



City of McMinnville
 Planning Department
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311

www.mcminnvilleoregon.gov

**Planning Commission
 ZOOM Online Meeting:
 May 21, 2020**

*Please Note that this meeting will be conducted via
 ZOOM meeting software due to the COVID-19 event.*

6:30 PM Regular Meeting

ZOOM Meeting: You may join online via the following link:

<https://mcminnvilleoregon.zoom.us/j/98527989782?pwd=dmpEN1NacmlwbGdsNENiWExYUUN5QT09>

**Zoom ID: 985 2798 9782
 Zoom Password: 125287**

**Or you can call in and listen via zoom: 1-669-900-9128
 ID: 985 2798 9782**

If you wish to address Planning Commission on any item not on the agenda, you may respond as the Planning Commission Chair calls for "Citizen Comments."

Commission Members	Agenda Items
Roger Hall, Chair Lori Schanche, Vice-Chair Robert Banagay Erin Butler Susan Dirks Gary Langenwalter Roger Lizut Amanda Perron Beth Rankin	<p>6:30 PM - REGULAR MEETING</p> <ol style="list-style-type: none"> 1. Call to Order 2. Approval of Minutes <ul style="list-style-type: none"> • January 16, 2020 – Work Session (<i>Exhibit 1</i>) 3. Action Item <ul style="list-style-type: none"> • Minor Partition (MP 1-17) Extension Request (<i>Exhibit 2</i>) • 2020-2024 Planning Commission Work Plan (<i>Exhibit 3</i>) 4. Work Session: Residential Site and Design Review: Design & Development Standards (<i>Exhibit 4</i>) 5. Commissioner/Committee Member Comments 6. Staff Comments 7. Adjournment

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

*Please note that these documents are also on the City's website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.



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EXHIBIT #1: MINUTES

January 16, 2020
Planning Commission
Work Session Meeting

5:30 pm
McMinnville Civic Hall, 200 NE 2nd Street
McMinnville, Oregon

Members Present: Chair Roger Hall, Commissioners: Robert Banagay, Erin Butler, Susan Dirks, Gary Langenwalter, Amanda Perron, Beth Rankin, and Lori Schanche

Members Absent: Roger Lizut

Staff Present: Heather Richards – Planning Director, Chuck Darnell – Senior Planner, Jamie Fleckenstein – Associate Planner, and Tom Schauer – Senior Planner

1. Call to Order

Chair Hall called the meeting to order at 5:30 p.m.

2. Swear In New Members

Commissioners Banagay and Rankin introduced themselves.

Planning Director Richards swore in the new Commissioners.

3. Election of Chair and Vice-Chair

It was unanimous to nominate Roger Hall for Chair and Lori Schanche for Vice Chair for 2020.

4. Approval of Minutes

- **December 5, 2019 – Regular Meeting**
- **December 19, 2019 – Regular Meeting**

Associate Planner Fleckenstein said for the December 5, 2019 minutes, the votes for Zone Change ZC 4-19 and Conditional Use Permit 4-19 needed to be corrected from 8-0 to 7-0 because Commissioner Dirks had recused herself and did not participate in the hearings.

There was consensus to approve the December 5 and 19, 2019 meeting minutes as amended.

5. Work Session: Planning Commission Work Plan

Planning Director Richards said at the last meeting the Commission had reviewed the work done in 2019 and had requested amending the five year Work Plan from 2017. Staff asked that the items staff was currently working on would continue to move forward. These items included residential site and design review standards for all types of housing products. These were draft standards for tiny homes, small lot homes, single family dwelling units, duplexes, triplexes, quadplexes, multi-family, townhomes, and cottage clusters. Staff was also doing an evaluation of which housing products should go in the R1, R2, R3, and R4 zones and creating a Park and Public Facility zone. Items on the Work Plan for the next two years, but had not been started were Commercial zone amendments for the uses in C1, C2, and C3, Industrial zone amendments for the uses in ML, M1, and M2, and creating a site and design review process for Commercial and Industrial. Bubbling up through the long range planning projects were: Special District Zone for an innovation campus in the Three Mile Lane area, High Density Residential Zone that did not allow single family dwelling units, Development Code objective standards for Great Neighborhood Principles, parking standards for different housing products, permitting townhouses in the C3 zone, permitting or conditionally permitting Single Room Occupancies, master planning process for annexations, evaluating transfer of density for protection of natural features, and evaluating code for Fair Housing Act best practices. A recommendation from the public was to look into a dark skies ordinance regarding lighting. Tonight the Commission would be discussing what items should be included on the Work Plan.

Commissioner Schanche suggested adding a site and design review process for Commercial.

There was discussion regarding building mixed use residential in an industrial area.

Commissioner Dirks suggested that putting the Great Neighborhood Principles into code, parking standards, and the Special District Zone for an innovation campus should be the top priorities.

Planning Director Richards agreed they should finish the Neighborhood Principles although there was only one large lot available currently where they would apply. Parking was a barrier. The Single Room Occupancies was a great way to convert large homes to more living units. She noted staff was maxed with the current workload and when the Commission chose their priorities, she would look into what year those items could be done. The permitting townhouses in C3 and parking standards for multi-family could be done with the residential site and design review standards work that was currently underway.

Commissioner Butler thought protection of natural features and transfer of density should be a priority.

Planning Director Richards said the City would soon be adopting a Natural Hazards Mitigation Plan and in the plan there was language that stated natural hazard areas would be identified and what development could occur in those areas. She thought the transfer of density could be included in that work.

There was discussion regarding what would be included in the transfer of density and dark skies items.

Planning Director Richards thought the dark skies could be kept on the parking lot list and when there was capacity they could work on it or it could be put in the development standards regarding light mitigation.

Mark Davis, McMinnville resident, thought the most critical thing was the Urban Growth Boundary expansion. The Great Neighborhood Principles and residential site and design review standards would help with that work.

Planning Director Richards pointed out that the expansion would not happen for at least five more years. It was still a priority, but there would be other work they could be doing as well.

There was discussion regarding the master planning process for annexations.

Commissioner Schanche thought this could be done once all of the design review standards were created.

Planning Director Richards suggested adding updating all of the infrastructure plans to the list.

Commissioner Dirks thought they should also be thinking about climate change as they went through these processes. She discussed a resolution that had been submitted to the Council by a student.

Planning Director Richards said the executive team was still reviewing the resolution due to the financial impact and would hold a work session with the Council about it. The City had a Sustainability Committee in the past, but that had fizzled out. Staff was also reviewing that information as well to see what had already been done. She thought there could also be a Planning Commission work session on what that would look like from their perspective.

Planning Director Richards would revise the Work Plan as discussed and bring it back to a future Commission meeting.

6. Commissioner Comments

None

7. Staff Comments

Planning Director Richards discussed the use of Planning Commission iPads. If the Commission did not use the iPads, she asked them to let her know because the cost came out of her budget.

8. Adjournment

Chair Hall adjourned the meeting at 7:00 p.m.

Heather Richards
Secretary



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EXHIBIT #2 - STAFF REPORT

DATE: May 21, 2020
TO: Planning Commission Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: Action Item: MP 1-17 (Minor Partition) Extension Approval

STRATEGIC PRIORITY & GOAL:

 <p>GROWTH & DEVELOPMENT CHARACTER Guide growth & development strategically, responsively & responsibly to enhance our unique character.</p>	 <p>HOUSING OPPORTUNITIES <small>(ACROSS THE INCOME SPECTRUM)</small> Create diverse housing opportunities that support great neighborhoods.</p>
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Report in Brief:

This is an action item to consider a request for an extension of a previously approved tentative partition application (MP 1-17). The tentative partition was originally approved by the Planning Director on April 5, 2017. Following the approval of a tentative partition, an applicant has one year to submit a final partition plat that complies with the approved tentative partition plan and any associated conditions of approval. The applicant was not able to complete the required conditions of approval prior to submitting a final plat, and requested a one year extension of the tentative partition approval on April 4, 2018. That one year extension request was approved by the Planning Director with a new deadline of April 5, 2019. Due to extenuating circumstances, the applicant was not able to complete the required conditions of approval, and requested an additional extension of the tentative partition approval. Additional extensions beyond one year require the approval of the Planning Commission. In 2019, the Planning Commission approved an additional extension of one year with a new deadline of April 5, 2020. The applicant has now requested one additional extension of one year to April 5, 2021.

Background:

The subject site consists of two parcels that are related to the tentative partition application (MP 1-17). The applicant had originally submitted an application for a property line adjustment (BLA 2-17) and an application for a tentative partition (MP 1-17), which were reviewed concurrently. The property line adjustment, as proposed, adjusted the common property line between two existing parcels, and the proposed tentative partition then partitioned the larger of those two parcels into three (3) new parcels.

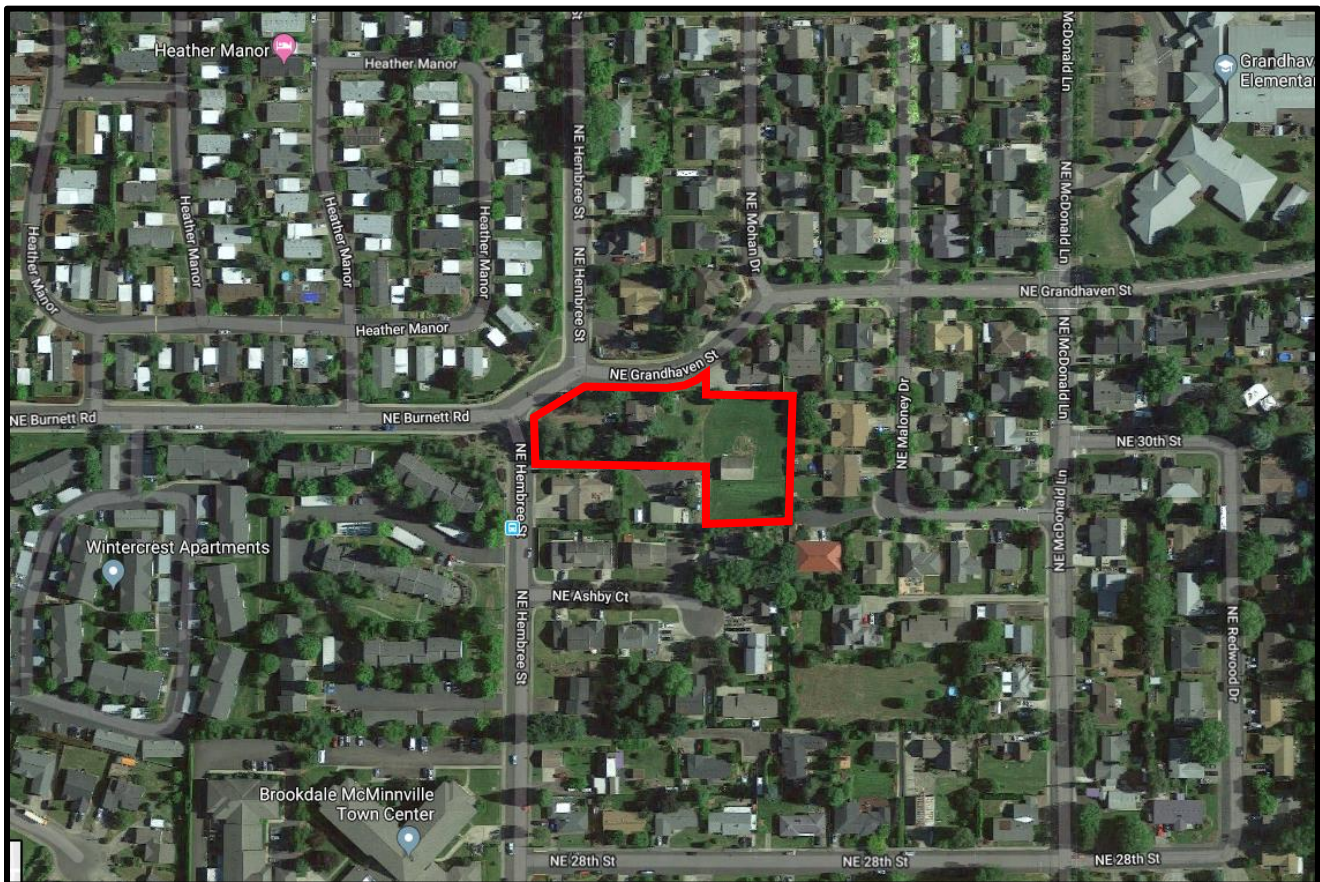
The subject parcels are located at 2950 NE Hembree Street, and are also identified as Tax Lots 800 and 801, Section 9CD, T. 4 S., R. 4 W. The subject parcels are identified as Residential on the McMinnville Comprehensive Plan Map and are zoned R-1 (Single-Family Residential).

Attachments:

- Attachment A: BLA 2-17 and MP 1-17 Approval Letter*
- Attachment B: BLA 2-17 and MP 1-17 Decision Document*
- Attachment C: MP 1-17 1st Additional Extension Approval Letter*
- Attachment D: BLA 2-17 Recorded Deeds*
- Attachment E: MP 1-17 2nd Additional Extension Request Letter*

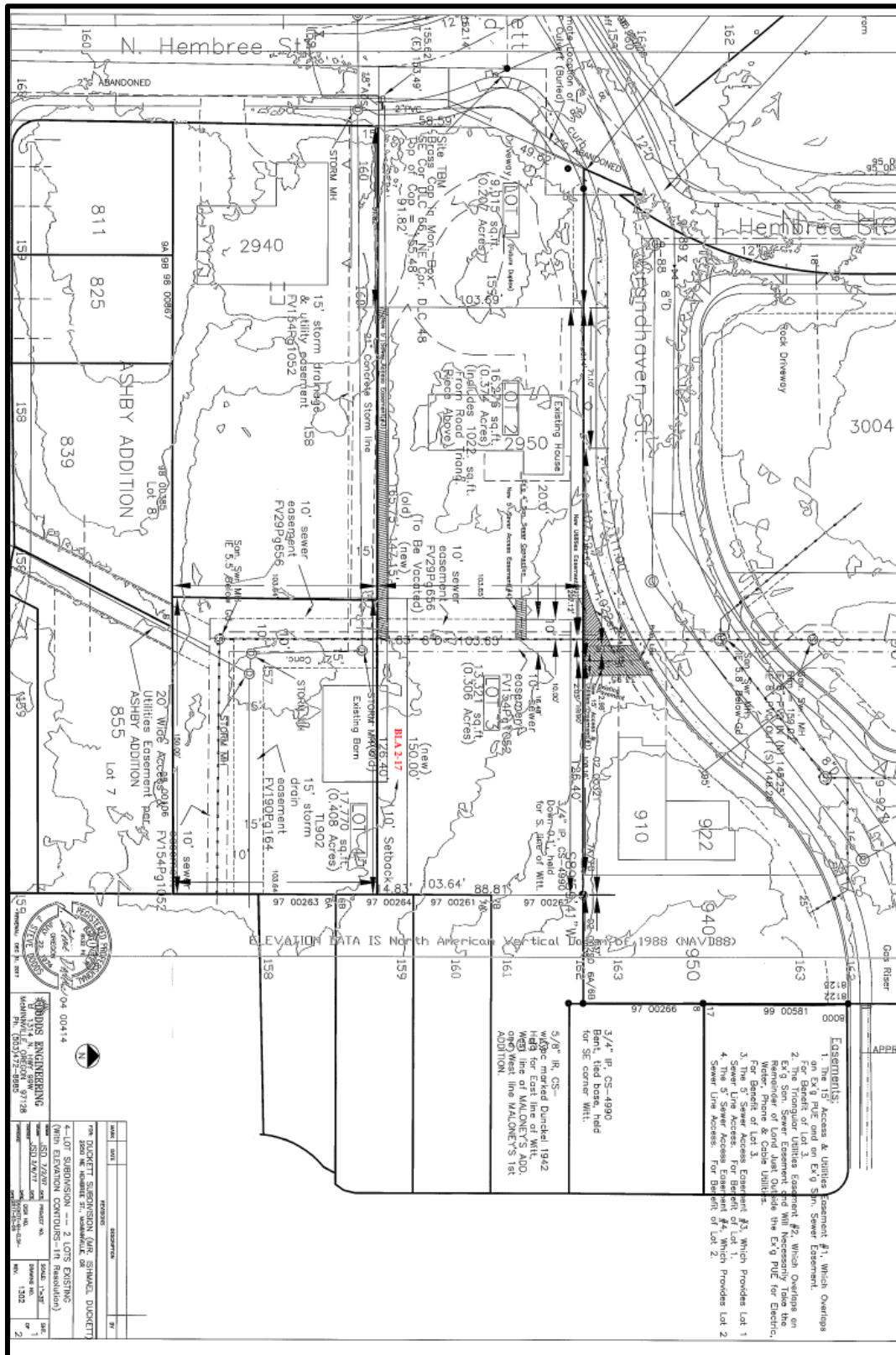
Figure 1 and Figure 2 below identify the approximate location of the subject parcels and the tentative partition plan that was approved under docket MP 1-17:

Figure 1. Vicinity Map



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Attachment D: BLA 2-17 Recorded Deeds
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Figure 2. Approved Tentative Partition Plan



- Attachments:
- Attachment A: BLA 2-17 and MP 1-17 Approval Letter
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The property line adjustment (BLA 2-17) and tentative partition (MP 1-17) applications were originally approved by the Planning Director on April 5, 2017 under the review process described in Section 17.72.110 (Applications – Director’s Review with Notification) of the McMinnville Municipal Code (MMC). The original approval letter and decision document are included in Attachments A and B to the staff report.

Following the approval of a tentative partition, an applicant has one year to submit a final partition plat that complies with the approved tentative partition plan and any associated conditions of approval, per Section 17.53.060(D) of the MMC. The applicant was not able to complete the required conditions of approval prior to submitting a final plat, and requested a one year extension of the tentative partition approval on April 4, 2018. As allowed Section 17.53.060(D) of the MMC, that one year extension request was approved by the Planning Director with a new deadline of April 5, 2019.

Due to extenuating circumstances, the applicant was still not able to complete the required conditions of approval, and in 2019 requested an additional extension of the tentative partition approval. The original applicant, Ish Duckett - who was also the property owner, passed away shortly before the 2019 deadline. Mr. Duckett’s surviving wife and son, who are still the owners of the property, submitted the additional extension request on behalf of the late applicant, Ish Duckett.

Section 17.53.060(D) of the MMC requires that additional extensions beyond one year be approved the Planning Commission. On April 18, 2019, the Planning Commission reviewed and approved the additional extension request with a new deadline of April 5, 2020. The approval letter documenting the Planning Commission’s approval of this additional extension is attached to this staff report in Attachment C.

The applicant did complete the property line adjustment (BLA 2-17) within the last two years, which increased the size of the southernmost parcel and decreased the size of the larger parcel that is located immediately adjacent to NE Hembree Street and NE Grandhaven Drive. The recorded deeds that complete this property line adjustment are attached to this staff report in Attachment D. This shift in the common property line is identified in Figure 3 below:

Attachments:

Attachment A: BLA 2-17 and MP 1-17 Approval Letter

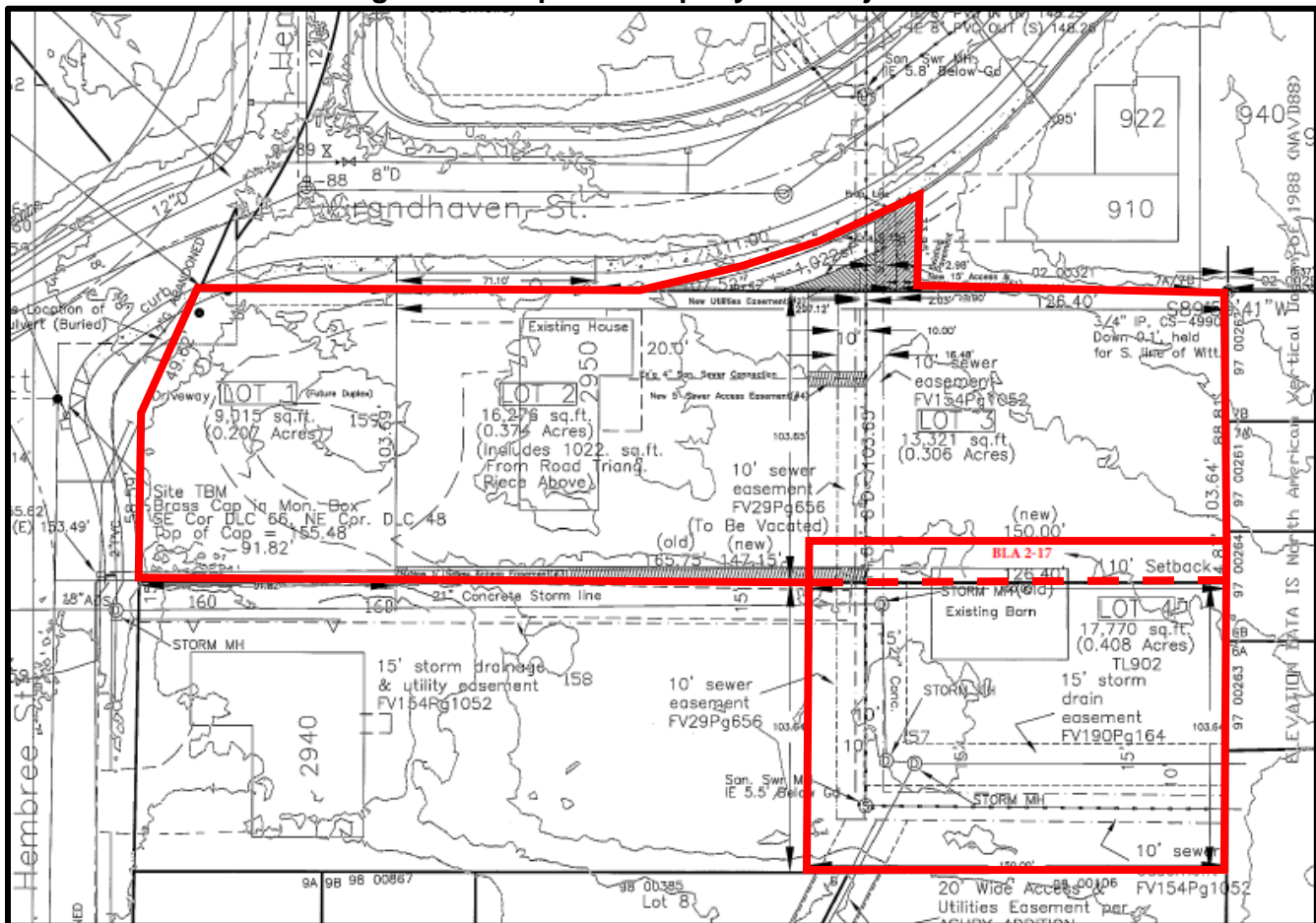
Attachment B: BLA 2-17 and MP 1-17 Decision Document

Attachment C: MP 1-17 1st Additional Extension Approval Letter

Attachment D: BLA 2-17 Recorded Deeds

Attachment E: MP 1-17 2nd Additional Extension Request Letter

Figure 3. Completed Property Line Adjustment



*Note – Dashed line represents previous common property line. Solid lines represent existing property lines after the property line adjustment (BLA 2-17) was completed.

