

## **19. City Design Manual Standards**

Design Standards contained within the City of Portland Design Manual apply to this project.

- **B-1 AND B-1B NEIGHBORHOOD BUSINESS DESIGN STANDARDS**

**RESPONSE:** To the best of our knowledge the proposed site plan adheres to the standards outlined in the Section, see below.

- **TWO-FAMILY, SPECIAL NEEDS INDEPENDENT LIVING UNITS, MULTIPLE-FAMILY, LODGING HOUSES, BED AND BREAKFASTS, AND EMERGENCY SHELTERS**

**RESPONSE:** To the best of our knowledge the proposed site plan adheres to the standards outlined in the Section, see below.

**B-1 AND B-1B NEIGHBORHOOD BUSINESS AND B-2 AND B-2B COMMERCIAL BUSINESS ZONES:**

(1) *STANDARDS.* Development located in the B-1, B-1b, B-2, and B-2b zones shall meet the City of Portland Design Manual Adopted May 11, 2010 7 following additional standards.

a. *Urban Street Wall:* In the B-1, B-1b, and B-2b zone it shall be required that buildings shall be located to create and preserve an urban street wall.

**RESPONSE:** The proposed building is within inches of the right-of-way line and very close to being in line with the adjacent building to the West.

b. *Mixed Uses:* In B-1b zone buildings shall be multi-storied with mixed uses.

**RESPONSE:** The proposed is a three story mixed use building (commercial and ADA residential on ground floor with residential on upper floors).

c. *Building Entrances:* In the B-1 and B-2b zone building entrances shall be oriented toward, located adjacent to, and directly accessible from, a sidewalk in a public right-of-way.

**RESPONSE:** The commercial component entrance doors of the project are located directly on Vannah Ave.

d. *Windows:* In the B-1, B-1b, B-2, and B-2b zones windows shall be required along the street frontage of a building. Windows shall be transparent (with a visible transmittance (VT) of .7 or greater) and installed at a height to allow views into the building by passersby.

**RESPONSE:** Multiple windows are located along the street frontage.

e. *Facade Character:* In the B-1, B-1b, B-2, B-2b zones, active and public portions of buildings (e.g. doors, windows, entries, retail displays) shall be oriented to and, where possible, be located adjacent to the public sidewalk to create an active presence along the sidewalk.

1. *Where building facades situated along a public way have no interactive use or function, such facades shall be designed to provide sufficient architectural and graphic amenities to provide visual interest along the street and relate the building, and its use, to passersby.*

**RESPONSE:** The commercial component entrance doors of the project are located directly on Vannah Ave. There are multiple windows along the front façade to provide visual interest.

f. *Building Design:* B-1, B-1b, B-2, and B-2b commercial buildings shall be designed to be compatible with their residential and commercial neighbors. In the B-1 and B-1b zones building scale, roof pitch, and fenestration shall be designed to complement surrounding residential structures.

**RESPONSE:** The proposed has been designed to be compatible with the adjacent neighborhood.

*g. Building Materials: Facade materials of buildings located in the B-1, B-1b, B-2, and B-2b zones shall be compatible with those materials of surrounding residential and commercial uses.*

**RESPONSE:** The proposed building uses clapboard siding. It is compatible with the surrounding uses which also have clapboard siding.

*h. Building Scale: In the B-1 and B-1b zones building scale must relate and be compatible with surrounding residential structures.*

**RESPONSE:** The proposed is compatible in height and scale with the surrounding neighborhood.

*i. Landscaping and buffers: In the B-1, B-1b, B-2 and B-2b zones buildings and associated parking areas must be screened to buffer abutting properties. A densely planted landscape buffer and/or fencing will be required to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.*

**RESPONSE:** The parking area is located at the side of the property and is fenced on three sides with an existing fence, a new fence and a decorative fence street side. Supplemental plantings will reinforce the screening where appropriate.

## **GUIDELINES**

*Please refer to Appendix 2 of this manual, The B-1, B-1b, B-2, B-2b Design Guidelines, for applicable design guidelines for the B-1 and B-2 zones. In addition, the following design guidelines shall also apply:*

1) *Buildings located in the B-2 zone are specifically encouraged to adhere to the design guidelines contained in the B-1, B-1b, B-2, B-2b Design Guidelines Appendix 2 of this section concerning the creation and preservation of an urban street wall.*

**RESPONSE:** The proposed has been designed with the design guidelines in mind. The urban street wall is maintained and is compatible with the surrounding properties.

