

Memorandum

Date: April 2, 2007
To: Redmond Technical Advisory Committee
Redmond Project Advisory Committee
From: DJ Heffernan, Project Manager
Matt Hastie, Project Manager
cc: Nick Lelack, Redmond Planning Director
Jim Bryant, ODOT TGM Grant Manager
Re: Proposed Redmond Development Code Amendments

The following memo presents proposed changes to the City of Redmond Development Code (RDC) that are needed to implement the Northwest Area Plan (NAP) and US 97 Highway Area Plan (HAP). The language is not in final adoption format but it does reference sections of the RDC that would be amended by the proposed changes and new text is generally underlined. Final recommendations in adoption ready format will be prepared and submitted with the final draft plans or by the City following completion of the NAP and HAP planning process and as part of the City's adoption process.

The discussion is divided into two sections: those related to residential zones and those related to mixed use commercial and employment zones. The mixed use zoning discussion begins on page 6.

Residential Zones

R-4 and R-5 Zones: Proposed Changes

Background

There are several issues with the City's existing R-4 and R-5 zoning districts that need to be addressed to achieve the densities and mix of housing uses proposed in the NAP and HAP plans. The existing lot size standards for the R-5 zone restrict the density that can be achieved in this district to a level below the stated maximum. In addition, the district allows single family units on typical single family lots, which has resulted in a lack of multi-family housing development in this district in other parts of the city. The R-4 district currently allows densities that approximately range between 5.8 units/acre for single-family dwellings and 14 units/acre for attached housing types. However, there are no guidelines that specify a desired housing mix.



In addition, the existing development code requires that all lots created by the subdivision process comply with the applicable lot size standards of the underlying zone. The only way a property owner may vary from the standard is to petition for approval of a planned unit development (PUD). In most instances, this requires that the property owner use a discretionary review process to secure approval for housing types whose need is documented.

Summary of Changes / Additions to Code Language

In order to meet the goals of the neighborhood planning process and allow a greater diversity and mix of housing types, it is recommended that the city amend the R-4 and R-5 zoning ordinances as follows:

- Allow for a variety of lot sizes within a subdivision by permitting lot dimensions to vary so long as average density meets the standard for the allowed housing types.
- Increase maximum densities in the R-5 zone to 24 units per net acre.
- Establish a minimum density for the R-5 zone of 10 units per acre.
- Allow reduced lot sizes and increased building heights (limited to certain dwelling types) in the R-4 zone in exchange for dedicating public open space.
- Adjust minimum lot frontage requirements in both zones by housing type.
- Establish requirements for developing a mix of housing types in any subdivision of 50 units or more within the R-4 zone.
- Allow townhouses, cluster and cottage developments in the R-5 zone to better meet affordable housing and density targets and encourage a mix of housing types.
- Reduce lot size requirements for subdivision developers who dedicate land for an alley.
- Require that all new dwelling units on an alley take garage access from the alley.
- Establish standards for residential lots facing a collector or arterial to limit the use of fencing along these rights of way and to encourage alley access for individual dwellings.
- Update the City's subdivision and partitioning requirements to ensure that property owners or developers do not use multiple/serial partitions to avoid requirements for developing a mix of housing units within developments of over 50 units.

These changes are intended to deliver a greater mix of housing types while allowing more creativity and flexibility in subdivision design. Standard size lots should be placed at the perimeter of a development when buffering standard or large lots in adjacent developed areas.

In addition, density bonus provisions are recommended for R-4 zoned land in the NAP and HAP, and in other future residential development. The purpose for granting the density



bonus is linked to the dedication of land for public use, as well as other public policy objectives.

To encourage the use of alleys as access points for garages, the city may reduce minimum lot sizes in return for dedication of an alley. Lot sizes would be reduced by the number of square feet dedicated for alley use. Approval would be granted conditionally.

Potential Changes to Code for R-4 and R-5 Designations:

Modify Section 8.0140 as follows:

	R-4 Standards		R-5 Standards	
	Existing	Available with Density Bonus	Existing	Proposed
Minimum Lot Size-Sq Ft				
Single Family	6,000	3,500	6,000	3,500
Duplex	7,500	5,000	7,500	5,000
Multi-Family Dwelling	7,500/2 units	5,000/2 units	7,500/2 units	5,000/2 units
Add per unit	1,250	1,000	1,250	1,000
Multi-family Complex	7,500 +	5,000 +	7,500 +	5,000 +
Studio add per addt'l unit	750	500	250	250
1 BR add per addt'l unit	1000	750	500	500
2 BR add per addt'l unit	1,500	1,250	1,000	1,000
3 BR add per addt'l unit	2,250	1,800	1,550	1,500
4 BR add per addt'l unit	2,500	2,250	1,850	1,800
Maximum Density*				
Dwelling units / acre	14	18	17	24



	R-4 Standards		R-5 Standards	
	Existing	Available with Density Bonus	Existing	Proposed
Minimum Density				
Dwelling units / acre	N/A	5.8	N/A	10

* Maximum densities in the R5 district may be increased to 30 units/acre with a conditional use permit (average of 1,125 sq ft per unit).

Create New Table 8.0140C:

Minimum Street Frontage	R-4	R-4 with Density Bonus	R-5
Single Family Detached	50	35	35
Duplex	75	50	50
Multi-Family Complex and Dwelling	75	50	50

Add to Section 8.0140: The following development standards apply in the R4 and R5 zones when lots front either a collector or arterial.

- a) Street frontage shall be oriented to the collector or arterial for mid-block lots.
- b) Units on corners lots shall be oriented to the local street/street with the lower classification.
- c) Alley access shall be provided.
- d) Garages may not access the collector or arterial, and should be accessed from the alley.
- e) Front setbacks should be a minimum of 20'.

Add to Section 8.0140:

In subdivisions over 50 units, lot dimensions (width/depth) listed in Section 8.0140 can be reduced up to 15%, provided that the overall (average) density of the subdivision falls within the range of allowed densities in the underlying zone and adheres to the required housing mix. Standard size lots should be placed at the perimeter of the development where the abutting lots are 6,000 square ft or larger.