The property owner has now submitted a request for another extension of the tentative partition approval, and are requesting an additional one year extension with a deadline of April 5, 2021. The property owners have stated that their intention was to sell the lot that was expanded by BLA 2-17 (Lot 4 in the tentative partition plan) to fund some of the public improvements required as conditions of approval on the tentative partition approval. However, the sale of that lot did not go through, and the applicant has requested one additional year to potentially complete the sale of the lot and complete the other improvements required prior to final plat.

The tentative partition plan that was approved would result in the creation of three (3) new parcels, which would be approximately, 9,015 square feet, 16,276 square feet, and 13,321 square feet in size. The new parcels would all be above the minimum lot size in the underlying R-1 (Single Family Residential) zone, which is 9,000 square feet (Section 17.12.030 of the MMC). The tentative partition plan includes a note that Lot 1, which is the westernmost lot on the corner of NE Hembree Street and NE Grandhaven Street may be used as a duplex. Duplexes are permitted in the R-1 zone, but only on corner lots with at least 9,000 square feet, and the underlying plat must designate the lot as allowing a duplex (Section 17.12.010(B)). Therefore, the final plat could include that note and would then allow for a duplex to be

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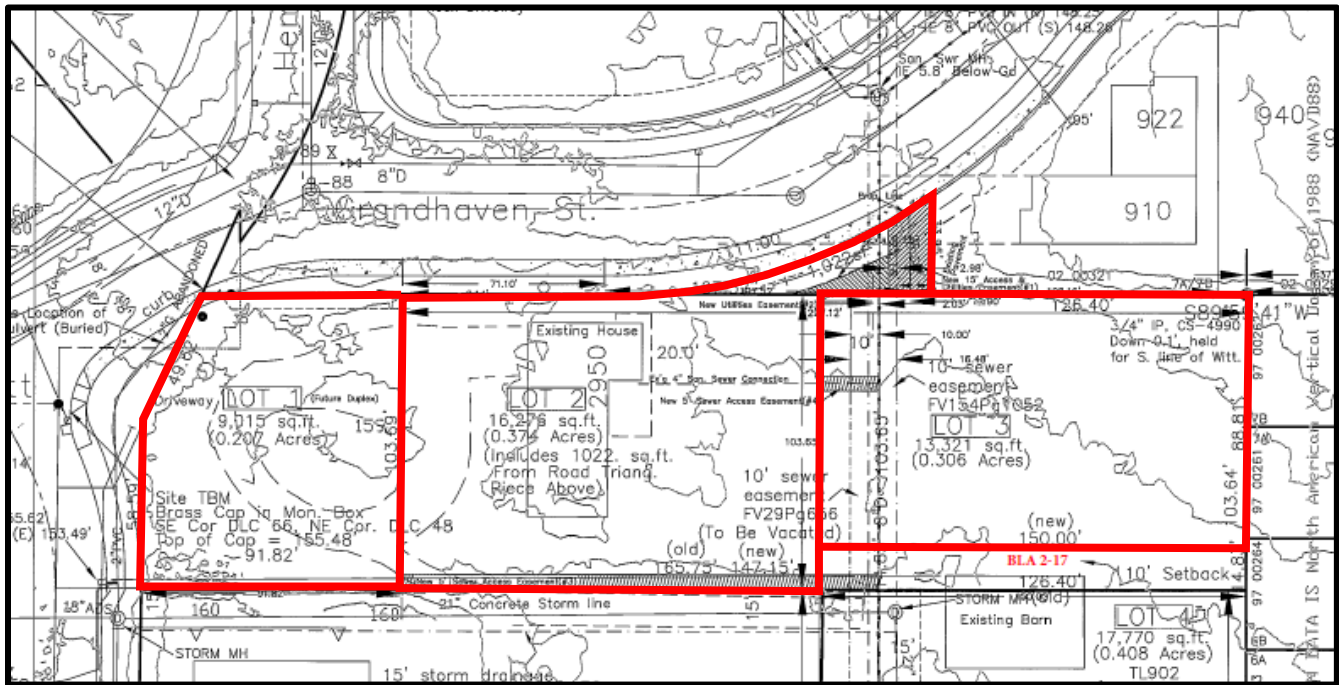
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constructed on Lot 1. The tentative partition plan also included necessary easements to provide access and utilities to serve each of the new parcels.

An existing house is present on Lot 2, which is proposed to remain. Lots 1 and 3 are vacant, and would be available for new development of any uses permitted in the R-1 zone. The southernmost lot that was increased through the property line adjustment, which is now identified as Tax Lot 801 after the recently property line adjustment deeds were recorded, has an existing barn on the property, which is required by MP 1-17 condition # 12 to be demolished prior to any building permit being issued for the property.

The location of the proposed lots are identified in Figure 4 below:

Figure 4. Lots in Tentative Partition Plan



Discussion:

As discussed in more detail above, the applicant did complete the property line adjustment (BLA 2-17) within the last two years. The recorded deeds that complete this property line adjustment are attached to this staff report in Attachment D.

The final partition plat needs to be submitted, and will need to be consistent with the approved tentative partition plan and any required conditions of approval. The conditions of approval from the tentative partition approval (MP 1-17) are identified in the original approval letter (Attachment A) and Decision Document (Attachment B). Some of the conditions are related to items that need to be addressed and shown on the final plat, and others are related to infrastructure or other site improvements. The conditions of approval are listed below, with notes on whether they have been completed and notes on the additional action that is still required. Actions that are listed in ***bold and italicized*** are actions that need to be completed prior to the City approving and signing the final partition plat.

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Attachment B: BLA 2-17 and MP 1-17 Decision Document

Attachment C: MP 1-17 1st Additional Extension Approval Letter

Attachment D: BLA 2-17 Recorded Deeds

Attachment E: MP 1-17 2nd Additional Extension Request Letter

Condition of Approval	Completed?	Necessary Action
<p>1. Grandhaven Street is designated as a major collector (74' right-of-way) in the City's Transportation System Plan (TSP). The street was constructed prior to the adoption of the TSP (2010), and was built to the minor collector standard contained in the 1994 Transportation Master Plan (36' of paved surface, and 5' sidewalks within a 60' right-of-way). The existing right-of-way width adjacent to the proposed partition lots does not meet the current standard of 37' from centerline. Therefore, the final partition plat shall reflect the dedication of additional right-of-way, equaling 37' total from centerline, along the site's Grandhaven Street frontage.</p> <p>The completion of MP 1-17 will not necessitate an upgrade/widening of Grandhaven Street to meet the major collector requirements.</p>	<p>No</p>	<p>Updates to be Shown on Final Plat</p>
<p>2. Hembree Street is designated as a local street (50' right-of-way) in the City's Transportation System Plan (TSP). The street was constructed prior to the adoption of the TSP (2010), and was built to the minor collector standard contained in the 1994 Transportation Master Plan (36' of paved surface, and 5' curbside sidewalks within a 60' right-of-way) adjacent to the subject site. No additional improvements to Hembree Street are required.</p>	<p>N/A</p>	<p>None Required</p>
<p>3. The proposed shared driveway for Parcel 3 and Lot 7 of Witt Addition is acceptable. The necessary access easements shall be granted on the final partition plat, and at the time of building permits for Parcel 3, the existing driveway shall be upgraded to meet current ADA standards.</p>	<p>No</p>	<p>Updates to be Shown on Final Plat</p> <p>Improvements Prior to Building Permits</p>
<p>4. The access for Parcel 1 and Parcel 2 shall be limited to a joint driveway access onto Hembree Street, and the final plat shall reflect no access to Grandhaven Street for Parcel 1 and Parcel 2.</p>	<p>No</p>	<p>Updates to be Shown on Final Plat</p>
<p>5. The existing driveway onto Grandhaven Street for the existing house (2950 NE Hembree Street) on Parcel 2 shall be removed prior to the City's approval of the final plat</p>	<p>No</p>	<p>Driveway To be Removed (or Work Bonded For) Prior to Final Plat Approval</p>
<p>6. The applicant shall submit to the City Engineer, for review and approval, a utility plan for the subject site. At a minimum, this plan shall indicate the manner in which separate sanitary sewer, storm</p>	<p>No</p>	<p>Utilities To be Installed (or Work Bonded For) Prior to</p>

Attachments:

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<p>sewer, and water services will be provided to each of the proposed lots. Each lot will need to be served by a separate sanitary sewer lateral and connection to the public sewer main. Easements and maintenance agreements as may be required by the City Engineer for the provision, extension and maintenance of these utilities shall be submitted to the City Engineer for review and approval prior to filing of the final plat. All required utilities, including the proposed sewer lateral to serve Parcel 1, shall be installed to the satisfaction of the responsible agency prior to the City's approval of the final plat.</p>		<p>Final Plat Approval</p>
<p>7. City records do not indicate how the existing house (2950 NE Hembree Street) is served by sanitary sewer, but it is likely that it is connected to the existing 8" public sewer main in the eastern portion of the site. The applicant shall identify the location of the existing sewer lateral and provide the City Engineering Department with a copy of a televised report of the condition of the existing lateral. If necessary, the lateral will need to be repaired or replaced so that it is in compliance with the City's sewer ordinance prior to the City's approval of the final plat.</p>	<p>No</p>	<p>Sewer Scope Required Prior to Final Plat Approval</p> <p>Potentially: Sewer Lateral Repaired or Replaced Prior to Final Plat Approval</p>
<p>8. The map submitted with the partition application indicates that the existing public sewer easement (recorded as Film Volume 29 Page 656) on Parcel 3 is "to be vacated." There is an existing 8" public sewer main within that easement. Therefore, the easement will need to remain, and shall be reflected on the final partition plat.</p>	<p>No</p>	<p>Updates to be Shown on Final Plat</p>
<p>9. The final plat shall include 10-foot utility easements along both sides of all public rights-of-way for the placement and maintenance of required utilities.</p>	<p>No</p>	<p>Updates to be Shown on Final Plat</p>
<p>10. The applicant shall submit a draft copy of the partition plat to the City Engineer for review and comment which shall include any necessary cross easements for access to serve all the proposed parcels, and cross easements for utilities which are not contained within the lot they are serving, including those for water, sanitary sewer, storm sewer, electric, natural gas, cable, and telephone. A current title report for the subject property shall be submitted with the draft plat. Two copies of the final partition plat mylars shall be submitted to the City Engineer for the appropriate City signatures. The signed plat mylars will be released to the applicant for delivery to McMinnville Water and Light and the County for appropriate signatures and for recording.</p>	<p>No</p>	<p>Final Plat Mylars to be Submitted for Review and Approval</p>

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11. The applicant shall record the boundary line adjustment for the common property line between Tax Lot 800 and Tax Lot 902 with Yamhill County, as approved in docket BLA 2-17, prior to submitting the final plat.	Yes	None
12. That, prior to the release of building permits for Parcel 4 (Tax Lot 902), the existing structure shall be demolished. A demolition permit shall be obtained prior to demolishing the existing structure.	No	Improvements Prior to Building Permits
13. That approval of this tentative plat will expire 12 (twelve) months after the date of issuance of this letter. If the final plat has not been submitted prior to expiration of the tentative plat, or a written request for an extension of this approval has not been submitted and approved within that same time period, the applicant must resubmit a tentative plat for further consideration and comply with regulations and conditions applicable at that time.	No	None Additional Extension Request Under Review

Commission Options:

- 1) **APPROVE** the additional extension of the tentative partition plan approval, granting the requested extension to April 5, 2021.
- 2) **APPROVE** the additional extension of the tentative partition plan approval, granting an extension to a different date than the April 5, 2021 deadline requested by the applicant.
- 3) **DENY** the additional extension of the tentative partition plan approval, thereby requiring a new tentative partition application to be submitted and approved prior to any future partitioning of the property in question.

Recommendation:

Staff has reviewed the tentative partition approval again, and has found that the existing conditions of approval that would still apply are consistent with MMC and Comprehensive Plan requirements associated with a land division. Staff does not believe that any code standard or potential required condition of approval would change if a new partition application was submitted today.

Therefore, staff recommends that the Planning Commission approve the extension of the tentative partition approval to the requested date of April 5, 2021. Staff would recommend that the Planning Commission consider this to be the final extension that would be granted for the tentative partition application (MP 1-17) in question.

MOTION FOR MP 1-17 EXTENSION:

I MOVE THAT THE PLANNING COMMISSION APPROVE THE ADDITIONAL EXTENSION OF THE TENTATIVE PARTITION PLAN APPROVAL TO APRIL 5, 2021.

CD

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 - Attachment D: BLA 2-17 Recorded Deeds*
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PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128
www.mcminnvilleoregon.gov

April 5, 2017

Ishmael Duckett
2950 NE Hembree Street
McMinnville, OR 97128

Re: Dockets BLA 2-17 / MP 1-17

Dear Mr. Duckett:

This is to advise you that the McMinnville Planning Department has received and carefully studied your applications (BLA 2-17 / MP 1-16) to adjust the property line between two existing parcels and also partition an approximately 0.89 acre parcel of land into three (3) parcels approximately 0.21 acres, 0.37 acres, and 0.31 acres in size. The subject site is located at 2950 NE Hembree Street and is more specifically described as Tax Lots 800 and 902, Section 9CD, T. 4 S., R. 4 W., W.M. The Planning Department reviewed your applications against the criteria of Section 17.53.053 (Review and Tentative Approval Process) and Section 17.53.060 (Submission of Tentative Partition Plan) of the McMinnville Zoning Ordinance for compliance.

Under the provisions of Section 17.72.110(A) (Applications – Director’s Review with Notification) of the McMinnville Zoning Ordinance, notice of the proposed partition was provided to property owners within 100 feet of the subject site.

Based on the material submitted and the Engineering Department and Planning Department evaluations, I have approved your requests for a boundary line adjustment (BLA 2-17) and a minor partition (MP 1-17), subject to conditions.

Attached are the land-use decisions with the findings of fact and conditions of approval for your records. The conditions of approval are also outlined below:

Conditions of Approval for BLA 2-17:

1. That copies of the amended deeds shall be submitted to our office after they have been recorded in the Yamhill County Clerk’s office so that we may officially update our maps and records.

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2. That approval of this boundary line adjustment will expire 12 (twelve) months after the date of issuance of this letter. If a copy of the recorded documents have not been submitted to our office prior to the expiration date, the applicant must resubmit an application for further consideration.

Conditions of Approval for MP 1-17:

TRANSPORTATION

1. Grandhaven Street is designated as a major collector (74' right-of-way) in the City's Transportation System Plan (TSP). The street was constructed prior to the adoption of the TSP (2010), and was built to the minor collector standard contained in the 1994 Transportation Master Plan (36' of paved surface, and 5' sidewalks within a 60' right-of-way). The existing right-of-way width adjacent to the proposed partition lots does not meet the current standard of 37' from centerline. Therefore, the final partition plat shall reflect the dedication of additional right-of-way, equaling 37' total from centerline, along the site's Grandhaven Street frontage.

The completion of MP 1-17 will not necessitate an upgrade/widening of Grandhaven Street to meet the major collector requirements.

2. Hembree Street is designated as a local street (50' right-of-way) in the City's Transportation System Plan (TSP). The street was constructed prior to the adoption of the TSP (2010), and was built to the minor collector standard contained in the 1994 Transportation Master Plan (36' of paved surface, and 5' curbside sidewalks within a 60' right-of-way) adjacent to the subject site. No additional improvements to Hembree Street are required.
3. The proposed shared driveway for Parcel 3 and Lot 7 of Witt Addition is acceptable. The necessary access easements shall be granted on the final partition plat, and at the time of building permits for Parcel 3, the existing driveway shall be upgraded to meet current ADA standards.
4. The access for Parcel 1 and Parcel 2 shall be limited to a joint driveway access onto Hembree Street, and the final plat shall reflect no access to Grandhaven Street for Parcel 1 and Parcel 2.
5. The existing driveway onto Grandhaven Street for the existing house (2950 NE Hembree Street) on Parcel 2 shall be removed prior to the City's approval of the final plat.

UTILITIES

6. The applicant shall submit to the City Engineer, for review and approval, a utility plan for the subject site. At a minimum, this plan shall indicate the manner in which separate sanitary sewer, storm sewer, and water services will be provided to each of the proposed lots. Each lot will need to be served by a separate sanitary sewer lateral and connection to the public sewer main. Easements and maintenance agreements as may be required by the City Engineer for the provision, extension and maintenance of these utilities shall be submitted to the City Engineer for review and approval prior to filing of

Page 3

the final plat. All required utilities, including the proposed sewer lateral to serve Parcel 1, shall be installed to the satisfaction of the responsible agency prior to the City's approval of the final plat.

7. City records do not indicate how the existing house (2950 NE Hembree Street) is served by sanitary sewer, but it is likely that it is connected to the existing 8" public sewer main in the eastern portion of the site. The applicant shall identify the location of the existing sewer lateral and provide the City Engineering Department with a copy of a televised report of the condition of the existing lateral. If necessary, the lateral will need to be repaired or replaced so that it is in compliance with the City's sewer ordinance prior to the City's approval of the final plat.
8. The map submitted with the partition application indicates that the existing public sewer easement (recorded as Film Volume 29 Page 656) on Parcel 3 is "to be vacated." There is an existing 8" public sewer main within that easement. Therefore, the easement will need to remain, and shall be reflected on the final partition plat.

MISCELLANEOUS

9. The final plat shall include 10-foot utility easements along both sides of all public rights-of-way for the placement and maintenance of required utilities.
10. The applicant shall submit a draft copy of the partition plat to the City Engineer for review and comment which shall include any necessary cross easements for access to serve all the proposed parcels, and cross easements for utilities which are not contained within the lot they are serving, including those for water, sanitary sewer, storm sewer, electric, natural gas, cable, and telephone. A current title report for the subject property shall be submitted with the draft plat. Two copies of the final partition plat mylars shall be submitted to the City Engineer for the appropriate City signatures. The signed plat mylars will be released to the applicant for delivery to McMinnville Water and Light and the County for appropriate signatures and for recording.
11. The applicant shall record the boundary line adjustment for the common property line between Tax Lot 800 and Tax Lot 902 with Yamhill County, as approved in docket BLA 2-17, prior to submitting the final plat.
12. That, prior to the release of building permits for Parcel 4 (Tax Lot 902), the existing structure shall be demolished. A demolition permit shall be obtained prior to demolishing the existing structure.
13. That approval of this tentative plat will expire 12 (twelve) months after the date of issuance of this letter. If the final plat has not been submitted prior to expiration of the tentative plat, or a written request for an extension of this approval has not been submitted and approved within that same time period, the applicant must resubmit a tentative plat for further consideration and comply with regulations and conditions applicable at that time.

Ishmael Duckett
April 5, 2017
Re: Dockets BLA 2-17 / MP 1-17

Page 4

Please note that the construction of utilities and other required infrastructure to serve the partitioned parcels will be at the owner's expense and that sewer assessment charges and other applicable system development charges must be paid at the time of building permit application, unless otherwise noted. If you have any questions concerning this matter, please contact the Engineering Department at (503) 434-7312.

This letter shall act as official notification of my decision. An appeal of this decision may be made to the Planning Commission if notice of intent to appeal is filed in the Planning Department no later than April 20, 2017. If no appeal is filed by this date, the decision shall be considered final.

Sincerely,



Heather Richards, PCED
Planning Director

HR:sjs

c: Mike Bisset, Community Development Director
Bob Poskin, Building Official

Attachments: *DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A BOUNDARY LINE ADJUSTMENT AT 2950 NE HEMBREE STREET (Docket BLA 2-17)* and *DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A MINOR PARTITION AT 2950 NE HEMBREE STREET. (Docket MP 1-17)*



CITY OF MCMINNVILLE
PLANNING DEPARTMENT
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A MINOR PARTITION AT 2950 NE HEMBREE STREET.

- DOCKET:** MP 1-17 (Minor Partition)
- REQUEST:** The applicant is requesting a minor partition to separate an approximately 0.89 acre parcel of land into three (3) parcels approximately 0.21 acres, 0.37 acres, and 0.31 acres in size.
- LOCATION:** The property is located at 2950 NE Hembree Street and is more specifically described as Tax Lot 800, Section 9CD, T. 4 S., R. 4 W.
- ZONING:** The subject site's current zoning is R-1 (Single Family Residential).
- APPLICANT:** Ishmael Duckett
- STAFF:** Chuck Darnell, Associate Planner
- HEARINGS BODY:** McMinnville Planning Director
- DATE & TIME:** April 5, 2017.
- COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; and Northwest Natural Gas. Their comments are provided in this exhibit.

DECISION AND CONDITIONS OF APPROVAL

Based on the findings and conclusions, the Planning Director **APPROVES** the minor partition (MP 1-17) **subject to the conditions of approval provided in this document.**

////////////////////////////////////
DECISION: APPROVAL WITH CONDITIONS
////////////////////////////////////

Planning Department: 
Heather Richards, Planning Director

Date: 4/5/17

Application Summary:

The applicant is requesting a minor partition to separate an approximately 0.89 acre parcel of land into three (3) parcels approximately 0.21 acres, 0.37 acres, and 0.31 acres in size.

CONDITIONS OF APPROVAL

The following conditions of approval shall be required:

MP 1-17 is approved subject to the following conditions:

TRANSPORTATION

1. Grandhaven Street is designated as a major collector (74' right-of-way) in the City's Transportation System Plan (TSP). The street was constructed prior to the adoption of the TSP (2010), and was built to the minor collector standard contained in the 1994 Transportation Master Plan (36' of paved surface, and 5' sidewalks within a 60' right-of-way). The existing right-of-way width adjacent to the proposed partition lots does not meet the current standard of 37' from centerline. Therefore, the final partition plat shall reflect the dedication of additional right-of-way, equaling 37' total from centerline, along the site's Grandhaven Street frontage.

