly discouraged. A wall (including building façades and retaining walls) is considered blank if:
 1. A ground floor wall or portion of a ground floor wall over 6 (six) feet in height has a horizontal length greater than 30 (thirty) feet and does not include a transparent window or door; or
 2. Any portion of a ground floor wall having a surface area of 400 (four hundred) square feet or greater does not include a transparent window or door.
- b. Methods to treat blank walls can include:
 1. Transparent windows or doors.
 2. Display windows.
 3. Landscape planting bed at least 5 (five) feet wide or a raised planter bed at least 2 (two) feet high and 3 (three) feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60% of the wall's surface within 3 (three) years.

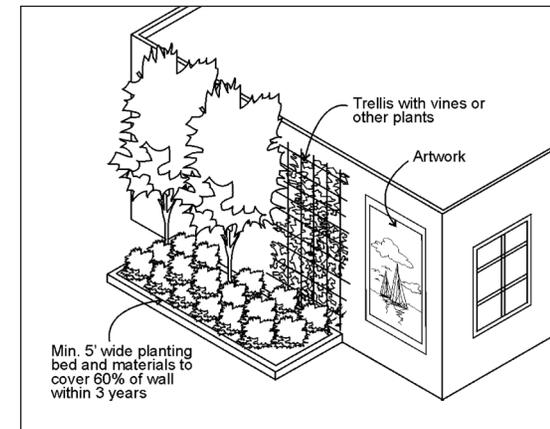


Figure 36. Blank wall treatment examples.





Figure 37. Incorporate details into façades.

4. Installing a vertical trellis in front of the wall with climbing vines or plant materials.
5. Special building detailing that adds visual interest at a pedestrian scale. Such detailing should use a variety of surfaces; monotonous designs will not meet the intent of the guidelines.

D.4 Building Details

Intent

- To encourage the incorporation of design details and small-scale elements into building façades that is attractive at a pedestrian scale.

Guidelines

D.4.1 Details Toolbox – Employment Center Mixed-use (ECX)

All buildings should be enhanced with appropriate details. All new buildings should be required to include at least 3 (three) of the following elements on their primary façades:

- a. Recessed entry.
- b. Decorative treatment of windows and doors, such as decorative molding/framing details around all ground floor windows and doors, decorative glazing, or door designs.
- c. Landscape trellises or other decorative element that incorporates landscaping near the building entry.
- d. Decorative light fixtures with a diffuse visible light source, such as globe or “acorn” that is non-glaring or a decorative shade or mounting.
- e. Decorative building materials, including one of the following:
 1. Decorative masonry, shingle, brick or stone.
 2. Individualized patterns or continuous wood details, decorative moldings, brackets, wave trim or lattice work, ceramic tiles, stone, glass lock, carrera glass, or similar materials.
 3. Other materials with decorative or textural qualities.
(The applicant should submit architectural drawings and material samples for approval.)
- f. Decorative paving and artwork.

- g. Decorative pedestrian-oriented signage.
- h. Decorative railings, grill work, or landscape guards.
- i. Other details that meet the intent of the guidelines.

This guideline may be waived for buildings incorporating “exceptional design: that employs use of quality building materials and special design techniques that add visual interest at a pedestrian scale. Consideration will be given to the length of the façade, transparency, the “adaptability” of the design (to change uses/businesses over time), and views of the façade during business and non-business hours.

D.4.2 Details Toolbox – Urban Neighborhood Overlay

All buildings should be enhanced with appropriate details.

Urban Neighborhood Overlay Mixed-use Center

All new mixed use buildings should be required to include at least 3 (three) of the following elements on their primary façades; and

Urban Neighborhood Overlay Residential Area

All new residential buildings should include at least 2 (two) of the following elements on their primary façades:

- a. Windows divided into a grid of multiple panes
- b. Recessed entry (mixed use buildings) or decorative porch design with distinct design and use of materials (residential buildings).
- c. Decorative treatment of windows and doors, such as decorative molding/framing details around all ground floor windows and doors, decorative glazing, or door designs.
- d. Transom windows (mixed use buildings).
- e. Landscape trellises or other decorative element that incorporates landscaping near the building entry.
- f. Decorative light fixtures with a diffuse visible light source, such as globe or “acorn” that is non-glaring or a decorative shade or mounting.
- g. Decorative building materials, including one of the following:



Figure 38. Incorporate details into façades.