Subdivisions over 50 units in the R-4 zone will be required to have no more than 75% of housing units as single-family detached dwellings. In subdivisions in the R-5 district, regardless of size, no more than 50% of units shall be single-family detached dwellings. The remainder of the housing shall consist of:

- Duplexes
- Townhomes
- Cottages
- Cluster Housing
- Multi-family Complexes

These housing types will be consistent with existing zoning standards, including those outlined in Section 8.0280. Requirements for development of these housing types will be recorded on the final plat of the proposed subdivision. Approval of each phase of the subdivision will be dependent upon construction of the required percentage of non-single family detached housing in the previous phase of the development.

Modify table 8.0135

Replace “C” (conditional use) for Cluster/Cottage development to “O” (allowed outright) in the R-5 column.

Remove comment “Allowed in cluster development and PUDs” from the Townhouse row. Add “O” to R-5 column.

Add to section ##.###

Apply existing language about parking access (“Individual garages shall be provided, and shall be accessed from an alley or, if on a corner lot, from the street other than that which has the primary entrance to”) to any new residential development in R-4 and R-5 zones where an alley will be present.

Modify section 8.0340(5) to read “At no time shall fence heights exceed 4’ when the fence fronts a public road or street. The area between a fence and the right-of-way shall be planted and/or landscaped consistent with section 8.3035.”

R-4 Density Bonuses

Voluntary density bonuses can be used to permit additional housing units above what is allowed by the base zone in exchange for the developer providing a public amenity. A voluntary density bonus program can be implemented in the R-4 zone to encourage denser housing types such as townhomes and multi-family developments in exchange for a dedication of open space (OS) in the subdivision or planning area or meeting some other defined public objective. Fees in lieu of dedication will also be accepted. Higher densities will be achieved by reducing lot size standards.

A height bonus may also be allowed in the R-5 zone in return for developer dedications of public open space. The existing height limit for buildings in R-5 zone is 40 ft. Proposed height limits with



bonuses are 50 ft. Ten feet of additional bonus heights will be awarded for dedication of ## acres of open space. The existing height limit for buildings in the R-4 zone is 40 ft. Proposed height limits with density bonuses are 50 feet.

To ensure that larger and denser buildings are compatible with the surrounding buildings and neighborhoods, the city should also consider implementing requirements for building setbacks or tapering, and instituting a transitional zone between R-4 and R-5 zones and low-density residential zones, including established single-family neighborhoods. Alternatively, it may elect to apply/restrict the use of density bonus program in area plans to high-density residential zones that meet certain criteria, e.g., within 30 feet of commercial or mixed use centers.

Density bonuses could be offered for one or more of the following, depending upon how the neighborhood plan is written.

- Development of affordable housing
- Use of green building or sustainable design techniques
- Dedication of land for public use or dedication of open space beyond minimum requirements
- Use of solar energy generation in the design and construction of new buildings

Potential Code Language Changes to effect density bonuses

Add a new article or subsection to Section ##.## with the following language:

Density bonuses may be implemented only in areas for which adopted neighborhood plans allow them and in the specified residential zones in those plans.

1. Affordable Housing Density Bonuses: Residential care homes/facilities for seniors or people with disabilities or projects which include at least 20% of units of affordable to people with very low or low incomes (less than 80% median household income) are eligible for density bonuses.

2. Green Building Density Bonus: Buildings meeting LEED (level?) standards may exceed the R-5 maximum density of 24 units/acre up to a maximum density of 32 units/acre or the R-4 maximum density up to 18 units per acre.

3. Open Space Density Bonus: Development that dedicates or acquires area for public use may be allowed a density bonus of 80% of the area dedicated.

4. Solar Energy Density Bonus: Development that meets LEED or other appropriate certification for buildings making use of solar energy.

The maximum allowed density bonus may not exceed the base density by more than 35 percent of the maximum density allowed by the base code. Approval for developments above the maximum density should require site and design review as outlined in Section 8.315 and land use action as outlined in 8.1300.

Subdivision and Partitioning Requirements



Update the City's subdivision and partitioning requirements to add the following language to section 8.2305.

(3) No application of a major partition shall be accepted by the City for a lot or property, or portion of a lot or property, until two years have passed from the date of final approval for the previous land partition of the same property.

Landscaping and Parking Requirements

No changes to landscaping and parking requirements for the R-4 and R-5 zones are recommended at this time. Review of parking and landscaping standards in the existing code revealed that provisions for siting and screening parking for residences are adequate.

Mixed-Use Development Zones

Mixed-use zones for neighborhood commercial centers and employment centers are being developed for the City of Redmond in order to provide locations for clusters of everyday services, employment, and civic uses mixed with and close to new residential development within urban growth boundary (UGB) expansion areas. These mixed-use centers are a key element of the urbanization strategy included in the Framework Plan for the UGB expansion and adopted by the City in August 2006.

As part of developing a two-map system (one for Comprehensive Plan designations and one for zoning) during the recent UGB amendment process, the City adopted a new Neighborhood Center (NC) Comprehensive Plan designation. In a recent update of its Zoning Code, the City established a Residential Neighborhood Mixed Use (RMU) zone (updated Section 8.0065) and included placeholders in the residential districts section for use and development standards to be added for this zone (Section 8.0125).

It is also recommended that this new district *not* be named the Residential Neighborhood Mixed Use (RMU) Zone or be included in the code's residential districts section in order to make it clear that this new zone is to be primarily commercial with complementary residential uses. Instead, it is recommended that the mixed-use neighborhood center zone be renamed the Mixed-Use Neighborhood (MUN) zone and, together with the new Mixed-Use Employment (MUE) zone, be part of a new section on mixed-use zones between the commercial/industrial zones (RDC Sections 8.0150-8.0195) and other zones (RDC Sections 8.0200-8.0220)¹.

The following language is proposed for defining the zones in RDC Section 8.0065, Establishment of Zones and Districts.

MUN Mixed-Use Neighborhood Zone. To support surrounding residential neighborhoods by enabling development of small-scale retail and service commercial uses. These zones are limited in size to 5 acres or 200,000 square feet of commercial floor area. Residential uses may be combined with commercial uses (as horizontal or vertical mixed-uses or live/work units) or may be allowed as stand-alone uses when developed as multi-family housing subject to special standards. Commercial uses are intended to be the focus of this district and to offer everyday goods and services to residents of the surrounding neighborhoods. Development within the district shall be oriented to

¹ This would require re-numbering all the zoning code sections following a new section on mixed-use districts.



pedestrians and support the use of transportation alternatives, and shall provide public spaces where residents can gather and relax. Designated neighborhood centers are not intended to compete with the central downtown commercial district. MUN districts shall be spaced at least 2 miles apart.