The completion of MP 1-17 will not necessitate an upgrade/widening of Grandhaven Street to meet the major collector requirements.

2. Hembree Street is designated as a local street (50' right-of-way) in the City's Transportation System Plan (TSP). The street was constructed prior to the adoption of the TSP (2010), and was built to the minor collector standard contained in the 1994 Transportation Master Plan (36' of paved surface, and 5' curbside sidewalks within a 60' right-of-way) adjacent to the subject site. No additional improvements to Hembree Street are required.
3. The proposed shared driveway for Parcel 3 and Lot 7 of Witt Addition is acceptable. The necessary access easements shall be granted on the final partition plat, and at the time of building permits for Parcel 3, the existing driveway shall be upgraded to meet current ADA standards.
4. The access for Parcel 1 and Parcel 2 shall be limited to a joint driveway access onto Hembree Street, and the final plat shall reflect no access to Grandhaven Street for Parcel 1 and Parcel 2.
5. The existing driveway onto Grandhaven Street for the existing house (2950 NE Hembree Street) on Parcel 2 shall be removed prior to the City's approval of the final plat.

UTILITIES

6. The applicant shall submit to the City Engineer, for review and approval, a utility plan for the subject site. At a minimum, this plan shall indicate the manner in which separate sanitary sewer, storm sewer, and water services will be provided to each of the proposed lots. Each lot will need to be served by a separate sanitary sewer lateral and connection to the public sewer main. Easements and maintenance agreements as may be required by the City Engineer for the provision, extension and maintenance of these utilities shall be submitted to the City Engineer for review and approval prior to filing of the final plat. All required utilities, including the proposed sewer lateral to serve Parcel 1, shall be installed to the satisfaction of the responsible agency prior to the City's approval of the final plat.

7. City records do not indicate how the existing house (2950 NE Hembree Street) is served by sanitary sewer, but it is likely that it is connected to the existing 8" public sewer main in the eastern portion of the site. The applicant shall identify the location of the existing sewer lateral and provide the City Engineering Department with a copy of a televised report of the condition of the existing lateral. If necessary, the lateral will need to be repaired or replaced so that it is in compliance with the City's sewer ordinance prior to the City's approval of the final plat.
8. The map submitted with the partition application indicates that the existing public sewer easement (recorded as Film Volume 29 Page 656) on Parcel 3 is "to be vacated." There is an existing 8" public sewer main within that easement. Therefore, the easement will need to remain, and shall be reflected on the final partition plat.

MISCELLANEOUS

9. The final plat shall include 10-foot utility easements along both sides of all public rights-of-way for the placement and maintenance of required utilities.
10. The applicant shall submit a draft copy of the partition plat to the City Engineer for review and comment which shall include any necessary cross easements for access to serve all the proposed parcels, and cross easements for utilities which are not contained within the lot they are serving, including those for water, sanitary sewer, storm sewer, electric, natural gas, cable, and telephone. A current title report for the subject property shall be submitted with the draft plat. Two copies of the final partition plat mylars shall be submitted to the City Engineer for the appropriate City signatures. The signed plat mylars will be released to the applicant for delivery to McMinnville Water and Light and the County for appropriate signatures and for recording.
11. The applicant shall record the boundary line adjustment for the common property line between Tax Lot 800 and Tax Lot 902 with Yamhill County, as approved in docket BLA 2-17, prior to submitting the final plat.
12. That, prior to the release of building permits for Parcel 4 (Tax Lot 902), the existing structure shall be demolished. A demolition permit shall be obtained prior to demolishing the existing structure.
13. That approval of this tentative plat will expire 12 (twelve) months after the date of issuance of this letter. If the final plat has not been submitted prior to expiration of the tentative plat, or a written request for an extension of this approval has not been submitted and approved within that same time period, the applicant must resubmit a tentative plat for further consideration and comply with regulations and conditions applicable at that time.

ATTACHMENTS

1. MP 1-17 Application and Attachments

COMMENTS

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Frontier Communications, Comcast, Northwest Natural Gas. The following comments had been received:

McMinnville Engineering Department:

We have reviewed proposed MP 1-17, and offer the following comments and suggested conditions of approval. Those suggested conditions of approval have been included above.

McMinnville Building Department:

What guarantee do we have that the barn will be removed in 30 days. I feel in order to approve the demo needs to be completed prior to approval.

Yamhill County Public Works:

I have reviewed the subject request and find that County Public Works has no conflicts with this request.

FINDINGS OF FACT

1. Ishmael Duckett is requesting a minor partition to separate an approximately 0.89 acre parcel of land into three (3) parcels approximately 0.21 acres, 0.37 acres, and 0.31 acres in size. The property is located at 2950 NE Hembree Street and is more specifically described as Tax Lots 800, Section 9CD, T. 4 S., R. 4 W.
2. The site is currently zoned R-1 (Single Family Residential), and is designated as Residential on the McMinnville Comprehensive Plan Map, 1980.
3. Sanitary sewer and municipal water and power can serve the site. The municipal water reclamation facility has sufficient capacity to accommodate expected waste flows resulting from development of the property.
4. This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Frontier Communications, Comcast, Northwest Natural Gas, Oregon Department of Transportation, Oregon Division of State Lands, and Oregon Department of Fish and Wildlife. The Building Department submitted a comment in opposition, and a condition of approval has been included to address the Building Department concerns.
5. The applicant has submitted findings (Attachment 1) in support of this application. Those findings are herein incorporated.

CONCLUSIONARY FINDINGS

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) are applicable to the request:

Land Division Standards – Partition:

17.53.060 Submission of Tentative Partition Plan. An application to partition land shall be submitted in accordance with the application submittal procedures as stated in Sections 17.72.020 through 17.72.070 and shall be reviewed and approved under the following procedure:

- A. There shall be submitted to the Planning Department, a completed tentative partition application, applicable fees, and 15 (fifteen) copies of a tentative partition plan drawn to scale with sufficient information to show the following:

1. The date, north point, scale, a copy of recorded deed, and any conveyed rights to define the location and boundaries of the parcels to be partitioned;
 2. Name, address and phone number of the recorded owner(s), authorized agents or representatives, engineer or surveyor, and any assumed business names filed or to be filed by the applicant with the Corporation Commission;
 3. Approximate size of the parcel under a single ownership or, if more than one ownership is involved, the total contiguous acreage of all owners of land directly involved in the partitioning;
 4. For land adjacent to and within the parcel to be partitioned, show locations, names, and existing widths of all streets and easements of way; locations, width, and purpose of all other existing easements; and location and size of sewer and water lines and drainage ways;
 5. Outline and location of existing buildings to remain in place;
 6. Parcel layout showing size and relationship to existing or proposed streets and utility easements;
 7. Location and dimension of any existing or planned curb-side planting strip which may border the subject site. (Amended 12/9/97 by Ordinance 4654B.)
 8. A Title Report or Partition Guarantee prepared within 60 (sixty) days of the application date.
 9. Contour lines related to City datum and having minimum intervals of two (2) feet.
 10. Location and direction of water courses, and the location of areas within the 100-year floodplain as indicated on the most recent Flood Insurance Rate Maps as prepared by the Federal Emergency Management Agency.
 11. Location of any natural features such as rock outcroppings, designated wetlands, wooded areas, and natural hazards.
 12. Source, method and preliminary plans for domestic and other water supplies, sewage disposal, storm water disposal and other drainage facility plans, and all other utilities.
 13. Such additional information as required by the Planning Director.
- B. Upon receiving a complete application for a partition, notification and review shall be provided as stated in Section 17.72.110. The Director's decision shall be based upon a finding that the tentative plan substantially conforms to the requirements of this chapter.
- C. The Planning Director may require such dedication of land and easements and may specify such conditions or modifications in the plan as are deemed necessary to carry out the McMinnville Comprehensive Plan. In no event, however, shall the Planning Director require greater dedications or conditions than could be required if the entire parcel were subdivided.
1. If the parcel of land to be partitioned, being large in size, shall be divided into more than three parcels within any one calendar year, full compliance with all requirements for a subdivision plat may be required if the Planning Director should determine, in his judgment, that the entire parcel is in the process of being subdivided.
 2. Where a parcel is proposed to be divided into units of one acre or more, the Planning Director shall require an arrangement of parcels and streets such as to permit future partitions or subdivision in conformity to the street requirements and other requirements contained in this ordinance. Refer to Section 17.53.080 for future development plan requirements.
 3. For notice of decision, effective date of decision and the appeal process, refer to Chapter 17.72 (Applications and Review Process).
 4. The effective date of the Planning Director's decision shall be 15 (fifteen) calendar days following the date the notice of decision is mailed unless an appeal is filed.
- D. Approval of a Tentative Partition Plat shall be valid for a one-year period from the effective date of approval. Upon written request, the Director may approve a one-year extension of the decision. Additional extensions shall require the approval of the Planning Commission.

Finding: The proposed partition, along with the conditions of approval, conforms with the requirements of a tentative partition and with the requirements of the underlying R-1 (Single Family Residential) zoning district in terms of lot size and setback requirements. A condition of approval has been included to ensure that the boundary line adjustment, as approved by docket BLA 2-17, is completed prior to submission of the final plat. The proposed partition is based on the fact that Tax Lot 800 has been reduced in size, as proposed on the partition plat and approved through docket BLA 2-17.

CD:sjs



PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128
www.mcminnvilleoregon.gov

April 23, 2019

Twila and Terry Duckett
PO Box 61
McMinnville, OR 97128

Re: Dockets MP 1-17 – Extension, Planning Commission Decision

Dear Twila and Terry:

This is to advise you that the McMinnville Planning Commission at their meeting on April 18, 2019, voted unanimously to approve your request to extend the decision of your Minor Partition for the property at 2950 Hembree Street (more specifically described as Tax Lots 800 and 902, Section 9CD, T. 4 S., R. 4 W., W.M.) to April 5, 2020.

Please note that all of the original conditions of approval of your land-use decision for Docket MP 1-17 still apply. We have provided a copy of that decision document to this letter as well as a copy of the staff report that went to the Planning Commission for this extension request.

Please accept our condolences on the passing of Ish Duckett. We always enjoyed working with him and are available to you as a resource as you continue to navigate this process.

Please note that the construction of utilities and other required infrastructure to serve the partitioned parcels will be at the owner's expense and that sewer assessment charges and other applicable system development charges must be paid at the time of building permit application, unless otherwise noted. If you have any questions concerning this matter, please contact the Engineering Department at (503) 434-7312.

This letter shall act as official notification of the Planning Commission's decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Heather Richards', is written over a white background.

Heather Richards, PCED
Planning Director

Twila and Terry Duckett
April 23, 2019
Re: MP 1-17 Extension Request – Planning Commission Decision

Page 2

HR:sjs

c: Mike Bisset, Community Development Director
Stuart Ramsing, Building Official

Attachments:

Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the Approval of a Minor Partition at 2950 NE Hembree Street (Docket MP 1-17)

Staff Report for Minor Partition Extension Request to Planning Commission dated April 18, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Twila J. Duckett
2950 NE Hembree St
McMinnville, OR 97128

Until a change is requested all tax statements shall be sent to the following address:

Same as above

Date: April 3, 2019

Yamhill County Official Records	201904122
DMR-DDMR	
Stn=3 SUTTONS	04/05/2019 02:54:00 PM
3Pgs \$15.00 \$11.00 \$5.00 \$60.00	\$91.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

FIRST AMERICAN TITLE ACC.COM

STATUTORY BARGAIN AND SALE DEED

TWILA J. DUCKETT, surviving spouse of Ishmael L. Duckett, Grantor, conveys to TWILA J. DUCKETT, Grantee, the following described real property:

See Exhibit "A" attached.

The true consideration for this conveyance is: None. Lot Line Adjustment.

This Deed is being recorded to effect a property line adjustment as approved by City of McMinnville Planning Department under Docket No. BLA2-17 / MP 1-17. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Exhibit "A"

23 July 2017

Ish Duckett - Legal Description of New TL 4409CD-800

A tract of land in Section 9, Township 4 South, Range 4 West, City of McMinnville, Yamhill County, Oregon, and being more particularly described as follows:

Beginning at the southwest of that tract of land described in deed from ROBERT C. ANDERSON and JOAN M. ANDERSON to ISHMAEL L. DUCKETT and TWILA J. DUCKETT and recorded in Film Volume 74 Page 014, Yamhill County Deed Records which is South $00^{\circ}44'00''$ West 64.72 feet and South $89^{\circ}57'39''$ East 30.00 feet from the John G. Baker Donation Land Claim No. 46; thence South $89^{\circ}57'39''$ East 240.00 feet along the south line of said DUCKETT tract; thence North $05^{\circ}15'52''$ West 14.85 feet to an iron rod; thence South $89^{\circ}58'37''$ East 150.00 feet to an iron rod on the east line of said DUCKETT tract; thence North $00^{\circ}01'23''$ East 88.81 feet to the northeast corner of said tract; thence North $89^{\circ}57'05''$ West 118.11 feet along the north line of said tract to an iron rod at the southeast corner of that tract of land described in deed from JOHN BOERSMA and JUDITH BOERSMA to ISHMAEL L. DUCKETT and TWILA J. DUCKETT and recorded in Instrument No. 200720768; thence North $00^{\circ}51'23''$ West 29.34 feet to a brass screw and washer set on the southerly margin of Grandhaven Street at the northeast corner of said tract; thence Westerly 112.34 feet along said southerly margin which is a curve concave to the north having a radius of 210.00 feet (chord=South $74^{\circ}43'25''$ West 111.00 feet); thence North $89^{\circ}57'05''$ West 131.55 feet along said southerly margin to the east margin of Hembree Street; thence South $23^{\circ}50'00''$ West 76.93 feet along said east margin to an iron pipe; thence South $00^{\circ}44'00''$ West 33.31 feet along said margin to the point of beginning.

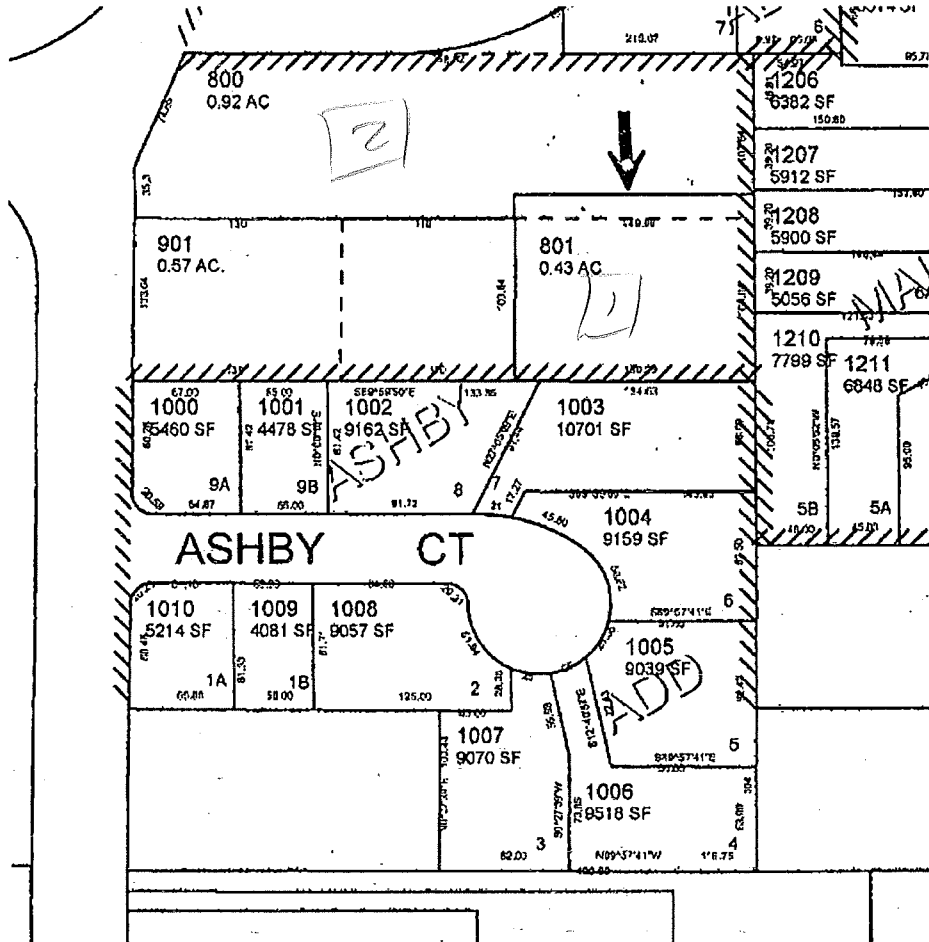
Leland MacDonald
Leland MacDonald & Assoc., LLC
Land Surveyors
3765 Riverside Drive
McMinnville, OR 97128
Phone: 503-472-7904
E-Mail: lee@macdonaldsurveying.com



First American



This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey



1 = 2017/14211

Re-Rec 2017/14424 - LLA

2 =



After recording return to:
Ishmael L. Duckett and Twila J. Duckett
2950 NE Hembree Street
McMinnville, OR 97128

Until a change is requested all tax statements shall be sent to the following address:
Ishmael L. Duckett and Twila J. Duckett
2950 NE Hembree Street
McMinnville, OR 97128

File No.: 1031-2819134 (MWG)
Date: August 31, 2017

2819134
FIRST AMERICAN TITLE

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records		201714424
DMR-DDMR		
Stn=0 SUTTONS	09/06/2017 01:58:00 PM	
5Pgs. \$25.00 \$11.00 \$5.00 \$20.00	\$61.00	
<p>I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.</p> <p style="text-align: right;">Brian Van Bergen - County Clerk</p>		

Yamhill County Official Records		201714211
DMR-DDMR		
Stn=0 MILLSA	09/01/2017 09:13:00 AM	
3Pgs \$15.00 \$11.00 \$5.00 \$20.00	\$51.00	
<p>I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.</p> <p style="text-align: right;">Brian Van Bergen - County Clerk</p>		

STATUTORY BARGAIN AND SALE DEED

Ishmael L. Duckett and Twila J. Duckett, as tenants by the entirety, Grantor, conveys to Ishmael L. Duckett and Twila J. Duckett, as tenants by the entirety, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference Incorporated herein.

The true consideration for this conveyance is **\$None - this deed is to perfect a lot line adjustment pursuant to McMinnville Planning Dept Docket No.s BLA 2-17/MP 1-17.** (Here comply with requirements of ORS 93.030)

This document being re-recorded to correct legal description.



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Ishmael L. Duckett and Twila J.
Duckett
2950 NE Hembree Street
McMinnville, OR 97128

Until a change is requested all tax
statements shall be sent to the
following address:
Ishmael L. Duckett and Twila J.
Duckett
2950 NE Hembree Street
McMinnville, OR 97128

File No.: 1031-2819134 (MWG)
Date: August 31, 2017

2819134
FIRST AMERICAN TITLE

STATUTORY BARGAIN AND SALE DEED

**Ishmael L. Duckett and Twila J. Duckett, as tenants by the entirety, Grantor, conveys to
Ishmael L. Duckett and Twila J. Duckett, as tenants by the entirety, Grantee, the following
described real property:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$None - this deed is to perfect a lot line adjustment
pursuant to McMinnville Planning Dept Docket No.s BLA 2-17/MP 1-17.** (Here comply with
requirements of ORS 93.030)

EXHIBIT "A"

Date: 27 February 2017

Ish Duckett - Legal Description of New TL
(17,770 sq.ft. more or less total)

For Lot Line Adjustment Application:

A tract of land in Section 9, Township 4 South, Range 4 West, City of McMinnville, Yamhill County, Oregon, being that tract of land described in deed from SELMA O. RUSSEL to ISHMAEL L. DUCKETT and TWILA J. DUCKETT and recorded in Film Volume 288 Page 212, Yamhill County Deed Records and being more particularly described as follows:

Beginning at the northeast corner of the John G. Baker Donation Land Claim, thence South $00^{\circ}44'$ West 64.72 feet; thence East 30.00 feet to the east margin of N: Hembree Steet; thence East 240.00 feet to the northwest corner of said DUCKETT tract as described in deed recorded in Film Volume 288 Page 212, and the TRUE POINT OF BEGINNING; thence East 148.96 feet to the northeast corner of said tract; thence South 103.64 feet to the southeast corner of said tract; thence West 105.23 feet to the southwest corner of said tract; thence North $00^{\circ}44'$ East 103.64 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a portion of that tract of land described in deed from ROBERT C. ANDERSON and JOAN M. ANDERSON to ISHMAEL L. DUCKETT and TWILA J. DUCKETT and recorded in Film Volume 74 Page 014, and being more particularly described as follows: Beginning on the east line of that tract of land described in deed from ROBERT C. ANDERSON and JOAN M. ANDERSON to ISHMAEL L. DUCKETT and TWILA J. DUCKETT and recorded in Film Volume 74 Page 014, Yamhill County Deed Records, at a point that is South 88.81 feet from the east line of said DUCKETT tract; thence West 150.00 feet; thence South 14.83 feet to the south line of said tract; thence East 150.00 feet along said south line to the southeast corner of said tract; thence North along 14.83 feet to the point of beginning.

