

## **Attachment C: Findings for Specific Architectural Standards**

Based on our interpretation and past discussions with City staff, it is believed that the following code sections would not require an adjustment. However, the applicant will be providing detailed responses to these code sections as an attachment to the application narrative.

### **17.52.030 - Standards for automobile parking.**

**A. Access.** Ingress and egress locations on public thoroughfares shall be located in the interests of public traffic safety. Groups of more than four parking spaces shall be so located and served by driveways so that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley. No driveway with a slope of greater than fifteen percent shall be permitted without approval of the city engineer.

**Response:** All off-street parking is accessed via a driveway consistent with this requirement.

### **17.54.010.B(3) Accessory Structures with a Footprint Over Six Hundred Square Feet**

- (d) Shall not exceed eight hundred square feet; and
- (f) Shall be located behind the front line of the primary structure

**Response:** This standard does not apply to multi-family or commercial.

### **17.54.020 - Projections from buildings.**

**Response:** Setbacks do not apply to the proposed development. Therefore, this standard does not apply.

### **17.54.105 - Live/work units.**

- A.** The ground floor business shall provide visibility, signage and access from the primary street. The building in which the live/work dwelling is located shall architecturally differentiate the ground floor commercial/office space from the rest of the building by meeting the following requirements:
  - 2.** Windows shall begin thirteen to thirty inches above the sidewalk rather than continue down to street level. Large single paned windows over ten feet in width shall be divided into multiple panes to add human scale by dividing the vertical plane into smaller parts.

**Response:** Live/work units in both Buildings B and D have windows that begin 30 inches above sidewalk. Therefore, this standard is met.

## **17.62.050.A - Standards.**

- 1. Landscaping, A minimum of fifteen percent of the lot shall be landscaped. Existing native vegetation shall be retained to the maximum extent practicable. All plants listed on the Oregon City Nuisance Plant List shall be removed from the site prior to issuance of a final occupancy permit for the building.**

**Response:** Per 17.34.060.I, the 10% minimum landscaping requirement takes precedent over this standard. Therefore, the 15% minimum landscaping standard does not apply. It should be noted that draft municipal code changes, if adopted later this year, will eliminate this standard.

- 17. All utility lines shall be placed underground.**

**Response:** Agnes Extension, which included above ground utilities is no longer proposed as part of the CDP amendment. All other utilities will be placed underground.

- 19. For a residential development, site layout shall achieve at least eighty percent of the maximum density of the base zone for the net developable area. Net developable area excludes all areas for required right-of-way dedication, land protected from development through Natural Resource or Geologic Hazards protection, and required open space or park dedication.**

**Response:** The MUD base zone does not prescribe a maximum density.

## **21. Building Materials.**

- a. Preferred Building Materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the city's desired traditional character are as follows:**
  - i. Brick.**
  - ii. Basalt stone or basalt veneer.**
  - iii. Narrow horizontal wood or composite siding (generally five inches wide or less); wider siding will be considered where there is a historic precedent.**
  - iv. Board and batten siding.**
  - v. Other materials subject to approval by the community development director.**
  - vi. Plywood with battens or fiber/composite panels with concealed fasteners and contiguous aluminum sections at each joint that are either horizontally or vertically aligned.**

- vii. **Stucco shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.**

**Response:** Per City staff, fiber cement board qualifies as a preferred material. Therefore, high quality, durable materials are proposed. Prohibited materials are not proposed. It should be noted that draft municipal code changes, if adopted later this year, will remove this standard.

## **17.62.055 Institutional and commercial building standards.**

### **G. Variation in Massing.**

2. **Horizontal masses shall not exceed a height: width ratio of one-to-three without substantial variation in massing that includes a change in height and projecting or recessed elements.**

**Response:** As evidenced by the previously approved adjustments included in Attachment B, horizontal massing of the mixed use buildings may exceed a height: width ratio of 1:3 due to the provision of variation in massing and materials. Therefore, this standard does not apply. It should be noted that draft municipal code changes, if adopted later this year, will remove this standard.

### **H. Minimum Wall Articulation.**

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

**Response:** Street façade of Buildings A meets the 60% minimum required amount of commercial features by utilizing canopies over the entries, therefore an adjustment is not needed.

### **I. Facade Transparency.**

1. **Transparent windows or doors facing the street are required. The main front elevation shall provide at least sixty percent windows or transparency at the pedestrian level.**

**Response:** For Buildings A the façade facing the public street has 365 SF of glazing which constitutes 60% of transparency, therefore an adjustment is not needed.

## **17.62.057 - Multi-family standards.**

### **F. Pedestrian Circulation.**

1. **Pathways between dwelling units entrances and the street are required. Such pathways between the street and buildings fronting on the street shall be in a straight line. Exceptions may be allowed by the director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.**

**Response:** Pathways are provided between dwelling unit entrances and the street in a straight line. Where pathways cross a drive aisle, a different material is proposed.

#### **G. Architectural and Material Standards.**

##### **3. Roofline standards.**

- a. Single purpose residential buildings in residential districts must provide a pitched roof with minimum 6:12 roof pitch. The maximum width of any continuous roofline shall be thirty-five feet**

**Response:** No single-purpose buildings are proposed. Therefore, this standard does not apply.

#### **K. Building Materials.**

**All multifamily buildings shall be enhanced with appropriate details. Each of the types of details listed below are worth one point. Multifamily buildings must achieve the equivalent of five points worth of architectural details.**

- 1. Decorative porch design with distinct design and use of materials.**
- 2. Decorative treatment of windows and doors, such as decorative molding/framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.**
- 3. Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.**
- 4. Decorative light fixtures with a diffuse visible light source, such as a globe or "acorn" that is non-glaring or a decorative shade or mounting for each building entry on the facade.**
- 5. Brick or stonework covering more than fifteen percent of the facade.**
- 6. Decorative building materials that add visual interest, including:**
  - a. Individualized patterns or continuous wood details.**
  - b. Decorative moldings, brackets, wave trim or lattice work.**
  - c. Other materials with decorative or textural qualities as approved by the director. The applicant must submit architectural drawings and material samples for approval.**
- 7. Decorative roofline design, including multiple gables and/or dormers, decorative parapet or other design that adds distinct visual interest.**
- 8. Decorative railings, grill work, or terraced landscape beds integrated along the facade of the building.**

9. Other details that meet the intent of the guidelines as approved by the director.

**Response:** The following five architectural details are incorporated into all buildings:

- #3 Decorative element that incorporates landscaping near the building entry or entries (1 point)
- #4 Decorative light fixtures with a diffuse visible light source for each building entry on the façade (1 point)
- #5 Brick or stonework at the ground level facing public areas (1 point)
- #6 Decorative building materials that add visual interest including: multiple horizontal reliefs and/or patterns in ground level brick or stone, continuous water table/sill trim above brick or stone, change of material at the top floor with decorative trim (1 point)
- #8 Decorative balcony railing along the façade of the building (1 point)
- #9 Extra windows provided on the upper stories (1 point)
- #9 Use of preferred building materials in a variety of ways above what the code requires (1 point)

Therefore, the building façade incorporates appropriate visual relief and this standard is met.