MUE Mixed-Use Employment Zone. To provide opportunities for office and limited light industrial employment in close proximity to neighborhoods. The district will promote development of business and office parks with only limited supporting services and retail uses scaled in relation to the district's employment base. Retail uses may not be developed until 25% of the district's land area is developed for non-retail employment. The size of retail uses in the district will be limited in order to prevent competing with downtown and other commercial districts. Housing may be allowed in special circumstances, such as dwelling units above the ground floor of a retail use or in conjunction with home occupation. Uses allowed in the district should be compatible with adjacent neighborhoods and support a mix of employment types. Uses should not require direct highway or arterial access as a primary siting criterion or generate large amounts of freight traffic. Development within the district shall be oriented to pedestrians and support the use of transportation alternatives.

In order to implement the new MUN and MUE zones, definitions for mixed-use and live/work units need to be included in the zoning code's definitions section (RDC Section 8.0020). The following is suggested language for these definitions.

Mixed-use. Development that combines residential uses with commercial, public, or institutional uses within the same building. Mixed-use development may occur as a "vertical" mixed use, where housing is located above the ground floor, or "horizontal" mixed use, where housing is located on the ground floor. Standards regulating these two types of mixed use include the following:

1. Within horizontal mixed use developments, residential uses shall be located behind commercial uses relative to the front lot line.
2. Access to residential uses shall not occupy more than 20 feet or 10% (whichever is more) of frontage along the front lot line.

Live/work Dwelling. A dwelling in which a business may be operated on the ground floor. The ground floor commercial or office space has visibility, signage and access from the primary street.

To preserve the pedestrian orientation of the commercial or office space, alley access is required to provide services and residential parking. A live/work dwelling is allowed instead of, or in addition to, home occupation as defined by this Code. The location of lots where live/work dwellings may be sited shall be specified on the subdivision plat. The permitted live/work housing types are defined below:

a. Live/work House: A single-family detached house with no more than 50% of the ground floor of the building available as commercial or office space.

b. Live/work Townhome: A single-family attached townhome unit in which a business may be operated. The commercial or office portion of the building shall be limited to the ground floor and may not exceed 50% of the floor area of the entire building, excluding the garage.

c. Live/work Apartment: A primarily residential multi-story, multi-unit building with a maximum of 50% of the building ground floor square footage used as commercial or



office space. Residential units may be for rent or for sale in condominium or cooperative ownership.

The remainder of this memo proposes code language for the new MUN zone that addresses the following sets of standards.

- Use standards
- Dimensional standards: setbacks; building height; street frontage; lot coverage; lot size
- Supplemental standards: architectural features; building orientation; streetscape; parking; access; signage

These standards are being presented as part of their own new mixed-use section of the City's zoning code. A brief discussion of these standards is included at the beginning of each of these three sections, before the proposed code language.

Use Standards

Use standards proposed for the MUN zone are largely based on uses allowed in the City's downtown commercial (C-2) zone because the mixed-use neighborhood centers should provide the sort of urban feel that downtown has but at a smaller scale. Differences between uses allowed in downtown and the MUN zone are listed below. These differences reflect the smaller scale and pedestrian orientation of the MUN zone and the stated intent to provide convenience services that residents use on a regular basis. Larger-scale and more land-intensive uses are prohibited.

- Reference to definition and additional design standards for live/work units
- No indoor sports arenas or outdoor commercial recreation, convention centers, auto-related businesses, parking garages, manufacturing, contractor supplies, equipment sales and rentals, outdoor merchandise display, motels/hotels, funeral homes or drive-up or drive-through services
- Permitted veterinary services (fully enclosed; no outdoor kennels)

Uses in the MUE zone emphasize a mixture of office and light industrial uses with limited commercial and residential uses allowed as mixed uses or as support for employment uses.

The following code language is recommended for establishing uses in the two mixed-use zones. Underlining denotes all proposed additions to the City's code.



MIXED-USE ZONES

8.0200 Mixed-Use Neighborhood (MUN) Zone.

8.0205 Mixed-Use Employment (MUE) Zone.

8.0210 Table E, Permitted Uses. The following land uses are permitted outright or conditionally in each respective zone:

<u>LAND USE:</u>	<u>ZONE:</u>		<u>COMMENTS:</u>
	<u>MUN</u>	<u>MUE</u>	
<u>Residential Uses:</u>			
Bed and Breakfast	<u>C</u>		
Boarding House	<u>C</u>		
Multi-Family Complex (5+ units)	<u>C*</u>	<u>C</u>	See RDC Section 8.3035, Design Review Criteria. May not occupy more than 25% of lot area in MUN district.
Multi-Family Dwelling (3- or 4-plex)	<u>C*</u>	<u>C</u>	See RDC Section 8.3035, Design Review Criteria. May not occupy more than 25% of lot area in MUN district.
Residential use above ground floor (mixed-use unit)	<u>O</u>	<u>C</u>	
Residential and commercial uses on ground floor, commercial use 50% or less (live/work unit)	<u>O</u>	<u>C</u>	See definitions of live/work houses, townhouses and apartments, and standards in RDC Section 8.3035, Design Review Criteria Live/work units must be a minimum of 2 stories
Residential Care Facility	<u>C*</u>		Only permitted where Multi-Family Residential uses are allowed
Townhouse/Rowhouse (attached single-family dwelling)	<u>C*</u>	<u>C</u>	See RDC Section 8.3035, Design Review Criteria. May not occupy more than 25% of lot area in MUN district.
<u>Eating and Drinking</u>			
Bakery (retail/sit-down)	<u>O</u>	<u>C</u>	
Bar, tavern	<u>O</u>	<u>C</u>	