CORRECTED

EXHIBIT "A"

Date: 23 July 2017

Ish Duckett - Legal Description
(17,665 sq.ft. more or less total)

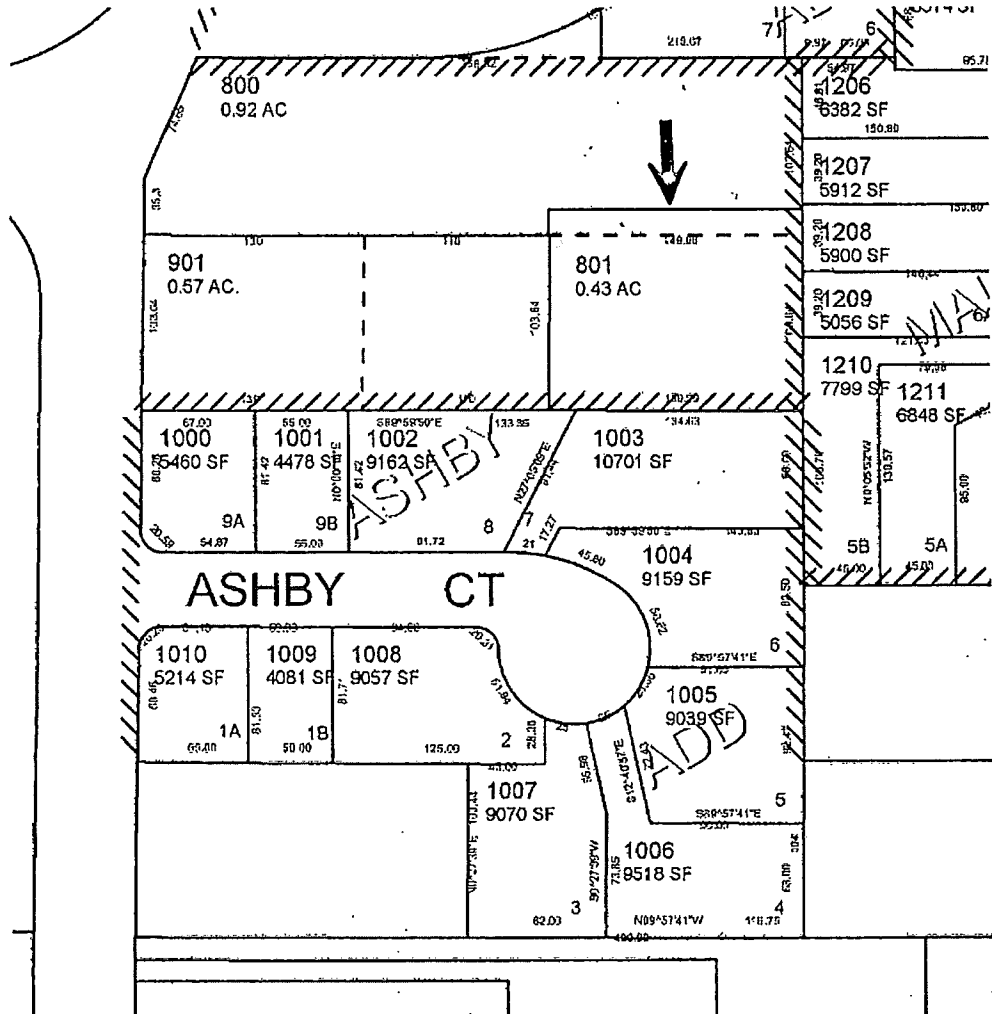
A tract of land in Section 9, Township 4 South, Range 4 West, City of McMinnville, Yamhill County, Oregon, and being more particularly described as follows:

Beginning at the northwest corner of that tract of land described in deed from SELMA O. RUSSEL to ISHMAEL L. DUCKETT and TWILA J. DUCKETT and recorded in Film Volume 288 Page 212, Yamhill County Deed Records, said northwest corner being South 00°44'00" West 64.72 feet and South 89°57'39" East (previous deed East) 270.000 feet from the northeast corner of the John G. Baker Donation Land Claim; thence North 05°15'52" West 14.85 feet to an iron rod; thence South 89°58'37" East 150.00 feet to an iron rod on the east line of that tract of land described in deed from ROBERT C. ANDERSON and JOAN M. ANDERSON to ISHMAEL L. DUCKETT and TWILA J. DUCKETT and recorded in Film Volume 74 Page 014; thence South 00°01'23" West 14.83 feet to the northeast corner of said DUCKETT tract described in deed recorded in Film Volume 288 Page 212; thence South 00°01'23" West 103.54 feet to the southeast corner of said tract; thence North 89°57'25" West 149.90 feet to the southwest corner of said tract; thence North 00°44'00" East 103.54 feet along the west line of said tract to the point of beginning.

Leland MacDonald
Leland MacDonald & Assoc., LLC
Land Surveyors
3765 Riverside Drive
McMinnville, OR 97128
Phone: 503-472-7904
E-Mail: lee@macdonaldsurveying.com



This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey



Chuck Darnell

From: Terry Duckett <terryduckett@yahoo.com>
Sent: Friday, May 1, 2020 2:20 PM
To: Chuck Darnell
Subject: Re: Extension of Partition

This message originated outside of the City of McMinnville.

Thanks Chuck. We would like to request an extension for the partitioning (MP 1-17) of Mom's, Twila Duckett's, property at 2950 NE Hembree St. McMinnville, OR 97128 to April 5, 2021.

We had an accepted offer on the separate tax lot on the SE portion of the property and intended to use funds from that sale to make the required driveway access changes but, after almost a year of waiting, the lien holder on the entire property refused to allow a lot release. With the coronavirus shutdown of the last few months, we have been unable to complete the project as originally intended.

Mom is 89 and has some medical/memory issues. I have power of attorney so please address any questions or concerns to:

Twila and Terry Duckett
2950 NE Hembree St.
McMinnville, OR 97128

terryduckett@yahoo.com

or 503-434-1085

Thank you,
Terry Duckett and Twila Duckett

[Sent from Yahoo Mail on Android](#)

On Thu, Apr 23, 2020 at 6:24 PM, Chuck Darnell
<Charles.Darnell@mcminnvilleoregon.gov> wrote:

Hi Terry,

I hope that this email finds you well and that you and your family are staying safe.

I am writing to follow up on a phone call you had with Heather Richards recently. Heather asked me to reach out to you about your request for another extension on the land use decision for the partition of your property at



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

EXHIBIT #3 - STAFF REPORT

DATE: May 21, 2020
TO: Planning Commission Members
FROM: Heather Richards, Planning Director
SUBJECT: Planning Commission 2020 – 2024 Work Plan

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsibly & responsibly to enhance our unique character.

OBJECTIVE/S: Define the unique character through a community process that articulates our core principles

Report in Brief:

This is the consideration of a Planning Commission five-year work plan, 2020 – 2024 which will be used for to help guide the legislative work of the Planning Commission.

Background:

At the Planning Commission work session on December 19, 2019, planning staff provided an overview of the Planning Commission accomplishments for 2019 and a review of performance on the five year Planning Commission work plan adopted in 2018.

At that time, Planning Commission members requested a work session to brainstorm any amendments or additions to the work plan – particularly development code amendments and long range planning objectives.

On January 16, 2020, the Planning Commission conducted a work session to discuss any amendments to the five year work plan, resulting in the whiteboard illustrations on page 3 and page 4 of this staff report.

That work session was guided by the MAC Town 2032 Strategic Plan, the draft McMinnville Housing Strategy and requests raised by commissioners and/or public inquiries over the past year per the list of considerations on the following page.

Attachments:
Planning Commission Work Plan

DEVELOPMENT CODE AMENDMENTS

What we have been working on that will be coming to the Planning Commission in the next six months:

- Residential Site and Design Review Standards for:
 - Tiny Houses
 - Small Lot Homes
 - Single Family Dwelling Units
 - Duplexes
 - Triplexes
 - Quadplexes
 - Multi-Family
 - Cottage Clusters

- Evaluation of R1, R2, R3 and R4 Zones

- Park and Public Facility Zone

On the Work Plan for the next two years but not yet started:

- Commercial Zone Amendments (C1, C2 and C3)
- Industrial Zone Amendments (ML, M1 and M2)
- Create a Site and Design Review Process

Bubbling up through the Long Range Planning Projects:

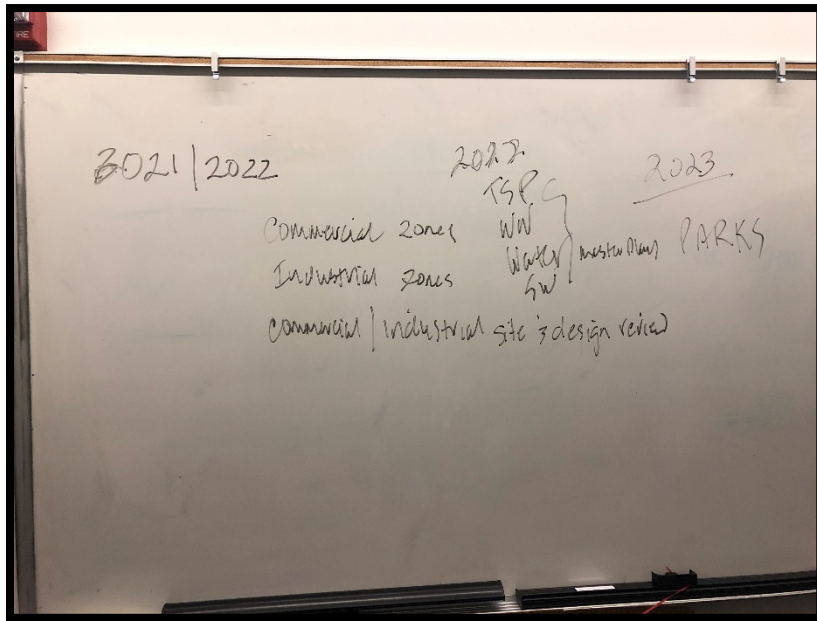
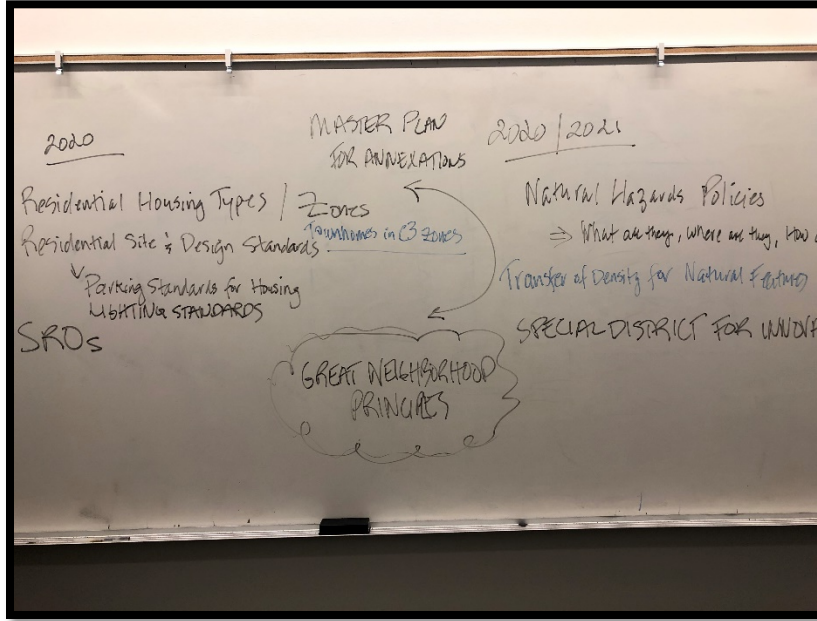
- Special District Zone for an Innovation Campus
- High Density Residential Zone (does not allow single family dwelling units)
- Development Code Objective Standards for Great Neighborhood Principles
- Parking Standards
 - Reduced parking requirements for certain housing types
 - Revise parking lot standards for small scale development
- Permit townhouses in the C3 Zone
- Permit or conditionally permit Single Room Occupancies (SROs)
- Master planning process for annexations
- Evaluate Transfer of Density for Protection of Natural Features
- Evaluate code for Fair Housing Act Best Practices

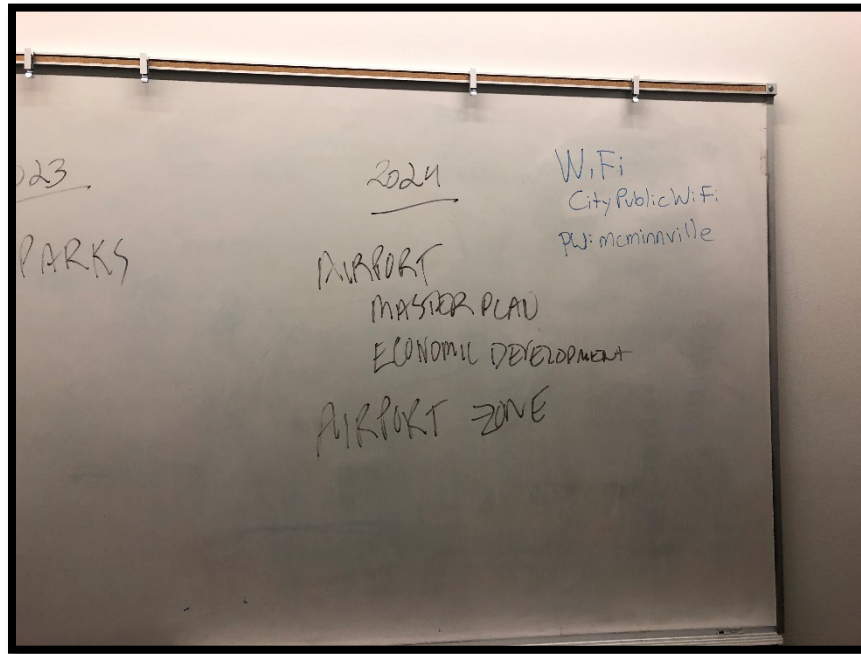
Recommendations from the Public:

- Dark Skies Ordinance (Lighting)

Attachments:

Planning Commission Work Plan





Discussion:

The Planning Commission’s input was then drafted into the attached Planning Commission 2020-2024 Work Plan.

This work plan is divided into long range planning projects, comprehensive plan amendments and development code amendments.

Attachments:

2020-2024 Planning Commission Work Plan

Fiscal Impact:

The Planning Department utilizes this adopted work plan to develop annual planning project budgets and allocation of staff time.

Planning Commission Action:

Staff recommends adoption of the Planning Commission 2020-2024 Work Plan.

Recommended Motion:

I MOVE TO ADOPT THE 2020-2024 PLANNING COMMISSION WORK PLAN

Attachments:
Planning Commission Work Plan

THE CITY OF MCMINNVILLE MISSION:

The City of McMinnville delivers high-quality services in collaboration with partners for a prosperous, safe and livable community.



THE PLANNING DEPARTMENT ACHIEVES THIS BY:

Providing excellent customer service, public engagement, and proactive planning programs to promote McMinnville as the most livable and prosperous city in the state of Oregon now and into the future.

Work Product	2019-2020	2021-2022	2023-2024
Long-Range Plans	<ul style="list-style-type: none"> • BLI – Housing • Housing Needs Analysis / Strategy • Economic Opportunities Analysis • Three Mile Lane Area Plan • City Center Housing Strategy • UGB – Remand Response • Great Neighborhood Principles • Joint Management Agreement with Yamhill County • Annexation Process – Master Planning 	<p><u>2021</u></p> <ul style="list-style-type: none"> • Downtown Plan • Trans System Plan Update • Wastewater Master Plan Update • Water Master Plan Update <p><u>2022</u></p> <ul style="list-style-type: none"> • Urban Reserve Area • HB 2001 	<p><u>2023</u></p> <ul style="list-style-type: none"> • Parks Master Plan <p><u>2024</u></p> <ul style="list-style-type: none"> • Highway 99 Corridor Study • Airport Master Plan • Airport Ec Dev Strategy
Comprehensive Plan Amendments	<ul style="list-style-type: none"> • Goal 5 Update – Cultural Resources • Goal 7 Update – Natural Hazards • Goal 9 Update – Economic Development • Goal 10 Update – Housing • Goal 14 Update - Urbanization 	<ul style="list-style-type: none"> • Park Zone • Public Facility Zone 	<ul style="list-style-type: none"> • Airport Zone • University Zone
Zoning Ordinance Amendments	<ul style="list-style-type: none"> • Multi-Family Site Design Review • Residential Housing Types Site and Design Review Standards • Evaluation of Residential Zones • Parking Standards for Housing • Lighting Standards for Housing • Townhomes in C3 Zones • Single Room Occupancies 	<ul style="list-style-type: none"> • Commercial Zone Amendments • Industrial Zones Amendments • Commercial/Industrial Site and Design Review • Transfer of Density for Natural Features • Innovation Special District – 3MLAP 	<ul style="list-style-type: none"> • Planned Development • Land Division Standards

2020 – 2024 PLANNING COMMISSION WORK PLAN



City of McMinnville
Planning Department
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311
www.mcminnvilleoregon.gov

EXHIBIT 4 - STAFF REPORT

DATE: May 21, 2020
TO: Planning Commission Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: WORK SESSION – Residential Development and Design Standards

STRATEGIC PRIORITY & GOAL:

 <p>GROWTH & DEVELOPMENT CHARACTER Guide growth & development strategically, responsively & responsibly to enhance our unique character.</p>	 <p>HOUSING OPPORTUNITIES (ACROSS THE INCOME SPECTRUM) Create diverse housing opportunities that support great neighborhoods.</p>
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Report in Brief:

This is a work session discussion item for the Planning Commission to receive information on the Residential Development and Design Standards project. The Residential Development and Design standards project involves the creation of site development and building design standards for missing middle housing types.

Background:

In 2019, the Oregon Legislature passed House Bill 2001 (HB 2001), a bill that will result in changes to the types of housing that are allowed to be constructed in residential areas in cities across the state of Oregon. HB 2001 requires cities of certain sizes to allow “middle housing” in areas and properties that allow for the development of detached single-family dwellings. Middle housing is defined in HB 2001 as including duplexes, triplexes, quadplexes (fourplexes), cottage clusters, and townhouses. More specifically, HB 2001 requires that large cities, or those with a population over 25,000 (which includes McMinnville), shall allow the development of the following:

- “All middle housing types in areas zoned for residential use that allow for the development of detached single-family dwellings” and
- “A duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings.”

Cities that fall within the large city category are required to adopt land use regulations and Comprehensive Plan amendments to address HB 2001 by June 30, 2022. Understanding that infrastructure capacity may result in difficulties with allowing an expanded range of housing types in areas of cities that historically only allowed for single-family dwellings, HB 2001 was drafted to include a process to allow cities to identify infrastructure deficiency issues and request extensions to address those issues.

Attachments:

Attachment A: Draft Residential Development and Design Standards Document

Attachment B: Redmond Development Code Language for Higher Density Housing

Extension requests to address infrastructure deficiency issues are required to be submitted to the Department of Land Conservation and Development (DLCD) by June 30, 2021.

At the same time that the HB 2001 discussions were occurring in the Oregon Legislature, the City of McMinnville was underway on the development of a Draft Housing Strategy to respond to housing needs in the community that are identified in the Draft Housing Needs Analysis that was drafted in 2018 and 2019. The Draft Housing Strategy includes a number of potential actions for the City to pursue related to middle housing, including:

- **Action 1.9, 2.4 & 5.3: Implement Great Neighborhood Principles.** In April 2019, the City adopted Great Neighborhood Principles (GNP) and associated policies as part of the Comprehensive Plan. Some of these policies address mixed income and mixed housing neighborhoods. These policies will need to be implemented with code amendments, which can include other strategies, such as Strategy A2 to achieve a Diverse Housing Zone.
- **Action 1.10 & 2.2: Create a Diverse Housing Zone.** Explore residential zoning with targeted/minimum density and multiple allowed housing types. This zone would authorize a variety of housing types and sub-types including single-family detached and attached and multi-family housing types (such as duplexes, triplexes and quad-plexes, and cottage clusters). In contrast to traditional zoning, this strategy would be used to implement Great Neighborhood Principles (GNP), including the framework and area planning for growth areas, to specify a housing mix and associated average density that would need to be achieved in an area.
- **Action 1.11 & 2.3: Develop a High-Density Residential Zone.** This strategy would be used in conjunction with and to complement the Great Neighborhood Principles and diverse housing zone (A2) to provide for higher density housing types in specific areas, such as more dense core areas, centers, nodes, etc. which would be higher density than the densities for housing types which would be incorporated on smaller lots within the diverse housing zone, such as duplexes, cottages, townhomes, row houses, and tri- and quad-plexes.
- **Action 2.7: Promote Infill Development, Allowing Flexibility in Existing Zones with Appropriate Design and Development Standards.** This policy seeks to maximize the use of lands that are fully developed or underdeveloped, and make use of existing infrastructure by identifying and implementing policies that (1) improve market opportunities, and (2) reduce impediments to development in areas suitable for infill or redevelopment.
- **Action 5.1: Allow Duplexes, Cottages, Townhomes, Row Houses, and Tri- and Quad-Plexes in Single-Family Zones with Appropriate Design & Development Standards.** Allowing these housing types can increase overall density of residential development and may encourage a higher percentage of multifamily housing types. This approach would be implemented through the zoning ordinance and would list these housing types as outright allowable uses in appropriate residential zones. These housing types provide additional affordable housing options and allow more residential units than would be achieved by detached homes alone.

In preparation for the implementation of HB 2001 and also to support potential actions in the Draft Housing Strategy, the McMinnville Planning Department began work on the creation of development and design standards for the housing types that are described in HB 2001 and commonly referred to as middle housing types. The Planning Department worked with a consultant to develop an initial first draft of potential residential development and design standards, which is attached to this staff report for the Planning Commission's first review and consideration.

The McMinnville Planning Department began the Residential Development and Design Standards project with a focus on the implementation of McMinnville's Great Neighborhood Principles (GNP). As stated in McMinnville Comprehensive Plan Policy 187.10, the GNP are intended to "...guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The Great Neighborhood Principles will ensure that all developed places include characteristics and elements that

Attachments:

Attachment A: Draft Residential Development and Design Standards Document

Attachment B: Redmond Development Code Language for Higher Density Housing

create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood with enduring value...”. The GNPs include the following:

1. Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.
2. Scenic Views. Great Neighborhoods preserve scenic views in areas that everyone can access.
3. Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.
4. Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.
5. Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.
6. Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.
7. Accessibility. Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.
8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.
9. Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.
10. Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.
11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.
12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.
13. Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity.

The GNP section of the McMinnville Comprehensive Plan also includes Proposal 46.00, which states that “The City shall develop development codes that allow for a variety of housing types and forms, and shall develop site and design requirements for those housing types and form.” The Residential Development and Design Standards will assist the City in implementing Proposal 46.00.

Another process is ongoing at the state level that will impact and guide the development of McMinnville’s residential development and design standards. As part of the state-wide implementation of HB 2001, DLCDC is leading a rulemaking process that may result in clarifications to the HB 2001 language and more specifically prescribe requirements that cities must follow in regards to the allowance of the middle

Attachments:

Attachment A: Draft Residential Development and Design Standards Document

Attachment B: Redmond Development Code Language for Higher Density Housing

housing types. The rulemaking process will result in the development of a “model code”, which would apply directly in cities that do not implement their own development code and Comprehensive Plan amendments prior to the deadlines established in HB 2001. The rulemaking process will also likely result in minimum standards that cities must follow in the allowance of middle housing types. From the early drafts of materials provided during the rulemaking process, these minimum standards may include standards related to building form, building size, and off-street parking. The McMinnville Planning Department is actively following the rulemaking process, and will share more information on that process with the Planning Commission as it becomes available.