Figure 39. Acceptable window designs.



Figure 40. Unacceptable window designs.

1. Decorative masonry, shingle, brick or stone.
2. Individualized patterns or continuous wood details, decorative moldings, brackets, wave trim or lattice work, ceramic tiles, stone, glass block, carriage glass, or similar materials.
3. Other materials with decorative or textural qualities.

The applicant should submit architectural drawings and material samples for approval.

- h. Decorative roofline design, such as an ornamental molding, entablature, frieze, or other roofline device visible from the ground level. If the roofline decoration is in a form of a linear molding or board, then the molding or board should be at least 8 (eight) inches wide.
 - i. Decorative paving and artwork.
 - j. Decorative pedestrian-oriented signage.
 - k. Decorative railings, grill work, or landscape guards.
 - l. Other details that meet the intent of the guidelines.

This guideline may be waived for buildings incorporating “exceptional design: that employs use of quality building materials and special design techniques that add visual interest at a pedestrian scale. Consideration will be given to the length of the façade, transparency, the “adaptability” of the design (to change uses/businesses over time), and views of the façade during business and non-business hours.

D.5 Exterior Building Materials and Color

Intent

- To encourage the use of high-quality, sustainably-produced building materials that enhance the character of Section 30.
- To discourage poor materials with high life-cycle costs.
- To encourage the use of materials that adds visual interest to buildings.

Guidelines

D.5.1 High Quality Materials

Encourage the use of high quality building materials that add visual interest and detail and are durable and easily maintained.

D.5.2 Sustainably Produced Materials

Encourage the use of sustainably produced, locally sourced products. The amount of energy to produce and pollution associated with differing building materials varies greatly. Locally sourced materials avoid transportation costs and pollution. Sustainably produced forest products similarly lessen environmental impacts.

D.5.3 Metal Siding Guidelines

Metal siding, if used, should have features such as visible corner moldings and trim and incorporate masonry, stone, or other durable permanent materials near the ground level (first 2 {two} feet above sidewalk or ground level) to make clear the quality of the construction.

D.5.4 Concrete Block Guidelines

The use of concrete block is discouraged, as it is very energy intensive to produce and contributes to greenhouse gas emissions. When used for the primary façade, buildings should incorporate a combination of textures to add visual interest. For example—combining split or rock-façade units and/or contrasting colored units with plain smooth block can create distinctive patterns. Plain concrete block fire walls on the sides of a building that are visible to the public are discouraged.

D.5.5 Guidelines for Stucco or Other Similar Troweled Finishes

- a. Stucco and similar troweled finishes (including Exterior Insulation and Finish System or “EIFS”) should be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods.
- b. Weather exposed horizontal surfaces should be avoided.
- c. Masonry, stone, or other durable permanent material is required near the ground level (first 2 {two} feet above sidewalk or ground level).





Figure 41. Mitigate the negative impacts of parking with landscape.



Figure 42. Good example of residential landscape setback.

E. Landscaping and Screening

E.1 Landscaping

Intent

- To create an attractive pedestrian environment.
- To provide attractive visual, dust, and noise buffers between uses, particularly between ongoing mining activities and urban development.
- To maximize an urban tree canopy.
- To promote the use of native plants for low-maintenance and water conservation.
- To use landscaping to reinforce the character and identity of Section 30.
- To utilize vegetation to reduce the impact of development on drainage systems and water quality.
- To mitigate the negative impacts of parking lots on the streetscape.

Guidelines

E.1.1 Landscaping Setbacks

All setback areas should be landscaped according to the following guidelines:

- a. 10 foot setback – Canopy trees (deciduous), approved by the City, should be planted at a rate of at least one tree per 300 square feet of landscaped area and either two (2) high growing shrubs or three (3) low growing shrubs per 200 square feet, and groundcover should 100% cover the remainder of the landscaped area within 3 years of installation. Ivy should not be used for the groundcover.
- b. 20 foot setback – Trees both canopy (deciduous) or evergreen, approved by the City, should be planted at a rate of at least one tree per 300 square feet of landscaped area and either three (3) high growing shrubs or four (4) low growing shrubs per 200 square feet,

and groundcover should 100% cover the remainder of the landscaped area within three years of installation. Ivy should not be used for the groundcover.