LAND USE:	ZONE:		COMMENTS:
	MUN	MUE	
<u>Café, sit-down restaurant, diner, brew pub</u>	<u>O</u>	<u>C</u>	<u>Delis are listed under “retail uses”</u>
<u>Entertainment</u>			
<u>Indoor commercial recreation</u>	<u>O</u>	<u>C</u>	<u>See building area restrictions in Table F, Minimum Standards</u>
<u>Walk-in movie theater</u>	<u>C</u>		
<u>Automobiles/Trucks/RV Uses:</u>			
<u>Gas stations</u>		<u>C</u>	
<u>Auto services</u>		<u>C</u>	<u>Includes auto lube shops (same day service)</u>
<u>Industrially Related Uses:</u>			
<u>Commercial manufacturing (retail support, craftsmen)</u>	<u>C</u>	<u>C</u>	
<u>Manufacturing (light industrial)</u>		<u>C</u>	
<u>Medical research facility</u>		<u>C</u>	
<u>Precision machine shop</u>		<u>C</u>	<u>Must be fully enclosed</u>
<u>Retail uses in support of primary industrial use</u>		<u>C</u>	
<u>Wholesale printing and distribution</u>		<u>C</u>	
<u>Office and Office Products:</u>			
<u>Office</u>	<u>O</u>	<u>O</u>	
<u>Flexible office space (office/light industrial)</u>		<u>C</u>	<i>[Note: These uses are currently not specified in Redmond code.]</i>
<u>Office service and supplies</u>	<u>O</u>	<u>C</u>	
<u>Printing, publishing</u>	<u>O</u>	<u>O</u>	
<u>Telemarketing, call center</u>	<u>O</u>	<u>O</u>	
<u>Public and Semi Public Uses:</u>			
<u>Churches, religious institutions</u>	<u>C</u>	<u>C</u>	



<u>LAND USE:</u>	<u>ZONE:</u>		<u>COMMENTS:</u>
	<u>MUN</u>	<u>MUE</u>	
<u>Lodge, club, non-profit/fraternal organization</u>	<u>C</u>	<u>C</u>	
<u>Park (public or private)</u>	<u>O</u>	<u>O</u>	
<u>Public transportation station</u>	<u>O</u>	<u>O</u>	
<u>Schools (public or private)</u>	<u>C</u>		
<u>Transportation facilities</u>	<u>C</u>	<u>C</u>	<i>[Note: these are not uses currently specified in Redmond code]</i>
<u>Utility facility</u>	<u>C</u>	<u>C</u>	
<u>Retail Uses:</u>	<u>O</u>		<u>Retail uses are permitted outright in the MUN zone (with the exception of uses between 20,000 and 30,000 square feet in floor area being permitted conditionally) and generally prohibited in the MUE zone, with the exception of conditionally allowing uses that support surrounding businesses such as delis, novelty shops, and convenience grocery stores</u>
<u>Service Commercial Uses:</u>			<u>Commercial service uses are generally permitted outright in the MUN zone and generally prohibited in the MUE zone, with the exception of conditionally allowing uses that support surrounding businesses such as beauty and barber shops, day care, dry cleaners, fitness centers, and print and copy stores</u>

*Stand-alone residential uses are prohibited on lots adjacent to the street with the highest functional classification in the district

Dimensional Standards

Similar to the use standards, the dimensional standards proposed for the mixed-use zones most closely compare to the type of dimensional standards found in a downtown commercial district. However, it is important that standards for height, frontage, lot size, and building floor area be scaled down to an appropriate neighborhood dimensions. The standards strive to create a neighborhood-scale pedestrian-oriented environment that will encourage services, public places, and transportation choices within the larger residential neighborhoods.

The following code language is recommended for establishing development standards within the mixed-use zones. Underlining denotes language proposed for addition to the City's code.



8.0225 Table F, Minimum Standards. The following minimum standards are required in each respective zone (all distances are measured in feet):

STANDARDS:	ZONE: MUN	MUE	COMMENTS:
Minimum Yard Setbacks			
Front	5 ft, with exceptions**	15 ft.	
Interior Side	No minimum	No minimum	Zero side lot line building allowed so buildings can be developed edge-to-edge
Adjacent to R zone	25 ft.	25 ft.	
Street Side	No minimum	No minimum	Zero side lot line building allowed so buildings can be developed edge to edge if not a corner lot
On corner:			If two different functional classifications intersect at the corner, standards for the higher functional classification apply
Local Street	10 ft.	10 ft.	As in all other C zones but downtown
Collector	25 ft.	25 ft.	As in all other C zones but downtown
Arterial	50 ft.	50 ft.	As in all other C zones but downtown
Rear	10 ft.	20 ft	MUN zones will be primarily surrounded by R-5 zones (that require 15 ft. front setbacks and 5 ft. rear setbacks)
Adjacent to alley	25 ft.*	25 ft.*	
Minimum Building Height	2 stories/30 ft.***	2 stories/30 ft.***	This standard applies only to live/work units
Maximum Building Height	3 stories/45 ft.****	3 stories/45 ft.****	To maintain compatibility with smaller neighborhood scale and surrounding development [Note: 40 ft. maximum height in existing R-5 zone]
Minimum Street Frontage	25 ft.	25 ft.	Allows for smaller scale storefronts than existing downtown commercial standard (50ft.)
Minimum Landscaping	5%	10%	Like downtown central commercial (C-4) district (10% and 15% in other commercial districts)
Maximum Lot Coverage	90%	80%	With minimum rear setback and landscaping, full lot coverage will not be possible/permitted
Minimum Lot Size	2,500 sq. ft.	6,000 sq. ft.	New standard
Maximum Floor Area/Building Footprint	40,000 sq. ft.	100,000 sq. ft.	New standard; maintaining a smaller, neighborhood scale



STANDARDS:	ZONE: MUN	MUE	COMMENTS:
Maximum Floor Area Per Single Use	30,000 sq. ft.	60,000 sq. ft.	New standard; maintaining a smaller, neighborhood scale

Note: Residential uses permitted in Mixed-Use zones shall be subject to the density standards for the R-5 zone. [Note: existing commercial code language; maximum density in the R-5 zone: 1 unit/2,500 sq. ft., or 17 units/acre.]