Discussion:

Residential Development and Design Standards Overview

The Residential Development and Design Standards have been drafted to include standards for all of the middle housing types required by HB 2001, and also single dwellings, accessory dwelling units (ADUs), and multiple family apartments in an effort to include all of the various housing types in one section of the City’s code. The housing types included in the Residential Development and Design Standards include:

- Tiny Houses
- Cottage Clusters
- Plexes (including duplex, triplex, and quadplex)
- Single Dwellings
- Townhouses
- Accessory Dwelling Units (ADU)
- Apartments

In an effort to address the Great Neighborhood Principles, particularly those of Pedestrian Friendly, Accessibility, Human Scale Design, and Housing Variety, the residential development and design standards were developed with a holistic approach that focuses on a combination of site design, building form, and architectural features. These components were also considered to allow for the development of these potentially new housing types in a manner that is compatible with existing neighborhoods and housing in McMinnville. To achieve this, basic development standards are proposed for each housing type, including basic site standards such as lot size, lot width, lot depth, building setbacks, and building height. In addition to these basic development standards, more detailed design standards are proposed to be applied to all of the housing types, which are referred to as Universal Design Standards. The intent is that the application of both the Universal Design Standards and the basic site development standards will combine to result in building forms that are compatible with the existing development pattern and character of McMinnville, while still allowing the new housing types that are required by HB 2001.

The basic development standards for each housing type are proposed to include standards that would apply in three different scenarios, including new development with an alley, new development without an alley, and infill development. Infill development is intended to apply to housing types that are developed in existing neighborhoods, and the standards for those infill housing types are proposed to be required to match the existing zone, subdivision, or Planned Development Overlay District that the site is located within.

The Universal Design Standards that would apply to all housing types are proposed to include more detailed standards related to building form, architectural features, materials, and other improvements associated with housing types (parking, alleys, open spaces, etc.).

Staff would note that the Apartment pages of the housing type development standards are not yet fully developed. Staff intends to spend additional time reviewing the potential standards for the multiple family and apartment housing types, and re-writing those sections to provide more specific development and

Attachments:

Attachment A: Draft Residential Development and Design Standards Document

Attachment B: Redmond Development Code Language for Higher Density Housing

design standards. An example of the standards that may be developed for multiple family and apartments was identified in the Redmond Development Code, which is attached to this staff report for reference as an example (See Attachment B).

Staff would also note that the draft Residential Development and Design Standards document does include some placeholders for the locations where each of the housing types would be allowed. This was intentional to allow for further analysis and coordination with other processes at the city and state-wide level. This will require coordination with the outcomes of the HB 2001 rulemaking process, where more specific guidance on the applicability of the middle housing types and the “areas zoned for residential use” language from HB 2001 may be provided. In addition, the Planning Commission intends to complete an evaluation of the City’s existing residential zones (i.e. R-1, R-2, R-3, and R-4), which will involve a discussion on where the middle housing types may be allowed and how the City’s residential zoning districts might be structured (see Draft Housing Strategy actions above).

Review of Residential Development and Design Standards Materials

The Residential Development and Design Standards document includes a large amount of information, so staff would suggest that the Planning Commission consider focusing on individual components of the document at one time. Staff anticipates that the review of the materials will occur at multiple work sessions with the Planning Commission to allow adequate time to explain and discuss each individual component of the document. Therefore, staff would suggest that the Planning Commission begin with a more detailed review of the Universal Design Standards.

Staff is suggesting that the Planning Commission begin with a review of the Universal Design Standards because staff feels that it will be helpful to understand the types of design standards that will apply and their cumulative effect on the type of building that would be allowed on a lot of a particular size, before reviewing the basic development standards for each housing type.

Universal Design Standards Overview

The Universal Design Standards include standards related to the following:

- Façade
- Street Frontage
- Front Yard
- Alleys
- Parking
- Common Open Space
- Private Open Space
- Compatibility
- Subdivision Standards, including:
 - Modular Block Standards
 - Partial Alleys
 - Usable Side Yard Setbacks
 - Common Greens

As discussed above, the Universal Design Standards are proposed to be applied to all of the housing types (with the potential exception of multiple family and apartments pending additional review and consideration). Some of the Universal Design Standards are proposed to only apply to certain housing types, such as Private Open Space, which would apply only to Plexes, Townhouses, and Apartments. A table summarizing which Universal Design Standards would be applicable to each housing type is provided below:

Attachments:

Attachment A: Draft Residential Development and Design Standards Document

Attachment B: Redmond Development Code Language for Higher Density Housing

Universal Design Standards Summary Table

Universal design standards apply to each housing type marked with an "X", except where indicated as optional.

	Tiny House	Cottage Cluster	Plex	Single Dwelling	Town-house	ADU	Apartment
Façade	X	X	X	X	X	X	X
Street Frontage	X	X	X	X	X	X	X
Front Yard	X	X	X	X	X	X	X
Alleys	X	X	X	X	X	X	X
Parking	X	X	X	X	X		X
Common OS		X					X
Private OS			X		X		X
Compatibility	X	X	X	X	X	X	X
Partial alley (optional)	X	X	X	X	X	X	X
Usable Site Yard Setback (optional)	X		X	X		X	X
Common Green (optional)	X	X	X	X	X	X	X

Each Universal Design Standard includes pages that are organized with the following components:

Attachments:

Attachment A: Draft Residential Development and Design Standards Document

Attachment B: Redmond Development Code Language for Higher Density Housing

- Concept – Describes the Universal Design Standard and the purpose of the standard.
- Great Neighborhood Principle – Highlights the GNP that the standard helps to achieve.
- Design Guidelines (or Guiding Principles) – Describes the intent of the design standard and examples or best practices for how to achieve the intent of the design standard.
- Applicability – Identifies which housing types the design standard applies to.
- Photo Examples
- Fundamental Requirements (where applicable) – Identifies specific design standards required.
- Menu of Options (not pictured here) – Where applicable, lists of options that a builder/developer could choose from to achieve standard.

Private Open Space

Concept
Every dwelling needs private open space for relief from indoors and to provide access to fresh air, light, and nature. Private open space may take many forms based on the size of unit.

Design Guidelines
Private open spaces should respond to the needs of residents. While they may take a variety of forms and configurations based on the scale of the building and its context, private open spaces should be usable and provide an opportunity for personalization and ownership by residents. Open spaces should provide health and well-being benefits including access to fresh air and sunlight, ability to grow food or shade their dwelling with plants. They should translate into a perception of an increase in living space and the ability to invite the outdoors in. Additionally, these open spaces can provide environmental benefits with plants that consume carbon dioxide and help reduce stormwater runoff. Spaces should be adequate to be usable, allowing space for a chair to sit in, a place to barbecue or hang clothes to dry, or for a pet to curl up. Private open space should enhance the residential function of the building while also improving the appearance of the building. They should be integrated into the overall architectural form and add detail to the façade. Placement can vary based on privacy concerns. It can be combined across multiple floors.

Applicability

- » For the following housing types: Plexes, Townhouses, Apartments
- » For infill and new subdivisions
- » In the following zones: [to be determined]

All developments shall meet the fundamental requirement for Private Open Space.
In addition, projects may provide private open space in the form of one of the options listed under Menu of Options.

Principle 3 - Parks and Open Spaces.
Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.



Individual back deck or front porch provides small seating area under cover from the elements.

Fundamental requirement

- » All units shall have a minimum of 36 square feet of private open space that allows for personalization and ownership of the space and contributes to the livability and function of the dwelling. Any exterior private open spaces shall be supplemented with operable windows to allow for cross-ventilation, increase air flow and provide the ability to control access to the outdoors.
- » 50% of upper units shall have a balcony that is accessible from the interior of unit that is a minimum of 60 square feet with no dimension less than 6 feet. These balconies can be designed to be up to the full width of the apartment in order to provide adequate space for use and allow greater indoor/outdoor flow. Balconies can be cantilevered, semi-recessed, or fully recessed. They should be located based on privacy and environmental concerns. If balconies are transparent, adequate storage should be provided within the unit or the larger building so that balconies do not become informal storage spaces.
- » Private outdoor space at the ground-level must meet the requirements of Universal Standards: Front Yard regardless of whether the private outdoor space is in the front, side, or rear of a building.

Residential Site and Design Review Code Amendments | City of McMinnville | Urbworks, Inc. March 2020 | 64

Staff will provide a presentation with more detailed descriptions of each of the Universal Design Standards during the Planning Commission work session on May 21, 2020.

Commission Options:

As a work session discussion item, no specific action is required.

Recommendation:

As a work session discussion item, no specific action is required. Staff suggests that the Planning Commission provide direction to staff where appropriate on the draft Residential Development and Design Standards document.

CD

Attachments:

Attachment A: Draft Residential Development and Design Standards Document

Attachment B: Redmond Development Code Language for Higher Density Housing



Residential Site and Design Review: Design & Development Standards

City of McMinnville, Oregon

Final Draft | March 2020

u r b s w o r k s

Great Neighborhood Principles

1. **Natural Feature Preservation.** Great Neighborhoods are sensitive to the natural conditions and features of the land.

- » Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.

2. **Scenic Views.** Great Neighborhoods preserve scenic views in areas that everyone can access.

- » Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.

3. **Parks and Open Spaces.** Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.

- » Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.
- » Central parks and plazas shall be used to create public gathering spaces where appropriate.
- » Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.

4. **Pedestrian Friendly.** Great Neighborhoods are pedestrian friendly for people of all ages and abilities.

- » Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.
- » Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).

5. **Bike Friendly.** Great Neighborhoods are bike friendly for people of all ages and abilities.

- » Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.
- » Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.

6. **Connected Streets.** Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.

- » Streets shall be designed to function and connect with the surrounding built environment and the existing and future street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements.
- » Streets shall be designed to encourage more bicycle, pedestrian and transit mobility with a goal of less reliance on vehicular mobility.

7. **Accessibility.** Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.

- » To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.
- » Design practices should strive for best practices and not minimum practices.

8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.

- » The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.
- » Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.
- » Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).

9. Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.

- » Neighborhood destinations including, but not limited to, neighborhood serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.
- » Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.
- » Neighborhoods are designed such that owning a vehicle can be optional.

10. Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.

- » Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.

11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.

- » A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.

12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.

- » Neighborhoods shall have several different housing types.
- » Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

13. Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:

- » Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.
- » Opportunities for public art provided in private and public spaces.
- » Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood.

Introduction

Project Purpose

The purpose of this work is to permit a wider variety of housing types while maintaining the character and values of McMinnville. These types provide greater options for the community and help implement the City's vision for housing, including the Great Neighborhood Principles.

The proposed housing types range in size, affordability, and configurations, including attached and detached dwellings. The development standards for each housing type were calibrated specifically for McMinnville.

Organization of This Document

This document is organized into 2 parts: Development Standards by Housing Type and Universal Design Standards. Part 1 includes an introduction to each housing type, example photos, and a development standards table with accompanying plan and section diagrams. Part 2 includes a variety of universal design standards. These standards apply to all housing types, with some exceptions. See the Universal Design Standards Summary Table on Page 45 for more detail.

Document Outline:

Part 1: Development Standards by Housing Type

- » Housing Type Summary
- » Tiny House
- » Cottage Cluster
- » Plex
- » Single Dwelling
- » Townhouse
- » Accessory Dwelling Unit (ADU)
- » Apartment Types

Part 2: Universal Design Standards

- » Street Frontage
- » Front Yard
- » Alleys
- » Parking
- » Common Open Space
- » Private Open Space
- » Compatibility
- » Façade
- » Subdivisions: modular blocks, partial alley, usable side yard setback lots, and common greens

Introduction

Introduction to Development Standards Tables

Each housing type has a development standards table. The table has information about minimum lot sizes, setbacks, height limitations, parking, and other relevant standards.

With alleys, without alleys, and infill.

Each housing type has minimum lot dimensions based on three conditions.

- » A home with an alley
- » A home without an alley
- » An infill home

Development standards vary depending on the above conditions, mostly due to parking. Lot widths for homes *without* an alley tend to be wider to accommodate space for a driveway. Lots for homes *with* an alley can be narrower in width because parking is permitted directly off of the alley.

The development standards for lots with or without an alley are applicable to new development and selected planned development.

The development standards for infill are required to match those of the existing zoning and adjacent lots.

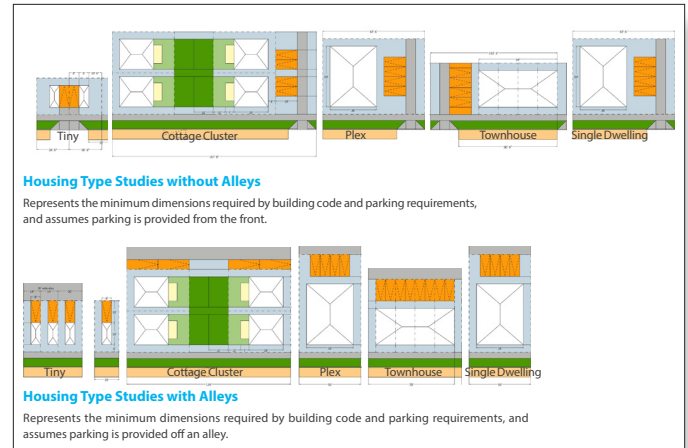
Townhouse Development Standards

TOWNHOUSE DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 20	Min. 40	Min. 40
b Lot depth (feet)	Min. 60	Min. 80	Min. 80
c Lot size (square feet)	Min. 1,200	Min. 3,200	Min. 3,200
d Front setback (feet)	Min. 15	Min. 15	Match existing
e Side setback (feet)	Min. 0, 15 exterior	Min. 0, Min. 10 exterior	Min. 0, Min. 10 exterior
f Rear setback (feet)	0 with garage, 20 without garage ¹	Min. 20	Min. 20
g Building height (feet)	Max. 35	Max. 35	Max. 35
h Parking Zone	<p>For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. The front setback for garages and surface parking areas is specified in Parking Development and Design Standards, Garage Setback. Side yard setback for parking zone: minimum 3 feet except for infill then the minimum side yard setback is 7.5 feet.</p> <p>For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages and surface parking areas is specified in Parking Development and Design Standards, Garage Setback. Side yard setback for parking zone: minimum 3 feet, except for infill then the minimum side yard setback is 7.5 feet.</p>		
Driveways	Driveway width excluding apron: maximum 20 feet for single, 18 feet for double. Required distance between driveways: 24 feet, except when driveways are paired, then zero distance permitted.		
Off-street Parking	1 per unit		
i Number of adjoining units	Max. 4	Max. 4	Max. 4
j Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens		

Introduction

Alleys or Driveways

Each housing type has its own unique characteristics, and these are described in the “Concept” and “Guiding Principles” sections. For example, the minimum lot dimensions may be different for each housing type. The minimum lot width for example, may vary depending on whether on-site parking is provided from the street, in the form of driveways, or from the rear of the site, via an alley.



Housing type studies showing the difference in the width of a lot with a driveway (top) versus with an alley (bottom).

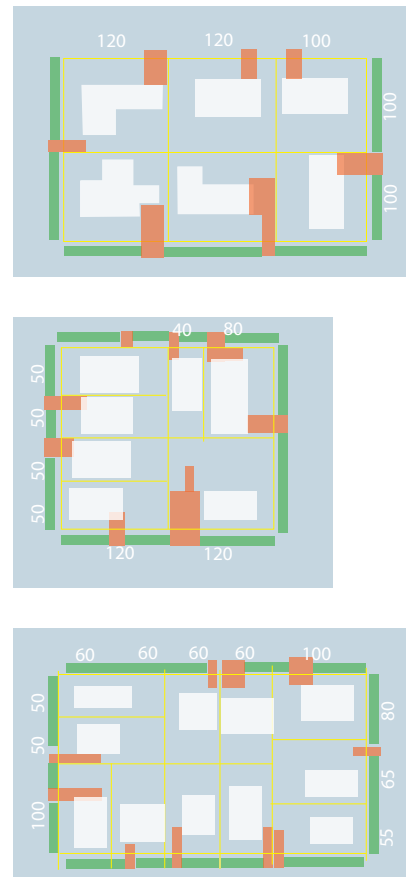
Context Studies for Infill Development

For infill housing, certain development standards are required to match those of the existing zoning and adjacent lots.

Development patterns of existing neighborhoods in McMinnville were studied in order to inform the infill development standards.

Lot width and front setback vary widely from neighborhood to neighborhood, depending on the era of development. Traditional neighborhoods built before the 1950s have deeper front setbacks and narrow lot widths. Dwellings are typically 1.5 to 2 stories tall and parking is usually at the rear of the lot, at the end of a driveway. Homes built in the mid-century and later (after the 1950s), sit on lots that are wider and less deep. Dwellings are typically one story tall. Parking is often provided in a garage built onto the side of the dwelling.

There is a wide variety of neighborhood development patterns. Because of this, and the desire to maintain neighborhood character while accommodating a wide variety of housing types, selected development standards are required to match those of existing zone, subdivision, or Planned development overlay district.



Existing neighborhood patterns vary. Studies of existing neighborhoods show building footprints in white, driveways and parking in orange, and street frontage in green.

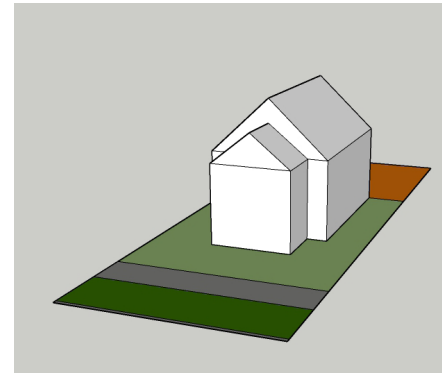
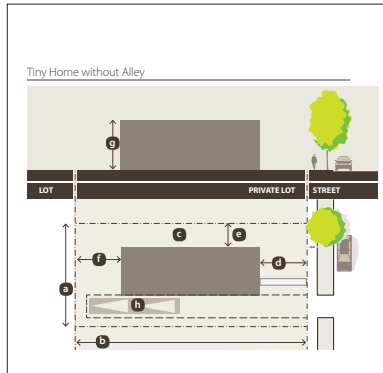
Part 1

Development Standards by Housing Type

Housing Type Summary

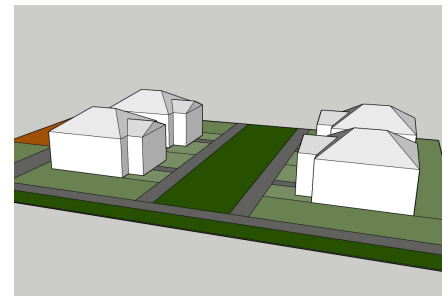
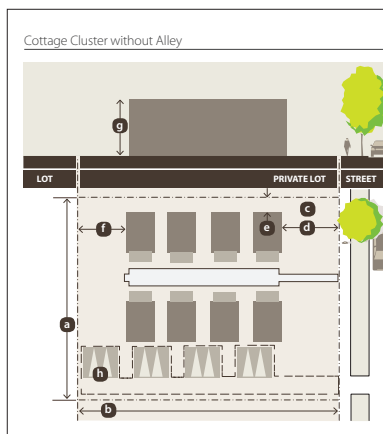
Tiny House

A Tiny House is a small permanent detached unit no more than 400 square feet. Tiny houses must meet building code requirements for a permanent dwelling unit. Because tiny houses are substantially smaller than a typical single dwelling, they may provide a less expensive home ownership product than a larger single family house.



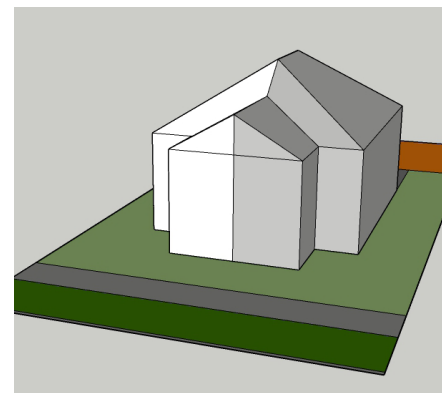
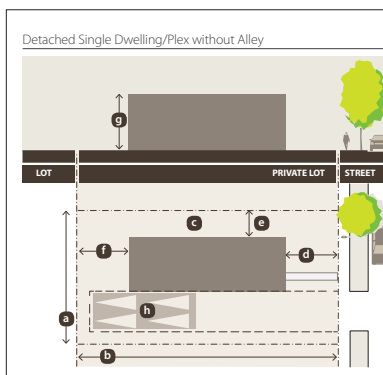
Cottage Clusters

Cottage clusters are groupings of no fewer than four detached housing units with a footprint of less than 900 square feet each and that include a common courtyard. Parking and common areas are co-owned and managed. Given their small footprint and low profile, cottages may provide an alternative housing option that fits seamlessly into detached single family neighborhoods.



Plexes

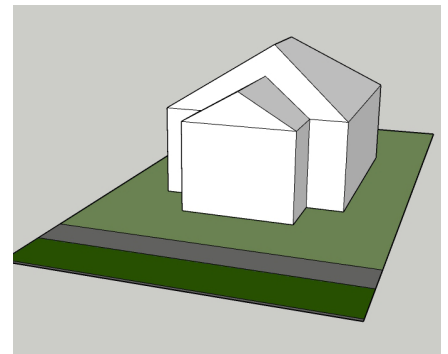
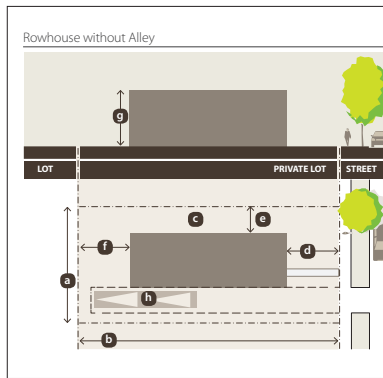
A Plex is multiple dwellings on one lot (limited to four) stacked and/or side-by-side in a single structure, or detached in separate structures. Plexes include duplexes (two units), triplexes (three units), and quadplexes (four units) on a single lot.