2) *In the B-1b and B-2 zones, buildings are specifically encouraged to adhere to the guidelines contained in the B-1, B-1b, B-2, B-2b Design Guidelines Appendix 2 of this section concerning building entrances.*

**RESPONSE:** The proposed has been designed with the design guidelines in mind. The commercial component entrance doors of the project are located directly on Vannah Ave.

## **APPENDIX 2**

### **1. Building Location and Form**

Buildings shall be located near the street so as to create an urban street wall. An urban street wall is created by a pattern of buildings which line the street in a consistent manner, thereby establishing a desirable spatial relationship between the building in the commercial district and the major object. Location is one of several related factors defining the street environment.

**RESPONSE:** The proposed building is within inches of the right-of-way line and very close to being in line with the adjacent building. This location provides/creates an urban street wall.

Building Form, including height, bulk, and massing, contribute to the development of a street wall. The desired condition is to have the building frame and enclose the street, which is achieved by providing building height that is proportionate to the width of the adjoining major street. A ratio of building height to street width of one-to-two creates a strong "room-like" street, while a one- to-three ratio provides good street definition and proportion. Shorter buildings of one story facing broad streets will not achieve the desired relationship.

**RESPONSE:** Due to the proposed building's adjacent location to the street/right-of-way line and its comparable height, bulk, and massing, it successfully contributes/provides a street wall.

In the B-2b zone, buildings adjacent to streets should approach 1:2 height to street width, with a minimum of 1:3. For a fifty-foot street right-of-way, therefore, a minimum height of 15' is required, with 25' height preferred. An eighty-foot right-of-way requires about 27' to achieve the 1:3 proportions with 40'-height preferred. Obviously, buildings located as close as possible to the street right-of- way will provide better definition and proportion than buildings set further back.

**RESPONSE:** Not applicable, the project is in the B-1 Zone.

### **2. Building Function**

An urban street and business district requires a substantial intensity and variety of uses. It is beneficial to have mixed uses within portions of buildings situated near the street. For example, a retail first floor might have office or residential on the second or third floors. This provides both the scale of building height desired, as well as the economic vitality of the business district.

**RESPONSE:** The proposed is three story mixed use building (commercial on ground floor with residential on upper floors). This will help to provide the variety of uses and intensity desired.

3. **Orientation of Buildings and their Entrances to the Street**

Major building entries shall be designed and located to provide the primary building access oriented to the public street and sidewalk. Doorways should be prominent and obvious in appearance, so as to attract the users toward the entry. Major entry features should primarily address the street, with entry courts, display windows, signage, lights, walkways, and vestibules, as appropriate. Major entries should be adjacent to, or very close to, the street and public sidewalk.

**RESPONSE:** The commercial component entrance doors of the project are located directly on Vannah Avenue sidewalk. There are multiple windows along the front façade to provide visual interest.

4. **Windows**

Windows shall be located in all building facades visible from the public way, especially on building facades along the major public street. Retail uses with store fronts are the most desirable feature for locations adjacent to the public sidewalk; and active, transparent (minimum visible transmittance (VT) of .7 or greater), and interesting windows contribute the maximum value. Limitations on transparency, such as dark or reflective glass, or interior coverings, should be avoided. Where uses (such as office) are not conducive to transparent viewing from the public way, windows can still convey a sense of activity and presence along the street. Even these more private windows can convey occupancy and habitation when lighted from within, as during evening hours, even if the interior is screened from view.

**RESPONSE:** The proposed contains multiple windows along the front façade ground floor to provide visual interest along the street.

5. **Building Character, Detail, Scale, and Graphic Qualities**

Building design will include various architectural and graphic amenities to provide a strong presence along a street and relate a building to its community. Awnings, canopies, and flags may be utilized to highlight entryways and to further identify the activity and identity of a use. Facade lighting may be used to highlight entryways or to provide visual interest along an otherwise blank facade Building scale, roof pitch, architectural detail, and fenestration shall be designed to complement and be compatible with surrounding residential and commercial buildings.

**RESPONSE:** The proposed uses clapboard siding. It is compatible with the surrounding uses. It uses a covered entrance to highlight its location.

6. **Signage and Building Entrances**

**Building entrances and building signage in the B-1, B-1b, and B-2b zones will be designed and constructed at the pedestrian scale.**

**RESPONSE:** The proposed commercial space entry has been designed with the pedestrian in mind. It is located directly along theannah Avenue side, has down lights to highlight its location, and the ground floor is clad in clapboards to give a warm welcoming feeling to the pedestrian.