* A rear yard abutting an alley shall be 25 feet from the property line to foundation when the alley is used to service the commercial establishment and 10 feet in other cases. (Note: existing commercial code language)

**Buildings shall be built to 5 or 15 feet of the front property line. A greater front yard setback may be approved through site plan and design review if the setback area incorporates enhanced public spaces and pedestrian amenities such as plazas, arcades, outdoor cafe, benches, street furniture, public art, kiosks, or additional landscaping. (Note: Based on Oregon City code for exceptions to front setback)

***Buildings with live/work units must have at least 2 stories.

****To foster compatibility between new multi-story buildings and existing single-story dwellings, multi-story buildings and structures in Mixed Use Neighborhood (MUN) district shall “step-down” to create a building height transition to adjacent single-story building(s) in low-density residential districts (R-1, R-2, R-3, and R-4), as provided in subsections 1-3, below:

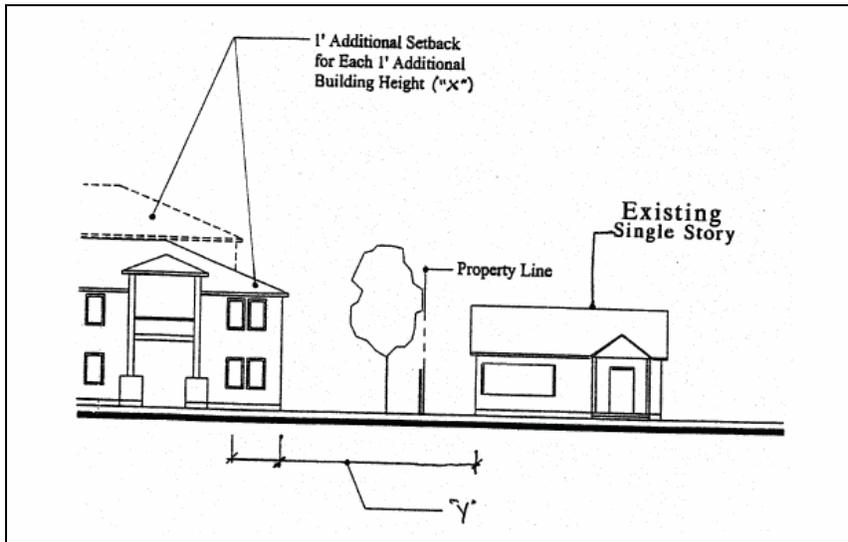
1. This standard applies to new and vertically expanded buildings and structures in the MUN district that are within [25] feet (as measured horizontally) of an existing single-story building in low-density residential (R-1, R-2, R-3, and R-4) districts with a height of [20] feet or less, as shown in Figure X.

2. The transition standard is met when the height of the taller structure (“x”) does not exceed one (1) foot of height for every one (1) foot separating the two structures (“y”), as shown in Figure X.

3. Exception: The provisions of subsections 1-2 do not apply when the approval body finds that the subject single story buildings located within [25] of the subject site are redevelopable. “Redevelopable,” for the purposes of this Section, means a lot either has an assessed market value that exceeds the assessed market value of all improvements on the lot, based on the most recent data from Deschutes County Assessor’s Office; or the front yard of the subject lot is large enough that it could be subdivided based on the residential district standards.

[Note: Based on height transition provisions in Model Development Code]

Figure X: Height Step-Down/Transition



Supplemental Standards

The following design standards and supplementary provisions are proposed to implement elements of the MUN zone that are not addressed by use and dimensional standards. *[Note: Based on the structure of the existing code, most of the proposed standards may be incorporated into Article IV – Site Design and Review Standards, RDC Section 8.3035 (Design Review Criteria).²]*

As established by the City's existing code requirements regarding applicability, all new development and major modifications in the MUN and MUE zones will be subject to the City's Site Design and Review criteria (RDC Section 8.3035) and any recommended standards from this report that are added to those criteria. There are the following exceptions to applicability:

- Normal maintenance and repair.
- Additions to an existing building of less than 25% of the total building floor area and not more than 1,000 square feet.³

² The Transportation and Growth Management (TGM) Program Model Development Code recommends that building architectural features, building orientation, and streetscape standards be incorporated into sections of the code addressing commercial and mixed use districts while landscaping, parking and loading, access and circulation, and signs are addressed in a separate section on community design standards. The TGM program offers code assistance grants to assess and update development codes.

The other sections of Redmond code affected by these proposed code amendments include: Article I – Zoning Standards, RDC Section 8.0500-8.0515 (Off-Street Parking and Loading Requirements); Article III – Subdivision and Partition Requirements, RDC 8.2410 (Blocks); and Article V – Sign Standards, RDC 8.4160 (Signs Permitted in General Commercial Zones).

³ Applicability standards and exceptions are established in RDC Sections 8.3005-3010 in Article IV – Site and Design Review Standards.



The supplemental standards recommended for implementing the MUN and MUE zones include:

- Architectural features
- Building orientation
- Streetscape
- Access, block length, connectivity, and street layout
- Parking
- Signage

Architectural Features and Orientation

To create visual interest on the street level and strengthen the pedestrian environment, it is recommended that building orientation be regulated and a menu of choices of architectural elements be required for buildings in the mixed-use zones. In particular, requirements pertaining to windows and building entrances are needed to support vibrant commercial spaces, or spaces that may accommodate mixed residential and commercial uses (live-work). The following menu approach is based on a combination of existing standards for commercial buildings, standards proposed for downtown Redmond that also are appropriate for neighborhood centers, given adjustments in scale, and commercial standards for buildings in other communities with effective design standards.

This proposed code language for architectural and building orientation standards for commercial and mixed-use buildings and residential buildings in the mixed-use zones can be added as subsections (e) and (f) of RDC Section 8.3035 Design Review Criteria, (4) Architectural Requirements.⁴ There is a separate set of streetscape requirements for seating, weather protection, street trees, and lighting addressed in the following section of this memo. The following code language is recommended for establishing standards for architectural features and the orientation of buildings and building entrances within the mixed-use zones. Underlining denotes language proposed for addition to the City's code.

e. Commercial and mixed-use buildings in the mixed-use (MUN and MUE) zones.

1. Building orientation in the MUE zone. Buildings in the MUE zone must be located around the perimeter of the lot, with parking located toward the center of the lot, in order to provide a pedestrian orientation to the office and business parks.

2. Building Entrances and Orientation. At least one main entrance of any building shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order for weather protection.

⁴ RDC Subsection 8.3035(4)(f) of the existing code already addresses the screening of mechanical systems.



3. Entries to commercial and mixed-use buildings in the MUN and MUE zones shall be at sidewalk level. Steps and stoops are prohibited.

4. Entryways. Commercial and mixed-use buildings in the MUN zone shall have clearly defined, highly visible customer entrances including at least three of the following elements, listed below.