Housing Type Summary

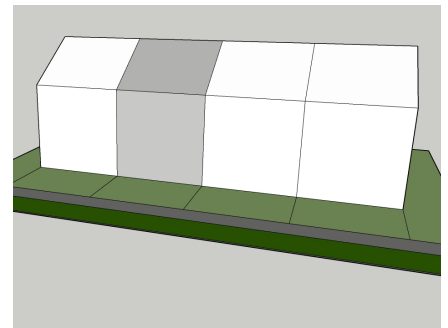
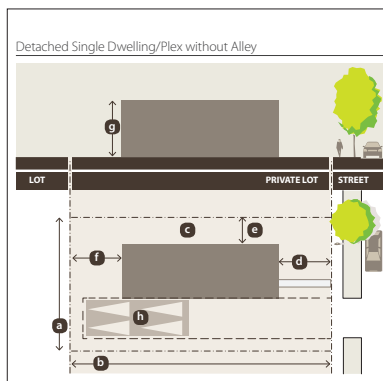
Single Dwellings

Single dwellings are one home on a single lot, separated from adjacent dwellings by private open space in the form of side yards and backyards, and often set back from the public street with a front yard. Single dwelling standards apply to units that are larger than 400 square feet.



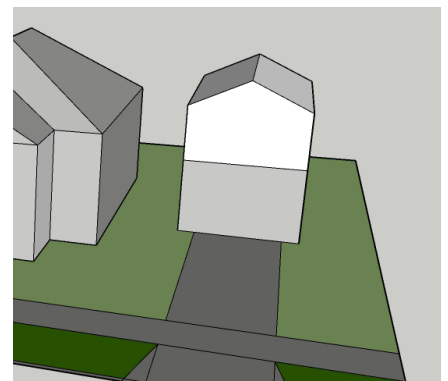
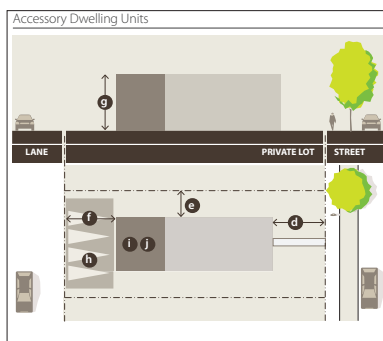
Townhouses

Townhouses are attached units with common wall construction, each on a separate lot, and each with its own entry from a public or shared street or common area. Townhouse variation includes live/work units, typically with the "work" portion on the ground floor.



Accessory Dwelling Unit (ADU)

An ADU is a secondary, self-contained single-family dwelling that may be allowed only in conjunction with a detached single-family dwelling. An accessory dwelling unit is subordinate in size, location, and appearance to the primary detached single-family dwelling. An accessory dwelling may be located within, attached to or detached from the primary single-family dwelling.



Apartment Block

Stacked flats in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.

Walk-Up Apartment

Buildings are limited to three stories, and consist of about four to 12 units each, accessible from a single open air stair. Individual apartment buildings are arranged around common open space and shared parking areas.

Courtyard Apartment

Attached housing units arranged around a courtyard, each with its own entry or other access off of the courtyard.

Tiny House

Concept

A Tiny House is a small permanent detached unit no more than 400 square feet. Because tiny houses are substantially smaller than a typical single dwelling, they may provide a less expensive home ownership product than a larger single family house.

Tiny houses may provide a less expensive home ownership product than a larger single family house.

Guiding Principle

Tiny houses should each have their own private open space and be situated similarly to single dwellings by facing the primary adjacent street. Tiny houses grouped in a cluster on a single lot should follow the standards and guidelines of a Cottage Cluster.



Landscaping and front stoop provide transition between public and private space.

Tiny House



Tiny house with front porch and recessed entry.



Tiny House Development Standards

TINY HOUSE DEVELOPMENT STANDARDS			
	TINY HOUSE WITH ALLEY	TINY HOUSE WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 25	Min. 35	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 55	Min. 60	
c Lot size (square feet)	Min. 1,400	Min. 2,100	
d Front setback (feet)	Min. 10 ¹ or 15	Min. 15	Match existing ²
e Side setback (feet)	Interior: Min. 3 ³ or 5 Exterior: 10	Interior: Min. 3 ³ or 5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage. ⁴	Min. 20	Min. 20
g Building height (feet)	Max. 25	Max. 25	Max. 25
h Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens		

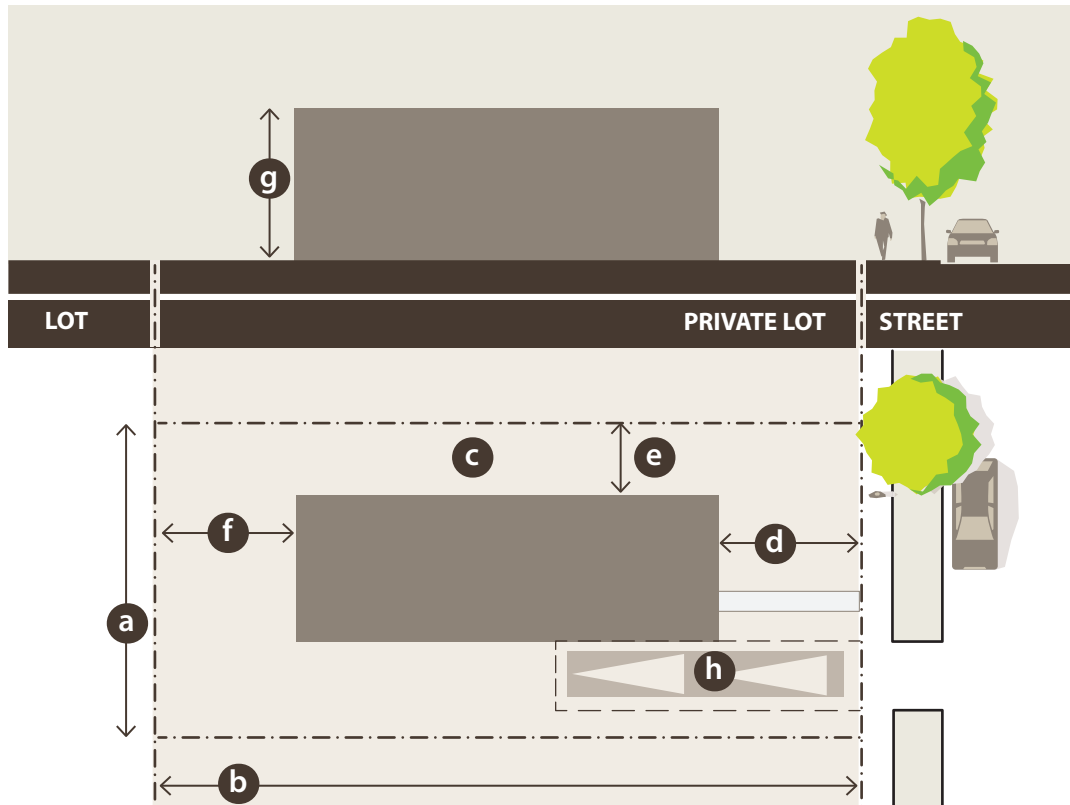
¹ Must meet all requirements of Universal Design Standards: Front Yard (Type2) Urban Type

² Per McMinnville Municipal Code Section 17.54.050.

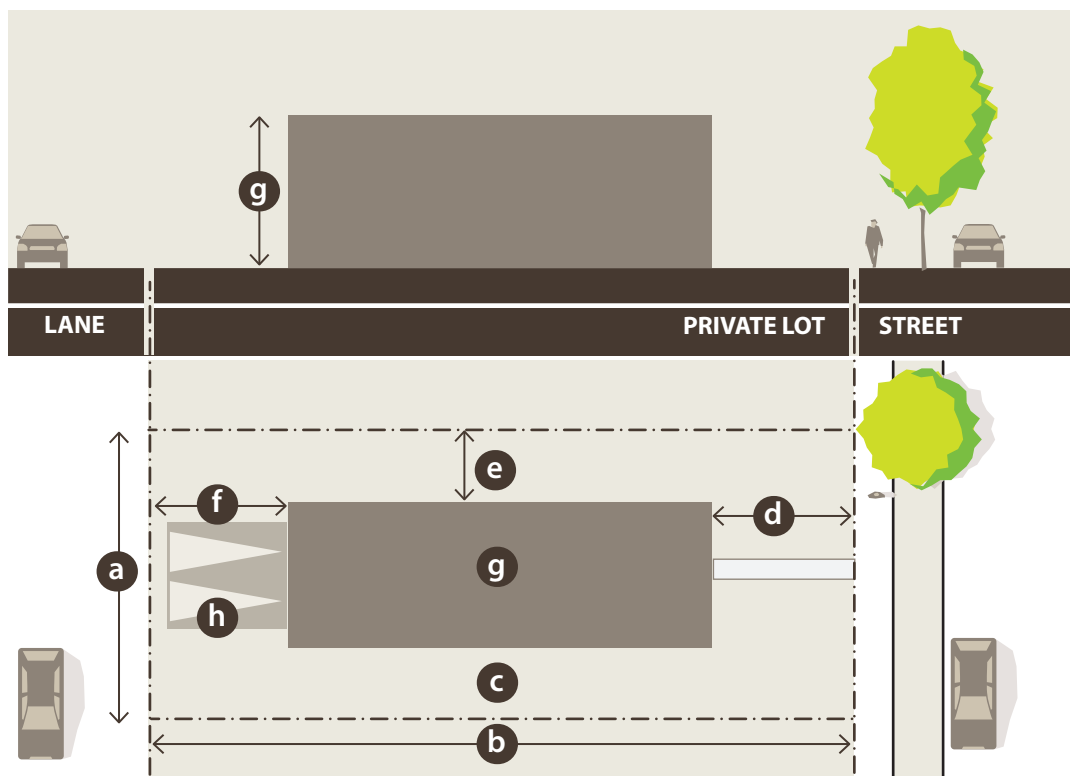
³ Must meet all requirements of Usable Side Yard Subdivision standards.

⁴ From alley property or easement line.

Tiny House without Alley



Tiny House with Alley



Cottage Cluster



Cottages with layers of open space from private porches to common shared open space.

Concept

Cottage clusters are groupings of no fewer than four detached housing units with a footprint of less than 900 square feet each and that include a common courtyard. Cottages are located on a single lot, clustered around pockets of shared open space. The ownership model for cottages could be structured to allow individual ownership of each cottage, such as through a condominium plat. Parking and common areas are co-owned and managed. Given their small footprint and low profile, cottages may provide an alternative housing option that fits seamlessly into detached single family neighborhoods.

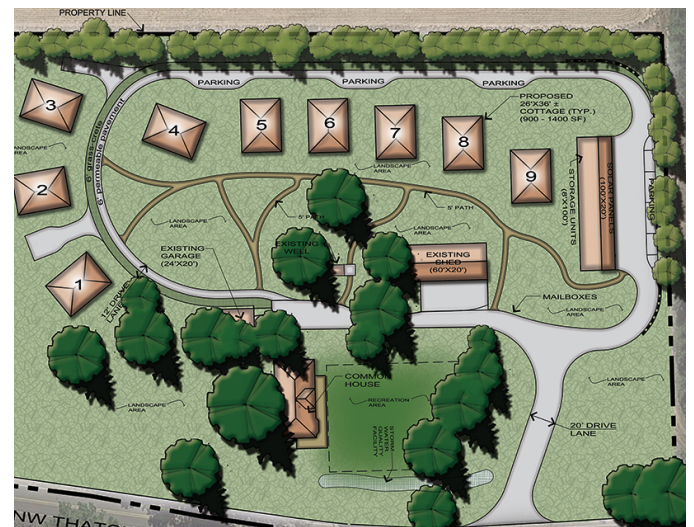
Cottage Clusters may fit seamlessly into existing residential neighborhoods. Their configuration around shared open space may work well for odd-shaped lots and lots with sensitive natural resources.

Guiding Principle

Shared open space should be provided and located so that it serves as a central feature of the cluster of dwellings.

Layer zones of landscaping to create a gradual transition from the commonly owned green to the privately-owned garden and porch of individual dwellings.

Spacing between cottage cluster housing units shall meet applicable building code requirements.



Cottage cluster design with shared common house and parking grouped in small areas.

Cottage Cluster



Cottage on the corner has setback from the walking path.



Cottages towards the back have a smaller setback in relation to the walking path.

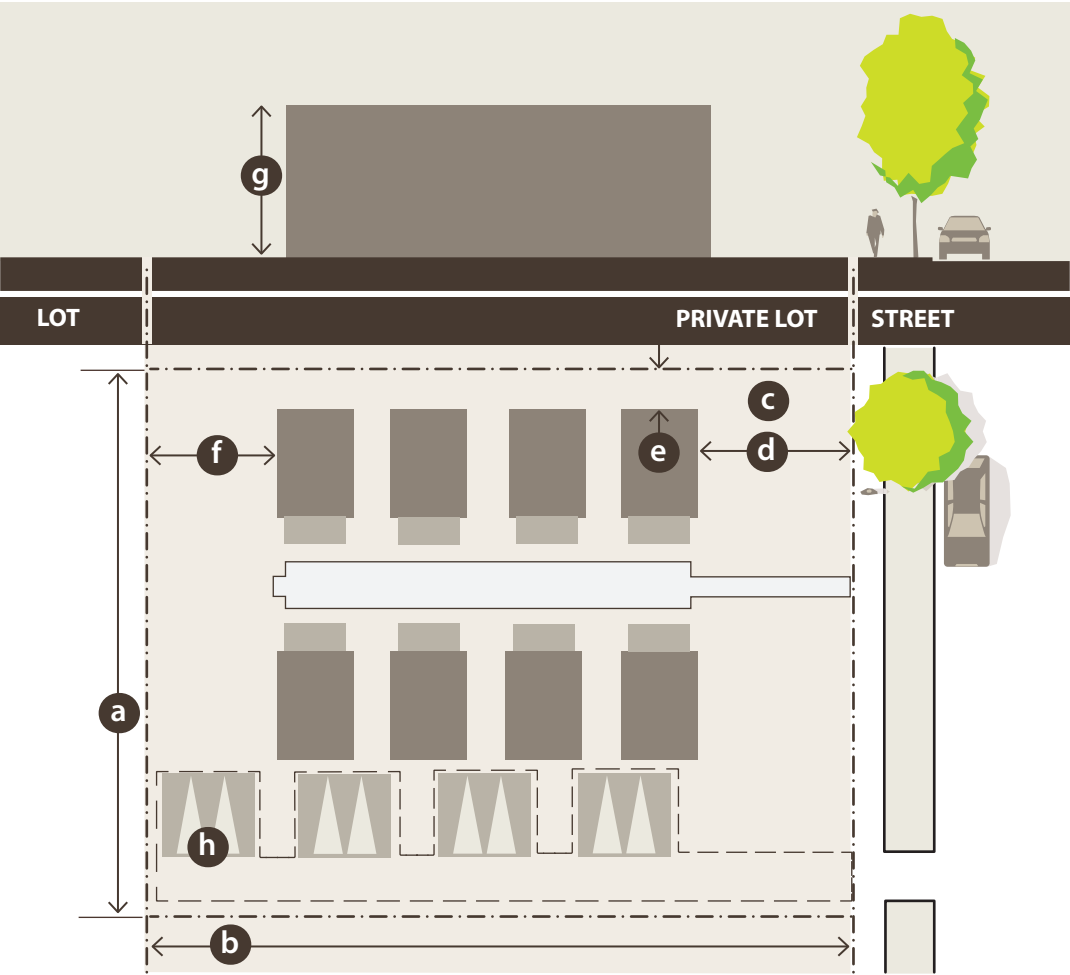
Cottage Cluster Development Standards

COTTAGE CLUSTER DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 100	Min. 100	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 100	Min. 100	
c Lot size (square feet)	Min. 10,000	10,000	
d Front setback (feet)	Min. 15	Min. 15	Match existing ¹
e Side setback (feet)	Interior: Min. 7.5 Exterior: 10	Interior: Min.7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage. ²	Min. 20	Min. 20
g Building height (feet)	Max. 25	Max. 25	Max. 25
h Parking Zone	<p>For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage.</p> <p>For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.</p>		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	<p>See McMinnville Municipal Code Chapter 17.60</p> <p>Cottage Cluster developments utilize shared parking areas and shared driveways.</p>		
Minimum number of units	4	4	4
Universal Design Standards and Subdivision Standards that apply	<p>Street frontage</p> <p>Front yard</p> <p>Alleys</p> <p>Private open space</p> <p>Common open space</p> <p>Compatibility</p> <p>Façade</p> <p>Parking</p> <p>Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens</p>		

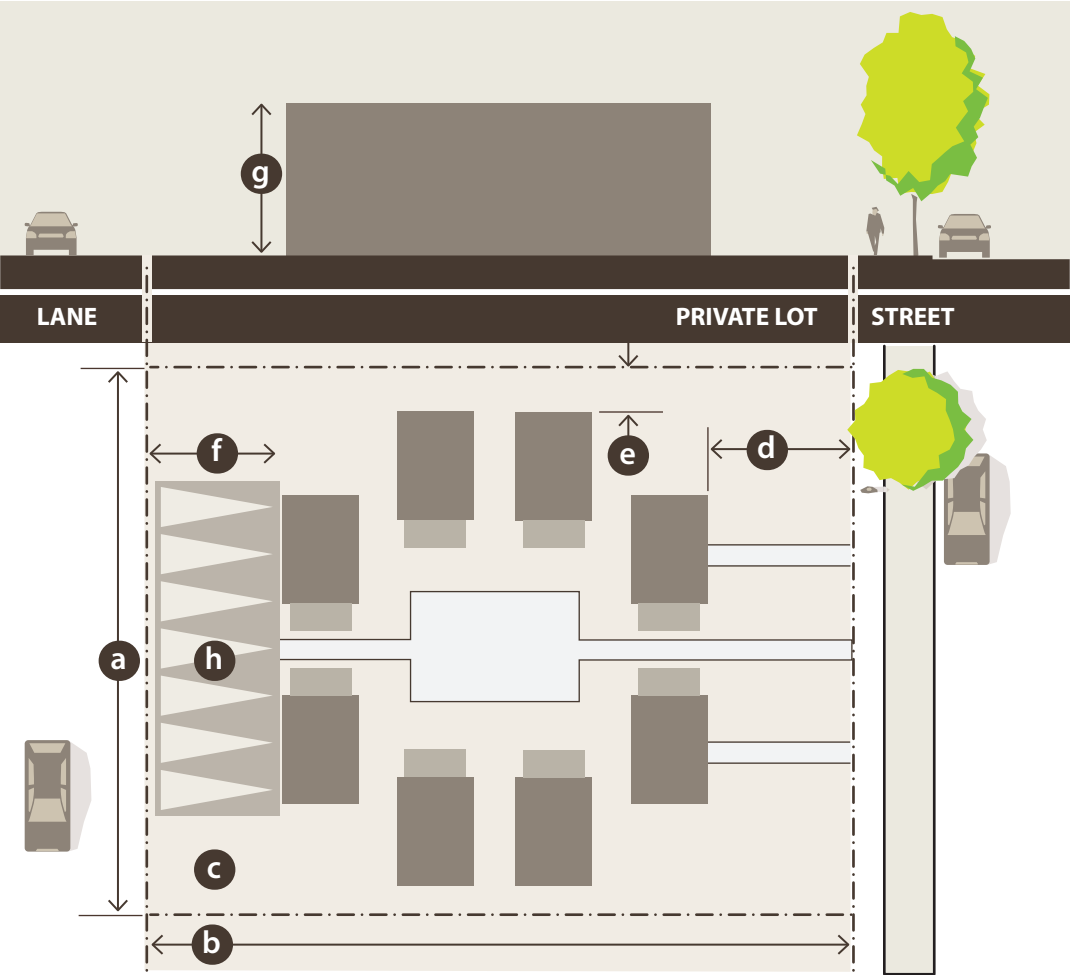
¹ Per McMinnville Municipal Code Section 17.54.050.

² From alley property or easement line.

Cottage Cluster without Alley



Cottage Cluster with Alley



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Plex

Concept

A Plex is multiple dwellings on one lot (limited to four) stacked and/or side-by-side in a single structure, or detached in separate structures. Plexes include duplexes (two units), triplexes (three units), and quadplexes (four units) on a single lot.

Plexes include duplexes, triplexes and quadplexes.

Guiding Principle

Plex designs should be similar in size, scale and appearance when integrated into an existing single dwelling neighborhood.

When situated on a corner lot, orient each entrance to a different street for privacy and neighborhood compatibility.



Single dwelling converted into a duplex.

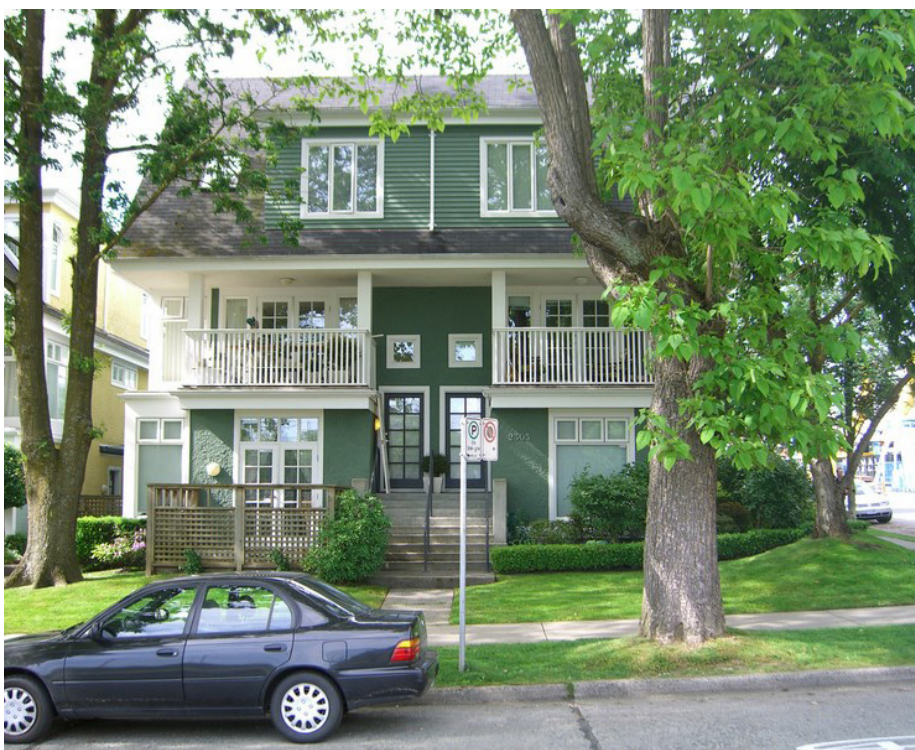


A porch railing separates entries and provides privacy to each unit, while creating a cohesive porch across the front.