- c. The use of native vegetation is encouraged.

This guideline may be modified for landscaping plans that include hardscape features, rain gardens, the use of existing native vegetation, or other techniques that meet the goals of these guidelines.

E.1.2 Landscaping between urban uses and ongoing mining activities

Landscaping between urban uses and ongoing mining activities should provide physical and visual separation between the uses. A berm at least six (6) feet high is required and should be planted with tall shrubs at least five (5) feet high and ninety-five percent (95%) opaque year-round. In addition, one tree is required for every thirty (30) lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area.

Departures to item E.1.2 will be considered where the applicant can successfully demonstrate that the topography or elevation variations between the urban and mining uses would meet the intent of this guideline.

E.1.3 Full Site Landscaping

All areas of sites not used for buildings, parking, access ways, or recreation areas should be fully landscaped.

E.1.4 Maximizing Tree Canopy

Applicants should develop landscaping plans that maximize the potential for tree canopy, which takes into account placement of trees in setback areas, parking lot landscaping, side slope landscaping and street tree locations.

E.1.5 Rain Gardens as Required Landscaping

The use of rain gardens to manage storm water runoff is encouraged. Rain gardens may be counted as landscape areas if planted with native plants and unfenced.

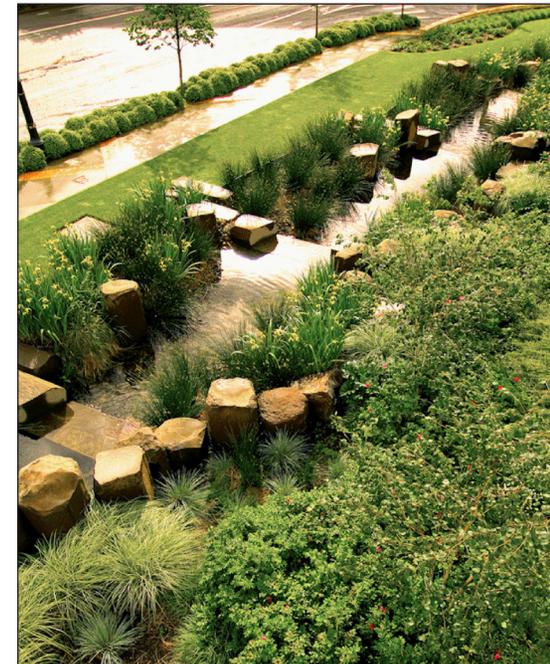


Figure 43. Rain gardens may be counted as landscape areas.



Figure 44.
Good fence
example.



E.1.6 Green Roofs

Landscape plantings on roofs (including roofs of underground parking) is encouraged and may be counted toward meeting landscaping requirements.

E.2 Fences, Walls and Retaining Walls

Intent

To minimize the negative visual impacts of fences and retaining walls on the street and pedestrian environment.

Guidelines

E.2.1 Fences and Walls

Employment Center Mixed-use (ECX) –

A combination of solid wall, wrought iron, dense hedges or other similar treatment should be used for security fencing. Chain link fences should be black vinyl coated.

Urban Neighborhood Overlay –

Attractive pedestrian scale fencing should be provided when fencing is desired.

E.2.2 Retaining Walls

Retaining walls taller than 6 (six) feet and visible from a street should be terraced so that no individual segment is taller than 6 (six) feet. Terraced walls should be separated by a landscaping bed of at least 2 (two) feet in width including ground cover and one shrub every 3 (three) lineal feet of retaining wall. Alternative landscaping treatments will be considered provided they reduce the bulk and scale of the retaining wall and enhance the streetscape.



Figure 45. Good examples of planted walls.

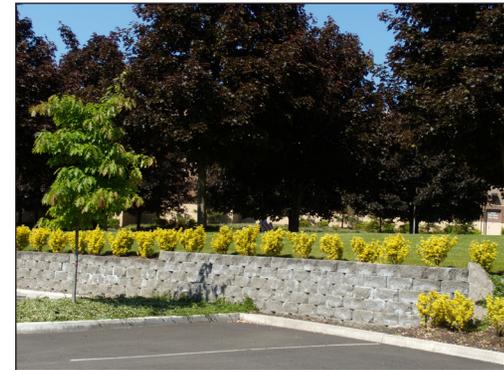


Figure 46. Example of retaining wall.