1. Recesses/projections;

2. Arcades;

3. Raised corniced parapets over the door;

4. Peaked roof forms;

5. Arches;

6. Outdoor patios;

7. Architectural details such as tile work and moldings which are integrated into the building structure and design;

8. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

5. For buildings located at the corner of intersections, one of the three treatments is required to emphasize the importance of this location in the district.

1. Locate the primary entry to the building at the corner of the building or within 25 feet of the corner of the building.

2. Incorporate prominent architectural elements, such as increased building height or massing, a cupola, a turret, or a pitched roof, at the corner of the building or within 25 feet of the corner of the building.

3. Chamfer the corner of the building (i.e. cut the corner at a 45-degree angle and a minimum of 10 feet from the sidewalk corner) and incorporate include extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the cut.

6. Facade Transparency. The main front elevation shall provide at least 50% windows or transparency at the pedestrian level. The side elevation shall provide at least 25% transparency. The transparency is measured in lineal fashion (For example, 100-foot-long building elevation shall have at least 50 feet (50% of 100 feet) of transparency in length).

7. Side or rear walls that face walkways may only include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.



8. Facade Treatment.

a. Minimum Wall Articulation.

i. Facades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding 30 feet without including, but not be limited to, at least two of the following:

(a) Change in plane,

(b) Change in texture or masonry pattern,

(c) Windows, trellises with vines, or

(d) An equivalent element that subdivides the wall into human scale proportions.

ii. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.

iii. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 50% of their horizontal length.

iv. Ground floor facades that face public streets shall incorporate at least two of the following elements:

(a) Canopies or overhangs (5'-0" minimum, measured from either the face of the column or the street-facing elevation) for the width of the building

(b) Transom window

(c) Storefront frieze, horizontal sign band, or a belt course above the transom window or mezzanine level

(d) Window plant box (minimum of one per window)

(e) Projected window sill (12" to 24" above grade)

v. Building facades must include a repeating pattern that includes any one or more of the following elements:

(a) Color change;

(b) Texture change;

(c) Material module change.



vi. Facades shall have at least one of elements subsections (8)(a)(ii), (iii) or (iv) of this section repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.

[Note: the following materials language is sample language from the City of Milwaukie]

b. The following wall materials are prohibited at the street level of the building:

i. EIFS or other synthetic stucco panels;

ii. Split-face or other masonry block.

The following wall materials are prohibited at all levels of the building in all [mixed-use] zones:

i. Plywood paneling;

ii. Brick with dimensions larger than four by eight by two inches;

iii. Spandrel glazing/curtain wall;

iv. Vinyl or metal cladding;

v. Composite wood fiberboard or composite cement-based siding.

c. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.

d. Trellises, canopies and fabric awnings may project up to five feet into front setbacks and public rights-of-way, provided that the base is not less than eight feet at the lowest point and no higher than ten feet above the sidewalk. Awnings shall be no longer than a single storefront, unless multiple storefronts exist. If multiple storefronts exist, trellises, canopies, and fabric awnings shall create uniform cover without breaks.

9. Roof Treatments.

1. All facades shall have a recognizable “top” consisting of, but not limited to:

a. Cornice treatments, other than just colored “stripes” or “bands,” with integrally textured materials such as stone or other masonry or differently colored materials; or

b. Sloping roof with overhangs and brackets; or

c. Stepped parapets;

d. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three feet into street rights-of-way, provided that they are at least nine feet above the sidewalk.



2. Buildings whose rooftops can be seen from taller adjacent buildings shall be required to have roof treatments incorporating architectural enhancement such as matting, latticework, or roof gardens.

f. Residential buildings in the MUN and MUE zones.

1. Entries to residential buildings in the MUN zone shall be at sidewalk level. Steps and stoops are prohibited.

2. Facade Transparency. The main front elevation shall provide at least 50% windows or transparency at the pedestrian level. The side elevation shall provide at least 25% transparency. The transparency is measured in lineal fashion (For example, 100-foot-long building elevation shall have at least 50 feet (50% of 100 feet) of transparency in length).

[Note: There are already standards for multi-family housing in the City's design review criteria and for townhouses in the City's development code for planned unit developments, cluster development, and cottage development.]

Streetscape

In order to promote a strong pedestrian orientation in the MUN zone and the neighborhood centers of the NAP and HAP plan areas, it is crucial that streetscape features be required in the MUN zone. The following standards focus on parking, seating, weather protection, and lighting. They are proposed to be incorporated into the City's Design Review Criteria (RDC Section 8.3035), Subsection (5), following Subsection (4) on architectural standards, including those proposed in the previous section of this report. Potential "green street" standards that include stormwater management features in the planting strip may be included as Subsection (6).

The following code language is recommended for establishing streetscape standards within the mixed-use zones. Underlining denotes language proposed for addition to the design review criteria section of the City's code.

Article IV – Site Design and Review Standards

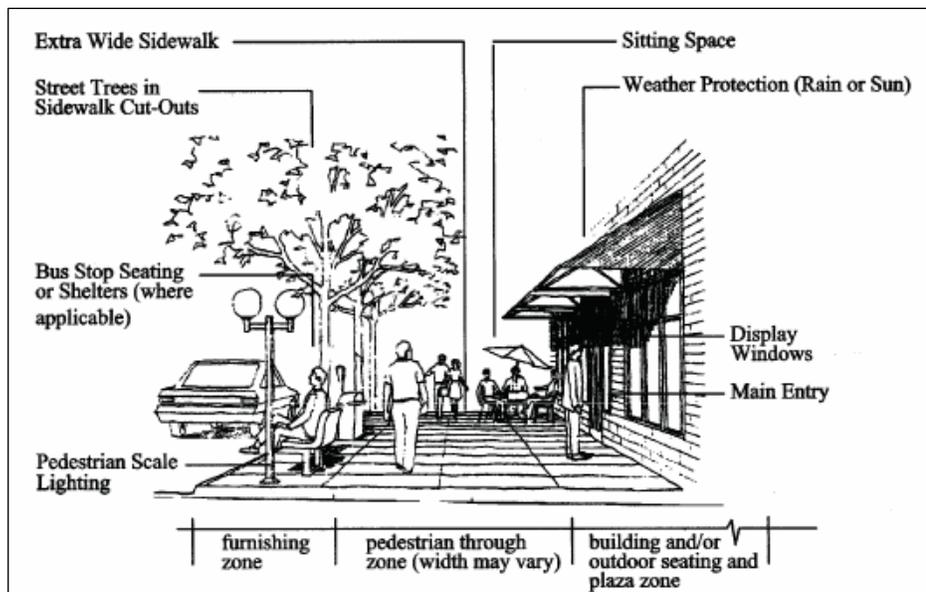
8.3035 Design Review Criteria

5. Streetscape standards in the mixed-use zones. New development and major modifications (per RDC 8.3005-8.3010) in the MUN and MUE zones shall provide one or more of the Category A pedestrian amenities listed below and all of the Category B amenities, as generally illustrated in Figure X. Pedestrian amenities may be provided within a planting strip or street furnishing zone, building frontage zone or plaza, as shown in Figure X. Use of the public right-of-way requires approval by the roadway authority.