Plex



The scale and form of this plex fit with the surrounding context.



Mirroring balconies gives private outdoor space to each dwelling.

Plex Development Standards

PLEX DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 35	Min. 50	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 65	Min. 65	
c Lot size (square feet)	Min. 2,300	Min. 3,300	
d Front setback (feet)	Min. 10 ¹ or 15	Min. 15	Match existing ²
e Side setback (feet)	Interior: Min. 3 ³ or 7.5 Exterior: 10	Interior: Min. 3 ³ or 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage. ³	Min. 20	Min. 20
g Building height (feet)	Max. 35	Max. 35	Max. 35
h Parking Zone	<p>For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage.</p> <p>For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.</p>		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens		

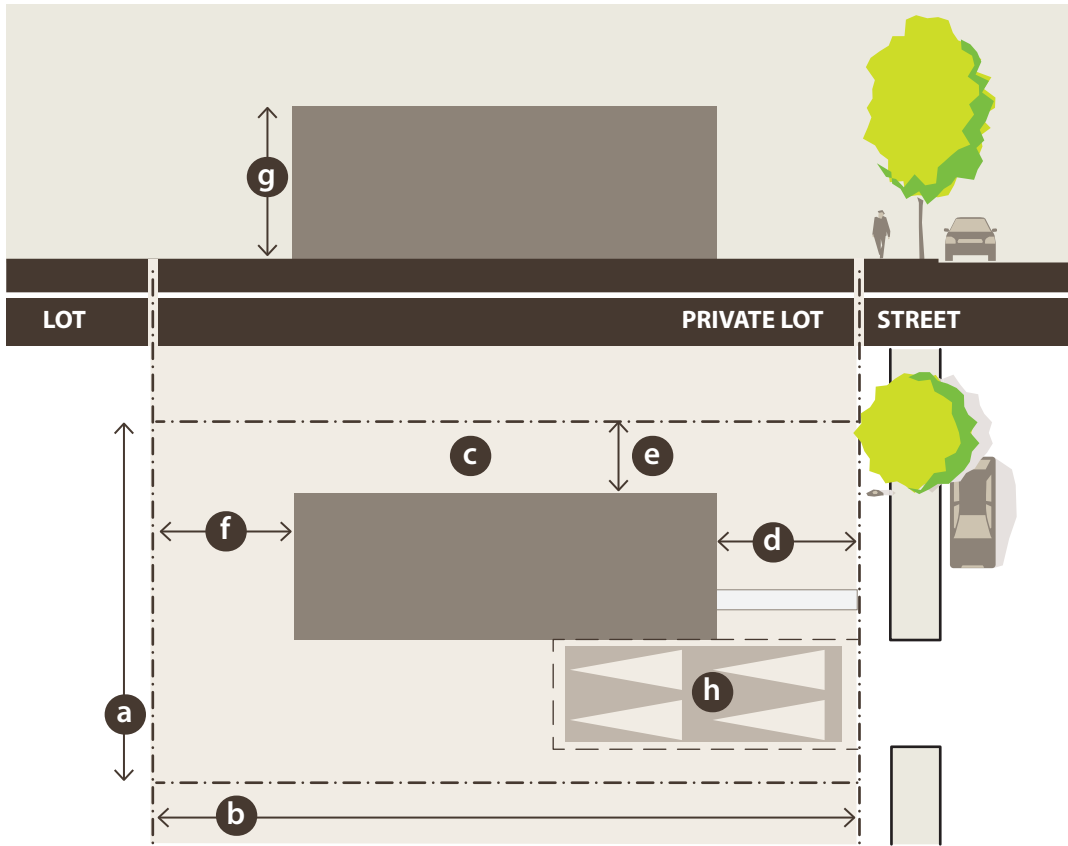
¹ Must meet all requirements of Universal Design Standards: Front Yard (Type2) Urban Type

² Per McMinnville Municipal Code Section 17.54.050.

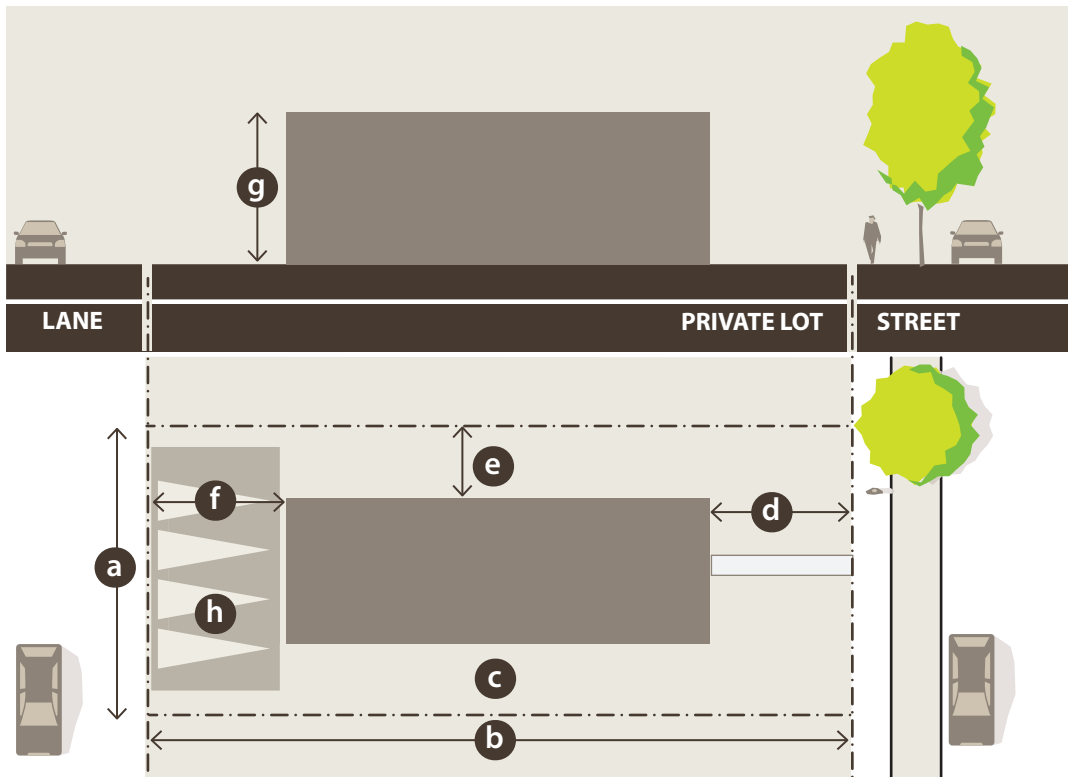
³ Must meet all requirements of Usable Side Yard Subdivision standards.

³ From alley property or easement line.

Plex without Alley



Plex with Alley



Single Dwelling

Concept

Single dwellings are one home on a single lot, separated from adjacent dwellings by private open space in the form of side yards and backyards, and often set back from the public street with a front yard. Single dwelling standards apply to units that are larger than 400 square feet.

Single dwellings are the most common housing type in McMinnville today.

Guiding Principle

Avoid cookie-cutter appearance across multiple single dwellings in the same neighborhood by creating variety of color, form, and façade details.

Space driveways to allow for street trees and on-street parking.

Garages facing the front should be recessed to reduce their prominence on the front façade.



Single dwellings with similar porch elements provide consistency to the public realm, while still offering opportunity for variety in details.



Lots of varying widths face an open pedestrian walkway.

Single Dwelling



Traditional-style single dwelling with porch, front setback, and street trees.



Narrow lot homes face a shared green space.

Single Dwelling Development Standards

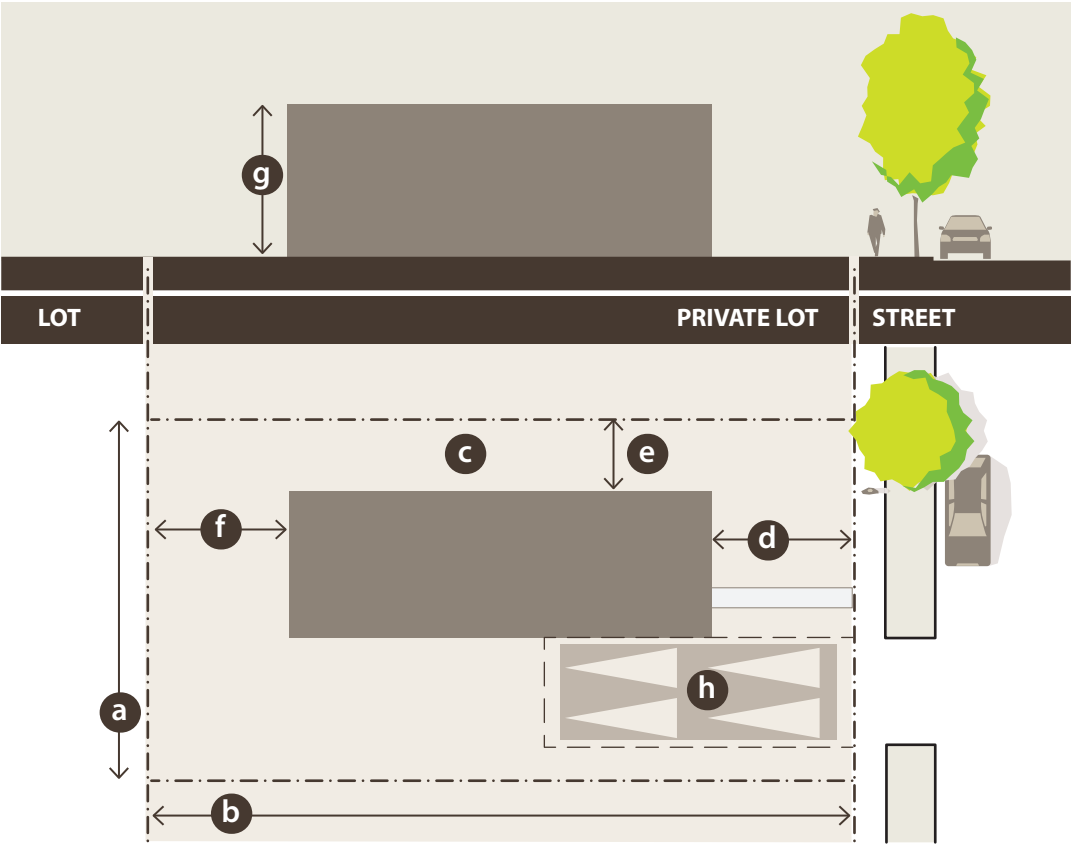
SINGLE DWELLING DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a	Lot width (feet)	Min. 35	Min. 45
b	Lot depth (feet)	Min. 65	Min. 65
c	Lot size (square feet)	Min. 2,300	Min. 3,000
d	Front setback (feet)	Min. 15	Min. 15
e	Side setback (feet)	Interior: Min. 3 ² or 7.5 Exterior: 10	Interior: Min. 3 ³ or 7.5 Exterior: 10
f	Rear setback (feet)	0 with garage, 20 without garage. ¹	Min. 20
g	Building height (feet)	Max. 35	Max. 35
h	Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.	
	Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.	
	Off-street Parking	See McMinnville Municipal Code Chapter 17.60	
	Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens	

¹ Per McMinnville Municipal Code Section 17.54.050.

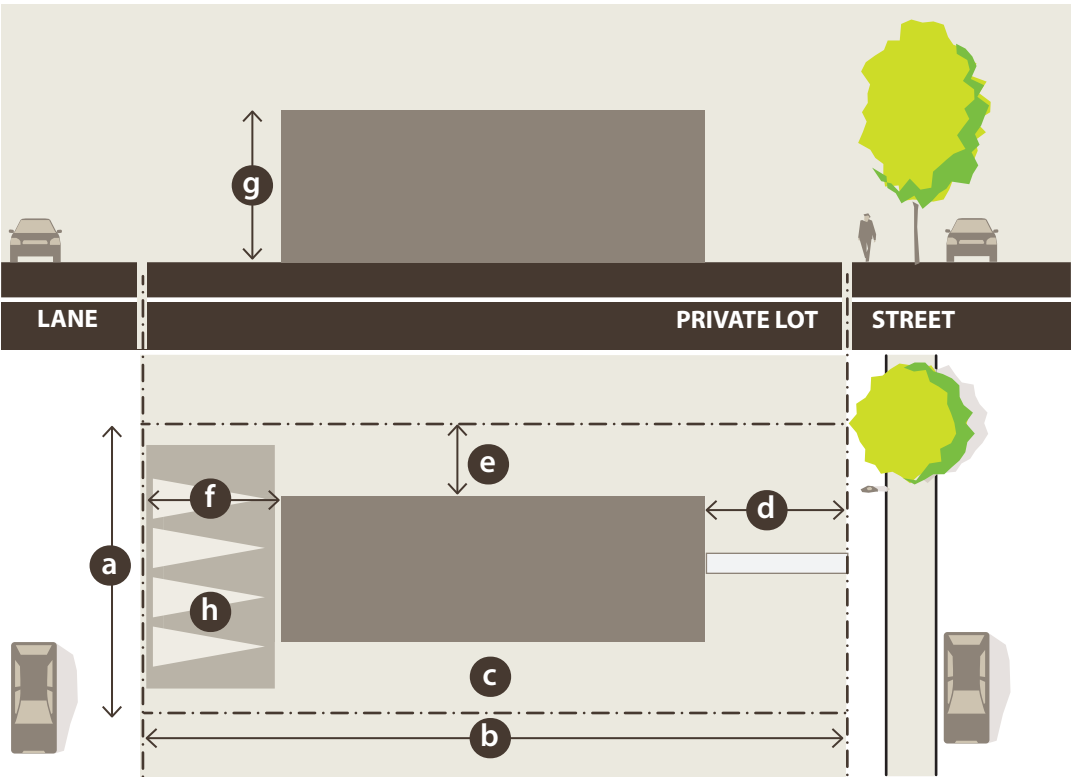
² Must meet all requirements of Usable Side Yard Subdivision standards.

¹ From alley property or easement line.

Detached Single Dwelling without Alley



Detached Single Dwelling with Alley



Townhouse

Concept

Townhouses are attached units with common wall construction, each on a separate lot, and each with its own entry from a public or shared street or common area. Townhouse variation includes live/work units, typically with the “work” portion on the ground floor.

Townhouses can be compatible in single dwelling neighborhoods, commercial centers and along corridors.

Guiding Principle

When fitting into existing single dwelling neighborhoods, group townhouses in smaller clusters, so that they are a compatible scale with surrounding development.

Design townhouses with a shared roof form, rather than a sawtooth shape with each unit having its own roof ridge. A shared roof form is more compatible with existing single dwelling neighborhoods.

Provide alley-accessed parking, when possible, to minimize driveways and preserve the tree-lined street frontage.

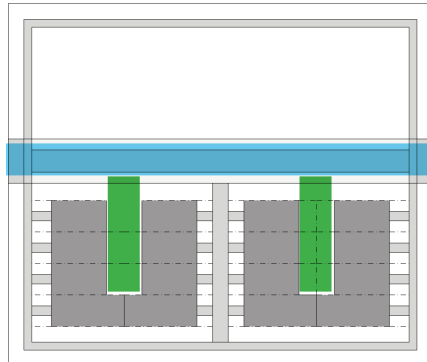
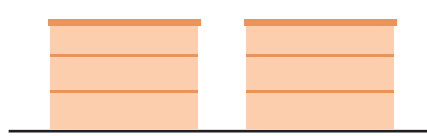
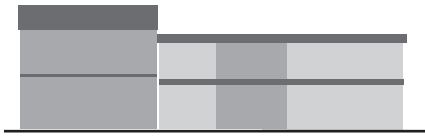


Townhouses fronting a shared green space.



Townhouses with a smaller front setback in a more urban context.

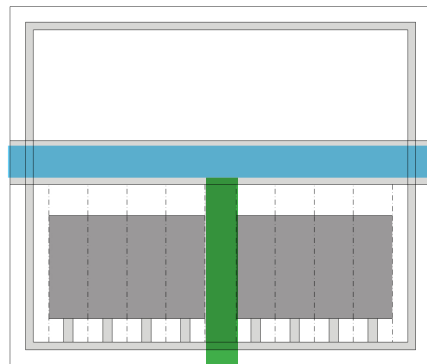
Large Townhouse



Large Townhouse

- » Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area.
- » Maximum number of adjoining units: 8

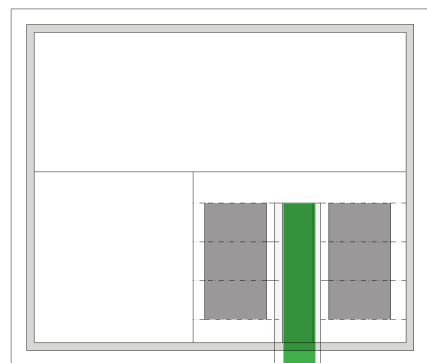
Medium Townhouse



Medium Townhouse

- » Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area.
- » Maximum number of adjoining units: 4

Small Townhouse



Small Townhouse

- » Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area. Also permitted within selected neighborhoods as an infill housing type.
- » Maximum number of adjoining units: 3

Alley type permitted (see Universal Standards Alleys): ■ Type 1 ■ Type 1 or 2

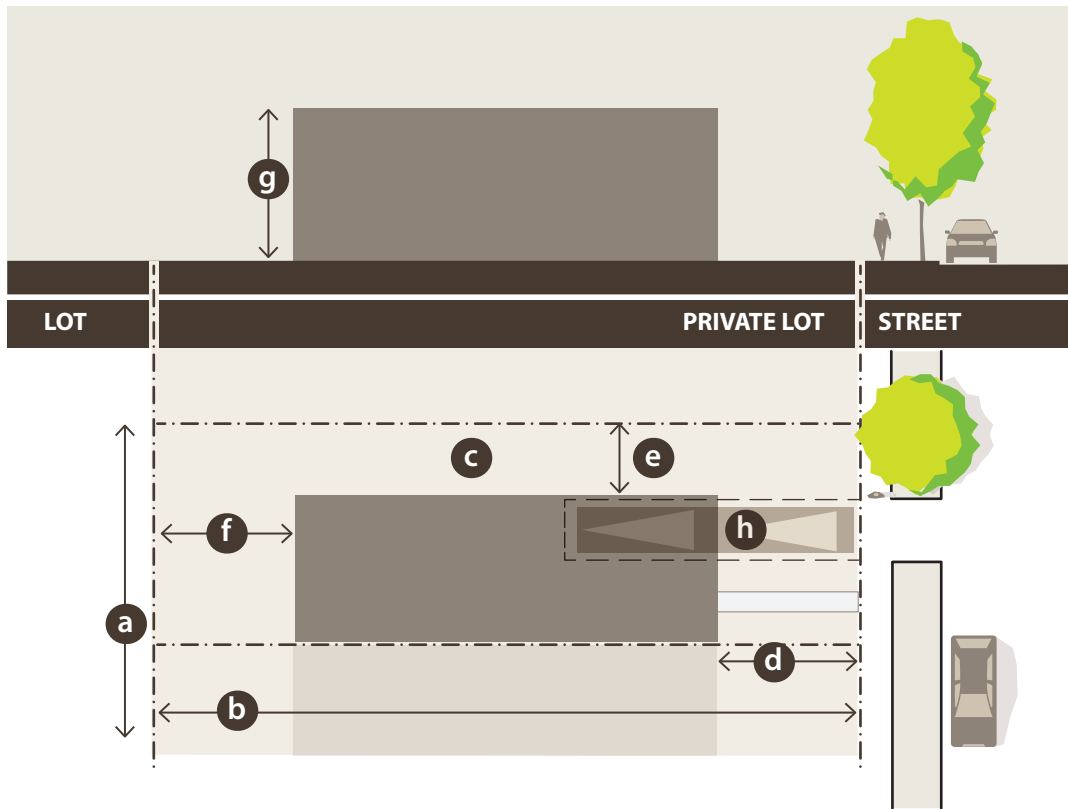
Townhouse Development Standards

TOWNHOUSE DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 20	Min. 22	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 60	Min. 60	
c Lot size (square feet)	Min. 1,200	Min. 1,400	
d Front setback (feet)	Min. 15	Min. 15	Match existing ¹
e Side setback (feet) ²	Interior: Min. 0 or 7.5 Exterior: Min. 10	Interior: Min. 0 or 7.5 Exterior: Min. 10	Interior: Min. 0 or 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage.	Min. 20	Min. 20
g Building height (feet)	Max. 35	Max. 35	Max. 35
h Parking Zone	<p>For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage.</p> <p>For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.</p>		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
Number of adjoining units and arrangement	Max. 8	Max. 4	Max. 3
Shared Roof Form	Required	Required	Required
Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Through Block, and Corner Common Greens		

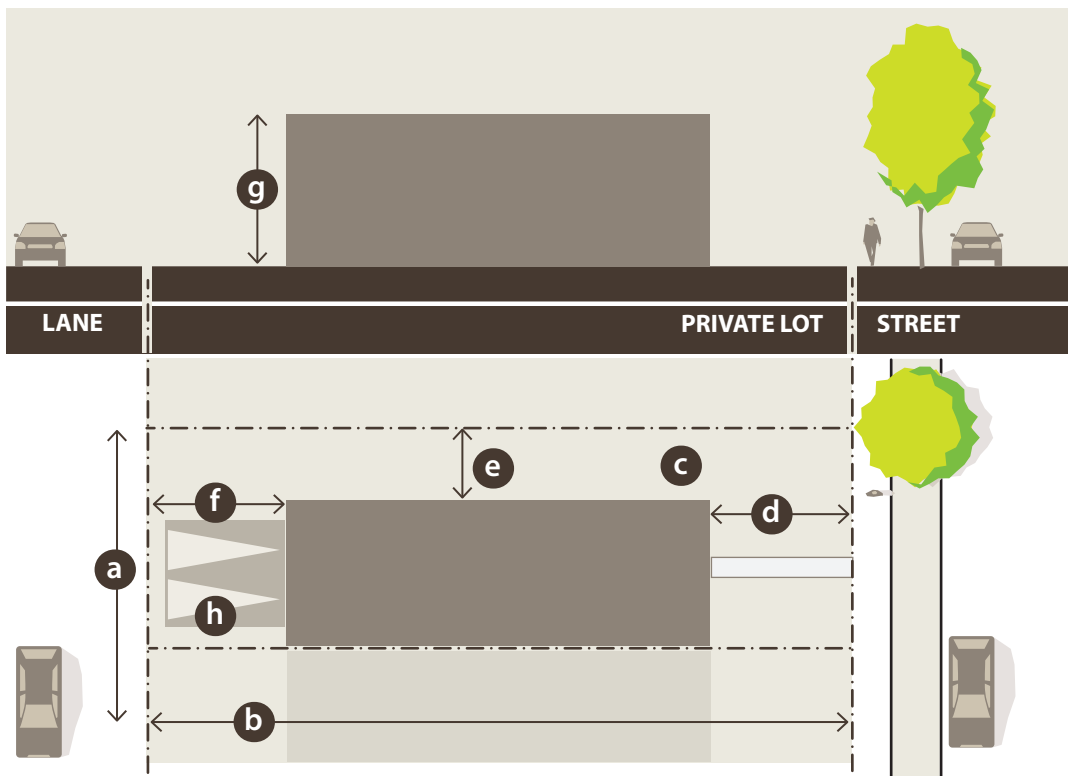
¹ Per McMinnville Municipal Code Section 17.54.050

² Interior side setback of 7.5 feet and exterior setbacks only apply to end units

Townhouse without Alley



Townhouse with Alley



Accessory Dwelling Unit (ADU)

Concept

An ADU is a secondary, self-contained single-family dwelling that may be allowed only in conjunction with a detached single-family dwelling. An accessory dwelling unit is subordinate in size, location, and appearance to the primary detached single-family dwelling. An accessory dwelling unit generally has its own outside entrance and always has a separate kitchen, bathroom and sleeping area. An accessory dwelling may be located within, attached to or detached from the primary single-family dwelling.