7. **Development Relationship to Street**

**Building facades and site amenities shall form a cohesive wall of enclosure along a street.** Where buildings are not located at the street line, site amenities, including masonry walls, fences, and landscaping, shall be placed along the street to provide a sense of enclosure or definition.

**RESPONSE:** The proposed uses materials, scale, articulation, and location to right-of-way to create enclose / urban wall alongannah Avenue.

8. **Parking Lots**

**Parking Lots shall be screened from view of the public way.** Landscaping or fencing shall be used to screen parking lots from public ways and residential neighbors. Where parking is located within the front yard (or side yard of a corner lot), a landscaped buffer or fence shall be placed along the street line to distinguish the private space from the public space and to help define the street wall.

**RESPONSE:** The proposed parking lot is located to the side of The 28 building. It will be screened from the surrounding properties through the use of the existing fence, a new fence and vegetation, and will be supplemented with new screening material along the street.

**Parking lots shall be screened from neighboring properties.** A densely planted landscape buffer or fencing shall be installed to protect neighboring properties from the impacts associated with the parking lot and the use it serves.

**RESPONSE:** The parking lot is screened with both existing fence and new fence. Supplemental plantings will reinforce the screening along the street.

**(i) TWO-FAMILY, SPECIAL NEEDS INDEPENDENT LIVING UNITS, MULTIPLE-FAMILY, LODGING HOUSES, BED AND BREAKFASTS, AND EMERGENCY SHELTERS:**

*(1) STANDARDS. Two-family, special needs independent living units, **multiple-family**, lodging houses, bed and breakfasts, and emergency shelters shall meet the following standards:*

*a. Proposed structures and related site improvements shall meet the following standards:*

*1. The exterior design of the proposed structures, including architectural style, facade materials, roof pitch, building form and height, window pattern and spacing, porches and entryways, cornerboard and trim details, and facade variation in projecting or recessed building elements, shall be designed to complement and enhance the nearest residential neighborhood. The design of exterior facades shall provide positive visual interest by incorporating appropriate architectural elements;*

**RESPONSE:** The proposed building incorporates clapboards. The materials provide a historical context which relates to the surrounding neighborhood and City. The door and window openings at the ground floor level help to break up the facade while still providing the needed street wall. The proposed building compliments the adjacent buildings (commercial and residential) by incorporating materials found in the adjacent neighborhood.

*2. The proposed development shall respect the existing relationship of buildings to public streets. New development shall be integrated with the existing city fabric and streetscape including building placement, landscaping, lawn areas, porch and entrance areas, fencing, and other City of Portland Design Manual Adopted May 11, 2010 streetscape elements;*

**RESPONSE:** The proposed development fits into the existing neighborhood and street context well. It closely matches the building setback of the adjacent building; it does propose to have landscaping areas in the front; it will have strong entry points identified with signage, storefront windows and covered entries. The back and side yards will be defined with both fencing and landscaping to screen parking area and provide privacy as similarly done in the neighborhood and as required in the Design Manual.

*3. Open space on the site for all two-family, special needs independent living unit, bed and breakfast and multiple-family development shall be integrated into the development site. Such open space in a special needs independent living unit or a multiple-family development shall be designed to complement and enhance the building form and development proposed on the*

*site. Open space functions may include but are not limited to buffers and screening from streets and neighboring properties, yard space for residents, play areas, and planting strips along the perimeter of proposed buildings;*

**RESPONSE:** The proposed includes buffer plantings and an existing and new fence to screen the parking area and common patio for the residents.

*4. The design of proposed dwellings shall provide ample windows to enhance opportunities for sunlight and air in each dwelling in principal living areas and shall also provide sufficient storage areas;*

**RESPONSE:** The proposed provides sufficient windows to provide ample sunlight/air circulation while still maintaining privacy. Each unit will have storage in the building.

*5. The scale and surface area of parking, driveways and paved areas are arranged and landscaped to properly screen vehicles from adjacent properties and streets;*

**RESPONSE:** The access way for the proposed project is by a driveway and sidewalks located beside the building. A parking area is located to the side of the building for screening purposes and it is buffered where possible from the neighboring properties by plantings and fencing.

*6. Two-family or multiple-family dwellings shall not be converted to lodging houses unless all units in the building have been vacant for at least one (1) year prior to the date conversion is sought or unless the individual multiple-family units are less than one thousand (1,000) square feet in size. In no event shall any single-family dwelling in the R-5 or R-6 zone be converted in whole or in part to a lodging house.*

**RESPONSE:** Not applicable.