Category A:

1. A plaza, courtyard, square or extra-wide sidewalk next to the building entrance (minimum width of [6] feet):
2. Sitting space (i.e., dining area, benches, garden wall or ledges between the building entrance and sidewalk) with a minimum of 16 inches in height and 30 inches in width;
3. Public art that incorporates seating (e.g., fountain, sculpture).

Figure X: Pedestrian and Transit Amenities



Category B:

1. Building canopy, awning, pergola, or similar weather protection (minimum projection of 4 feet over a sidewalk or other pedestrian space).
2. Street trees, as specified in RDC Section 8.3035(5)(k), in grates.



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3. One trash receptacle per building.
 4. One pedestrian scale light fixture per building. [Provide menu or standards for applicant to choose from in a future draft of this section.]
 5. Parking areas shall be located behind buildings, below buildings, or to the sides of buildings.
 6. Neighborhood-scale signs, as specified in RDC 8.4110 and 8.4165.

Article IV – Site Design and Review Standards

8.3035 Design Review Criteria

6. “Green Street” standards *[Note: Development of green street standards specific to the City of Redmond is beyond the scope of this planning process. It is recommended that the City identify and adopt such standards as part of a supplemental or separate effort and incorporate them in the code when complete.]*

Access, Block Length, Connectivity, and Street Layout

Regulating block and street layout greatly influences the level of accessibility and connectivity in a district or neighborhood. New and revised standards should be considered to support high accessibility and connectivity in MUN and MUE zones, particularly to promote walking and the use of transportation alternatives within these zones.

The following code language is recommended for establishing block and street layout standards within the mixed-use zones. Underlining denotes language proposed for addition to the design review criteria section of the City’s code.

Article IV – Site Design and Review Standards

8.3035 Design Review Criteria.

7. Access, block length, and connectivity in the MUN and MUE zones

a. Street Connectivity and Formation of Blocks. In order to promote efficient vehicular and pedestrian circulation in the MUN [and MUE] district, a connecting network of public streets shall be constructed according to the following standards (minimum and maximum distances between two streets): blocks that are a maximum of 300 feet in length and 1,200 feet in perimeter. [Note: Additional guidance from DKS is needed on this issue as part of the TSP process. A placeholder is included now for potential changes in a subsequent draft.]

b. [Note: Revised, possibly larger block length standards may be identified for the MUE zone in a subsequent draft of this memo.]



c. [Note: A subsequent draft of this memo may identify limits in the number of curb cuts per block for the MUN and MUE zones which differ from the City's existing standards.]

[Note: Existing City Access Standards
Classification/Driveway Spacing/Clearance to Corner/Intersection Spacing
Local Street No restrictions 30 feet 165 feet
Minor Collector 80 feet 80 feet 330 feet
Major Collector 165 feet 165 feet 330 feet
Minor Arterial 330 feet 330 feet ¼ mile]

d. Street Layout. Local streets should be oriented on an east/west axis to the greatest possible extent to maximize solar access.

Parking

The following revisions to existing standards should be considered to reduce the amount of land and pavement needed for parking and to increase the pedestrian orientation of the mixed-use districts. Underlining denotes language proposed for addition to the City's code.

Article IV – Site Design and Review Standards

8.3035 Design Review Criteria.

9. Parking and Unloading Areas/Docks.

a. Off-Street Parking Areas. Parking areas shall be as near the public entrances to the structure served as possible.

b. Parking lot. The parking shall be dispersed around the building, emphasizing the importance of the building and accessibility to entrances. In the MUN and MUE zones, parking shall be located to the side or rear of the building. If development in the MUE zone is campus-style, parking may be located in front of or to the side of buildings which are oriented to internal streets.



Article I – Zoning Standards

8.0500 Off-Street Parking and Loading Requirements

Land Use	Standard
Eating and Drinking Establishment	<u>1 space per 100 s.f. of public floor area</u>
	<u>8 spaces per 1,000 s.f. total floor area</u>
Office	<u>1 space per 300 s.f. of net office floor area</u>
	<u>2 spaces per 1,000 s.f. total floor area</u>
Retail	<u>1 space per 200 s.f. of retail floor area</u>
	<u>2 spaces per 1,000 s.f. total floor area</u>

The City may wish to adopt on-street parking credits and lower the threshold for bike parking credits to reduce the need for off-street parking and make more efficient use of land. These credits typically occur at a one-to-one ratio, for each space of on-street parking along the street frontage of the proposed building. The following includes sample language from the State’s Model Code regulating on-street parking credits.

8.0505 Off-Street Parking and Loading

- 11. On-street parking credits. The minimum requirement of off-street parking spaces may be reduced by the number of on-street parking spaces that are constructed along the street frontage of the proposed development. The following public use standard applies.
 - a. Public Use Required for Credit. On-street parking spaces counted toward meeting the parking requirements of a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on-street spaces are prohibited.

8.0510 Design and Improvement Standards for Parking Lots.

1. Vehicle Parking Space Sizes and Bicycle Parking Requirements.

D. A securable parking space shall be provided for bicycles for each new commercial use. Credit for 1 vehicular parking space shall be given for each 5 bicycle parking spaces (up to 10 bicycle parking spaces / 2 vehicular parking spaces credit possible). However, parking lots containing less than 10 vehicular spaces are not eligible for credits, except in the MUN and MUE districts, which may not have lots or may have lots with fewer than 10 vehicular spaces. ~~and at no time shall a lot subject to credits contain less than 10 vehicular spaces.~~ Also, bicycle spaces shall not take up more than 20% of the required parking under any circumstance.



Signs

In order to reinforce the human scale and neighborhood character of the mixed-use zones, it is recommended that the City's sign code be amended to require certain sign elements and prohibit certain types of sign construction. The following language is based on code from Astoria and Oakridge, Oregon. Sign restrictions can be incorporated into the Section 8.4110 of the City's existing sign code (Article V). To address signs permitted in mixed-use zones, a new section – Section 8.4165 – is proposed.

8.4110 Prohibited Signs. The following signs are prohibited:

(12) In the MUN and MUE zones:

- (a) Pole-mounted freestanding signs.
- (b) Back lit plastic signs.
- (c) Internally illuminated signs.
- (d) Signs on roofs, chimneys, and balconies.
- (e) Billboards
- (f) Neon or other gas filled signs unless mounted on the interior.
- (g) Flashing, blinking, moving, or mobile signs.
- (h) Banners, except for temporary displays for public events.

8.4165 Signs Permitted in Mixed-Use Zones.

This section shall apply to all signs in the Mixed-Use Neighborhood MUN Zone and Mixed-Use Employment Zone. No signs shall be permitted in these zones except as provided in this section.

Each building may install a total of two (2) signs on each fronting street from the following types: widow, wall, and awning.

In addition, the following are permitted:

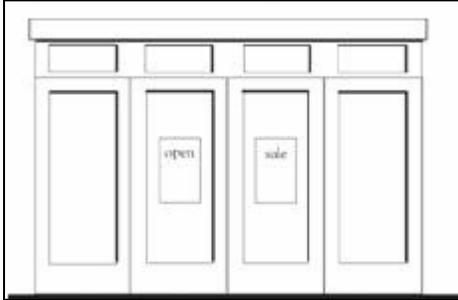
- (a) one projecting or blade sign per building street façade shall be permitted.
 - (i) One entry sign per service entry, maximum of 2.5 square feet in area.
 - (ii) One directional sign per parking entry, maximum 2.5 square feet, facing rear or side parking lot.
- (b) One monument or ground-mounted sign at public right-of-way entries (major collector or minor arterial) on the perimeter of the Mixed-Use Employment MUE Zone.

(1) Window Signs. (Figure 1)

(a) Maximum sign size shall be 4 square feet.

(b) Signs shall be silk-screened, applied die or laser cut metal, wood or polymer, acid etched or hand painted.

Figure 1. Window Sign



Source: LCA Architects and City of Oakridge

(2) Wall Signs. (Figure 2)

(a) Maximum sign size shall be 5% of ground floor facade area or 26 square feet, whichever is less.

(b) Maximum sign height shall be 18 feet above the sidewalk or other finish grade below.

(c) Applied die or laser cut metal, wood or polymer lettering may be substituted for wall signs, limited to 24 square feet of letter area.

Figure 2. Wall Sign



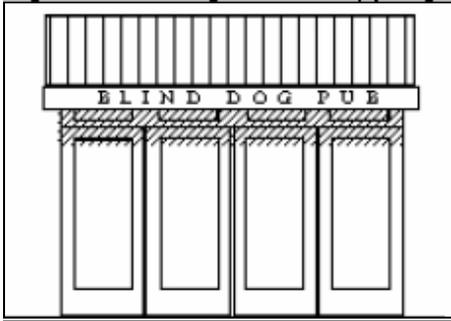
Source: LCA Architects and City of Oakridge

(3) Awning and Canopy Signs. (Figure 3)

(a) Maximum sign area shall be 12 square feet on the main awning face and 5 square feet on awning valance.

(b) Lettering may not dominate sloped or curved portions. Lettering and signboard may be integrated along the valance or fascia. Freestanding letters may be mounted on top of and extend above the fascia.

Figure 3. Awning and Canopy Sign



Source: LCA Architects and City of Oakridge

(4) Projecting or Blade Signs. (Figure 4)

(a) Maximum sign area shall be 6.5 square feet.

(b) Distance from the lower edge of the signboard to the ground shall be a minimum of 7 feet.

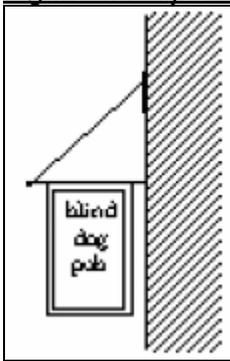
(c) For single-story buildings, top signboard edge shall be no higher than the wall from which it projects.

(d) For multistory buildings, top signboard edge shall be no higher than the sill or bottom of the average second story window height.

(e) Distance from building wall to signboard shall be a maximum of 8 inches.

(f) Maximum signboard width shall be 3 feet.

Figure 4. Projecting or Blade Sign



Source: LCA Architects and City of Oakridge

(5) Monument or Ground-Mounted Signs. (Figure 5) One freestanding sign shall be permitted at public right-of-way entries (major collector or minor arterial) on the perimeter of the Mixed-Use Employment MUE Zone.

(a) Maximum sign area shall be 24 square feet.

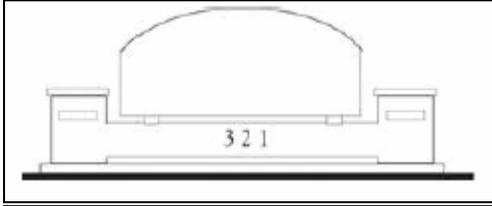
(b) Maximum lettering and other graphic height shall be 4 inches.

(c) Maximum signboard height at top edge or any supporting or decorative element shall be 4 feet. The maximum signboard width shall be 5 feet.

(d) Sign shall not interfere with pedestrian or vehicular circulation.



Figure 5. Monument or Ground-Mounted Sign



Source: LCA Architects and City of Oakridge

(6) Sign Lighting.

(a) When illuminated, signs shall be front, back (rear) top or bottom illuminated with single or multiple sources.

(b) All lamps shall consist of incandescent, halogen or metal halide. Sodium or mercury vapor lamps shall be prohibited.

(c) All signage lighting shall be controlled by photocell, time clock, and/or paging system.

(d) Exterior lighting shall be selected and installed to prevent excessive or intrusive illumination of, on, or over adjacent buildings, lots, and/or site areas outside the source building or lot.

(6) Exempt Signs.

(a) Temporary cultural and public service window posters, when posted inside businesses, shall be permitted.

(b) Temporary promotional or special window signs posted inside businesses shall be permitted.