An ADU may be located within, attached to or detached from the primary dwelling.



A corner lot permits each home to have a different street frontage.

Fundamental Requirements

Accessory dwelling unit (ADU) subject to the following standards:

1. The accessory dwelling unit may be established by:
 - b. Conversion of an attic, basement, or garage or any other portion of the primary dwelling;
 - c. Adding floor area to the primary dwelling, including a second story;
 - d. Construction of a detached accessory dwelling unit on a lot with a primary single-family dwelling; or
 - e. Construction of a new primary dwelling with the existing dwelling being designated the ADU and found in compliance with all requirements of this Section.
2. The square footage of the accessory dwelling shall not exceed 50 percent of the primary dwelling exclusive of the garage, or 1,000 square feet, whichever is less. The minimum area shall be as determined by the State of Oregon Building Codes Division.
3. The building coverage of a detached ADU may not be larger than the building coverage of the primary dwelling.
4. The accessory dwelling shall meet all applicable standards for this zone including, but not limited to, setbacks, height, and building codes in effect at the time of construction. The maximum height allowed for a detached ADU is the lesser of 25 feet or the height of the primary dwelling.
5. The structure's appearance, including siding, roofing, materials, and color shall coincide with that used on the primary dwelling unit, including roof pitch, eaves, window fenestration patterns, etc.
6. Not more than one accessory dwelling unit shall be allowed per lot or parcel.
7. The accessory dwelling unit shall contain a kitchen, bathroom, living, and sleeping area that completely independent from the primary dwelling.
8. Manufactured homes, recreational vehicles, motor vehicles, travel trailers and all other forms of towable or manufactured structures, not to include modular structures, shall not be used as an accessory dwelling unit.
9. ADUs are exempt from the residential density standards of this code.
10. Occupancy and use standards for an ADU shall be the same as those applicable to a primary dwelling on the same site.
11. That a legally non-conforming accessory structure located on residentially zoned land may be converted to an accessory dwelling unit in accordance with the requirements of Chapter 17.63 (Nonconforming Uses).

Accessory Dwelling Unit (ADU)



ADU accessible from the driveway of main home. Photo credit: Shelter Solutions.



2nd story ADU above multi-car garage.



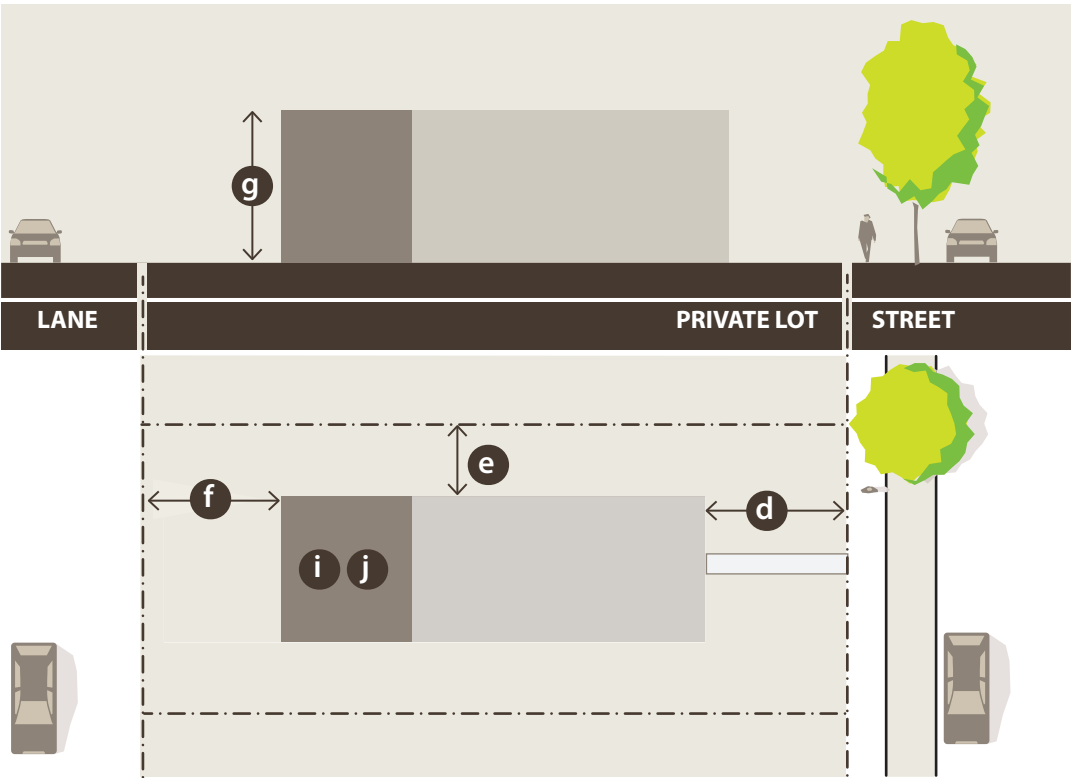
ADU Development Standards

ACCESSORY DWELLING UNITS DEVELOPMENT STANDARDS

ADU	
Lot width (feet)	NA
Lot depth (feet)	NA
Lot size (square feet)	NA
d Front setback (feet)	Match existing zone, subdivision, or Planned Development overlay district.
e Side setback (feet)	Match existing zone, subdivision, or Planned Development overlay district.
f Rear setback (feet)	Match existing zone, subdivision, or Planned Development overlay district.
g Building height (feet)	Height of primary building or 25 feet, whichever is less. ¹
i Building size	Not more than 50% of main dwelling or not more than 1,000 sf (whichever is smaller).
j Lot coverage	Not larger than the coverage of the primary dwelling.
Universal Design Standards and Subdivision Standards that apply	Universal Design Standards that apply to the main dwelling apply to the accessory dwelling unit. Refer to Universal Design Standards Summary Table for applicable standards.

¹ Applicable to detached ADUs.

Accessory Dwelling Units



Apartment Types

Apartment Block

Description

Stacked flats in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.

Appropriate context

Apartments vary widely in size and design but typically have large footprints and fit in well to the edges of single dwelling neighborhoods and on major streets.

Also named

Flats, multifamily, apartments

Variations

Flats, lofts, two-level flats, split-level flats, through-building flats.

Typical household

Depending on square footage, all types of households, from adults with children to single adult householder.

Lot sizes

Vary widely, from 7,200 to 320,000 square feet

Density range

10-200 units per acre

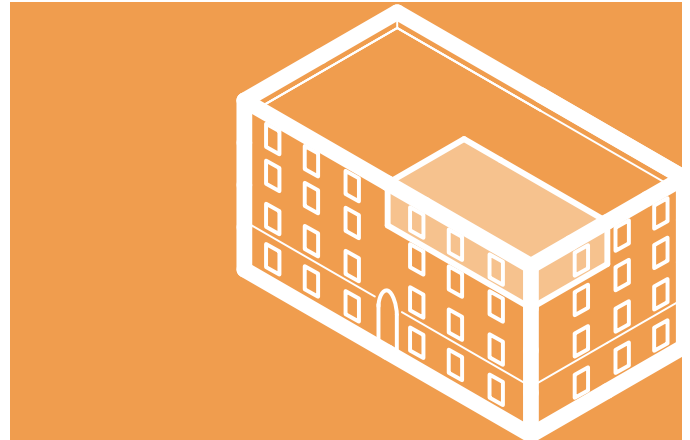
Note: Density may exceed maximum density allowed in McMinnville zoning districts.

Building height

2-5 stories, if adjacent to or within a single dwelling neighborhood context. Can be much taller in central city areas.

Construction type and building code issues

Type V frame construction for buildings under 5 stories. Type V frame construction over Type I, for 6 or 8 stories, or Type I for taller buildings. Sprinklers for fire suppression are required. Elevators needed if over 3 stories.



Greenery and a setback from the sidewalk provide ground floor units with privacy.

Apartment Types

Walk-up Apartment

Description

Buildings are limited to three stories, and consist of about four to 12 units each, accessible from a single open air stair. Dwelling units are typically constructed in Type V frame construction with fire sprinklers. Individual apartment buildings are arranged around common open space and shared parking areas.

Appropriate context

Walk-up apartments are appropriate adjacent to or within a single dwelling neighborhood context depending on site design, orientation to the street, location of parking, and the massing and scale of buildings.

Also named

Woody walk-ups, single stair walk-ups.

Variations

May have an internal stair. Generally, in this case, the maximum number of units per floor are four. They can be designed with front and back windows for cross ventilation. Buildings can be separated to offer access to light and air on three sides.

Typical household

Small units are ideal for small households—single adults or adult and child. They offer an alternative to apartment flats in a building with a lobby and internal double-loaded corridor.

Lot sizes

Vary widely, from 10,000 to 250,000 square feet

Density range

15 - 30 units per acre

Building height

Usually 3 stories; can be 2 stories.

Construction type and building code issues

Typically Type V frame construction. Sprinklers for fire suppression are required.



Walk-up apartments with private open space balconies.

Apartment Types

Courtyard Apartment

Description

Attached housing units arranged around a courtyard, each with its own entry or other access off of the courtyard.

Appropriate context

Courtyard apartments have large footprints and therefore fit in well to the edges of single dwelling neighborhoods and on major streets. They can be designed to be low in profile and to fit seamlessly into most detached single dwelling neighborhoods. Like cottage clusters, they lend themselves to sensitive sites where preserving trees and open space is a priority.

Also named

Garden apartments

Variations

Stacked (like townhouses) and oriented to a courtyard or open space; single level and oriented to a courtyard; bar-shaped or L-shaped instead of C-shaped; with separate garages off of an alley or tucked under the development.

Typical household

Small units are ideal for small households—single adults or adult and child. They offer an alternative to apartment flats, with access to the outdoors via a front (and sometimes a back) door.

Lot sizes

Vary widely, from 10,000 to 80,000 square feet

Density range

10-75 units per acre

Note: Density may exceed maximum density allowed in McMinnville zoning districts.

Building height

2-3 stories; can be up to four if construction type and building code issues are addressed, see below.

Construction type and building code issues

Typically Type V frame construction. Sprinklers for fire suppression are required if not common wall construction. Elevators needed if over 3 stories, or units can be stacked, see variations.



Historic 2-story courtyard apartment complex with a shared garden.

Apartment

Apartment Types Spectrum from Most Dense to Least Dense



Apartment Block

Density Range:

Context: City center



Medium Apartment Block

Density Range:

Context: City center and along major streets served by transit



Small Apartment Block

Density Range:

Context: At the edges of low and medium density residential neighborhoods



Single Walk-up

Density Range:

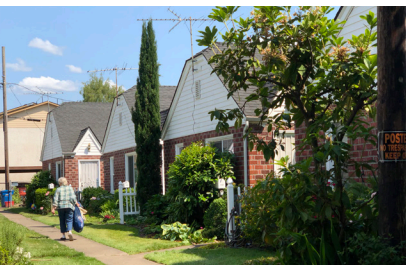
Context: At the edges of low density residential neighborhoods and along major streets



2-3 Story Courtyard

Density Range:

Context: City center, low and mid-density residential neighborhoods



Single Story Courtyard

Density Range:

Context: May be integrated into low density residential neighborhoods

Apartment

Site sizes



Site Sizes

Single walk-ups, block apartments, and many courtyard apartments can fit on a 100 x 100 foot lot. Bigger developments with multiple walk-up buildings may be as large as 250,000 square feet, or 500 x 500 foot lots.

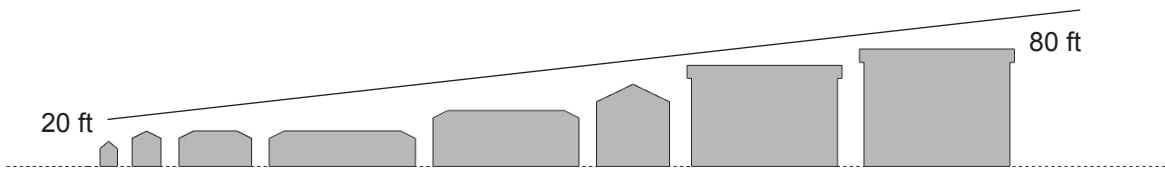
Height Range

Apartment heights vary depending on the type and the location.

Density Ranges

Apartment densities vary depending on building type and site design layout.

Height range



Single story courtyard apartment



2-story courtyard apartment



4-story apartment block

Apartment

Apartment Design Standards

Pedestrian permeability and block structure

Applicability

- » Site size: Sites over 10,000 square feet
- » Housing Types: All apartment types
- » Zones: [to be determined]

All applicable developments must meet the fundamental requirement. In addition, applicable developments must meet all of the required design elements.



Pedestrian through-connections provide opportunities to preserve and highlight heritage trees and other natural features.

Fundamental Requirement

Requirement	Standard	Limitations and Qualifications
Required through connection	200 feet minimum	<ul style="list-style-type: none"> » Shall be provided for bicyclists and pedestrians between two streets or two lots. It may be a sidewalk that is part of a street that also provides vehicle access, or it may be a self-contained street created solely for pedestrians and bicyclists. » Spacing requirement: No further than 200 feet apart, on center. » May be co-located with a common green.

Required Design Elements

- Mirror the scale of blocks and the block-like structure of surrounding neighborhood.
- Connect the internal network of streets and paths to those of the surrounding area where possible.
- Configure apartments, parking areas, and common open space in clusters that mirror the scale of blocks of the surrounding neighborhood, or are no more than 10,000 square feet in area per cluster. Residential units must be oriented to a common open space, including a common green, a plaza, or a pocket park.
- Orient all buildings around a shared open space that meets the requirements of a Common Open Space.
- Align buildings to surrounding streets.
- Connect to surrounding neighborhoods, schools, parks, and other neighborhood destinations.

Ground floor units

All ground floor dwelling units, regardless of whether they face a public street or an internal area, must meet the requirements of Universal Design Standards: Front Yards.

Parking

All parking areas must meet the requirements of Universal Design Standards: Parking.

Common Open Space

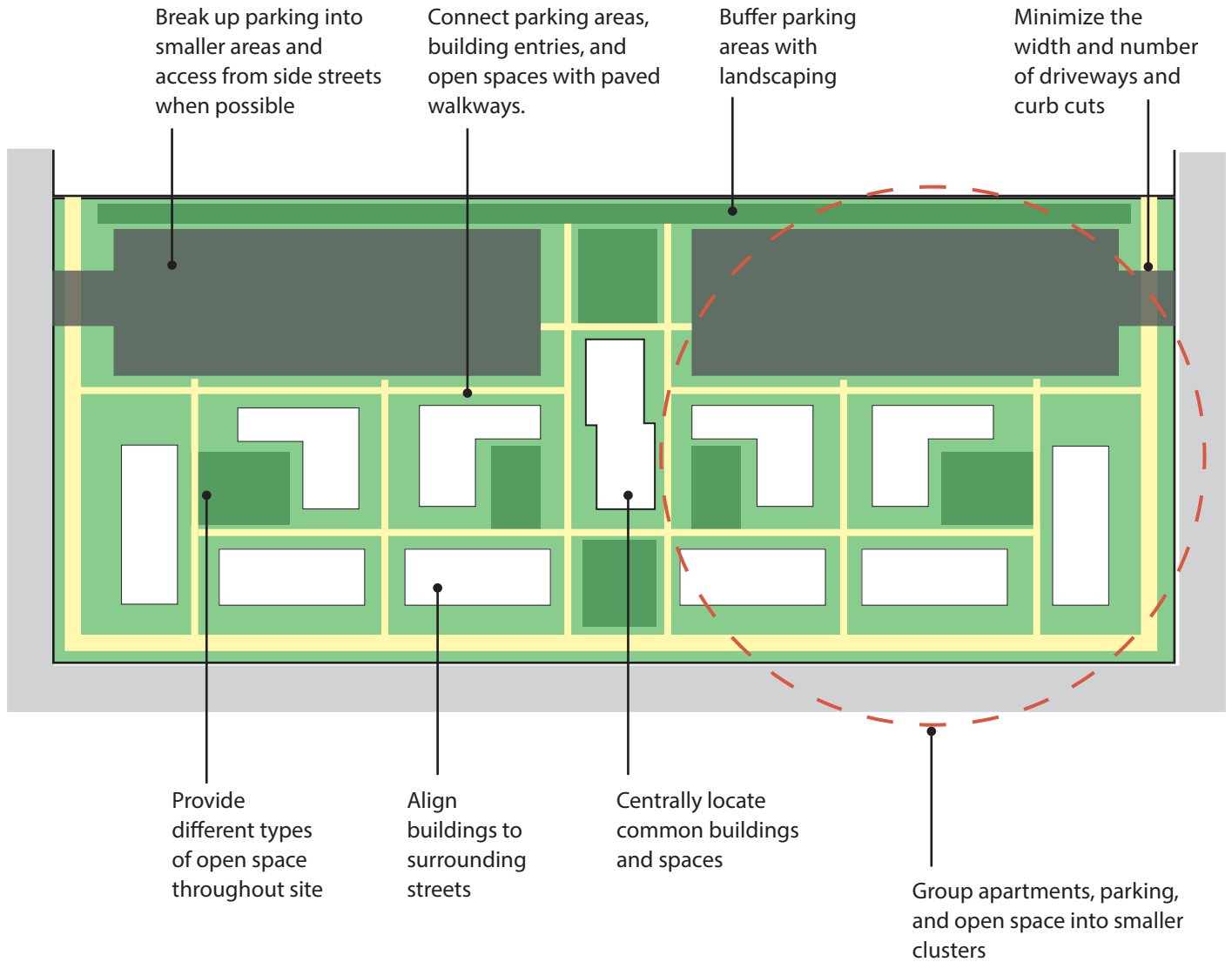
Common open space areas must meet the requirements of Universal Design Standards: Common Open Space

Dwelling units

All dwelling units that are not subject to Front Yard standards must meet Universal Design Standards: Private Open Space.

Apartment

Large Site Layouts



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Part 2

Universal Design Standards

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Introduction to Universal Design Standards

The universal design standards are standards that apply to all or most housing types. These standards are related to site design and provide information about how buildings face the street, handle parking, are compatible with neighboring homes, and must meet specific open space or private space requirements.

Universal Design Standards Summary Table

Universal design standards apply to each housing type marked with an “X”, except where indicated as optional.

	Tiny House	Cottage Cluster	Plex	Single Dwelling	Town-house	ADU	Apartment
Façade	X	X	X	X	X	X	X
Street Frontage	X	X	X	X	X	X	X
Front Yard	X	X	X	X	X	X	X
Alleys	X	X	X	X	X	X	X
Parking	X	X	X	X	X		X
Common OS		X					X
Private OS	X	X	X	X	X	X	X
Compatibility	X	X	X	X	X	X	X
Partial alley (optional)	X	X	X	X	X	X	X
Usable Site Yard Setback (optional)	X		X	X		X	X
Common Green (optional)	X	X	X	X	X	X	X

Façade

Concept

The façade faces the street, or common greens, courtyards, or other common open spaces. It should be inviting with entry structures, such as porches, front doors and windows and other human-scaled elements. When dwellings have car access from the street, paved areas and garages should not dominate.

Welcoming façades contribute to the overall character of the neighborhood, promoting a safe walkable and bikeable place.

Guiding Principles

Garages that do not dominate.

- » Pair garages where possible to maximize planting strip and potential for street trees.
- » Minimize the width of garages in relationship to the overall width of the façade.
- » Garages should be recessed from entrances, making the entrance more prominent than the garage
- » When parking is provided in groups, such as for cottage clusters and apartments, use landscaping to screen the parking area from the street.

Inviting façades that are attractive and welcoming

- » Windows face the street, avoid blank walls.
- » Entrances face the street (emphasize private, ground level entries to individual units when appropriate to the housing type, such as townhouses and plexes.
- » Pronounced shared building entries when appropriate to the housing type, such as multi dwellings.
- » Building elements (lighting, repeating projects, bay windows, etc.) and private open space projections (balconies, porches, terraces, etc.) provide functional living space for residents and break up large façades.

Principle 8 - Human Scale Design.

Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.

Principle 12 - Housing Variety.

Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.



Street Frontage

Concept

A common characteristic of McMinnville's older residential neighborhoods is a green leafy street edge that is created by street trees, and the planted strip between the sidewalk and the curb. When trees are given enough room for their roots to mature successfully, their branches shade the sidewalk and may even form a canopy over the street. Minimizing driveway curb cuts maximizes the value of the plant strip. Uninterrupted curb space also provides safer pedestrian environment and room for parking on the street.

Minimizing driveway curb cuts maximizes the value of the plant strip. Uninterrupted curb space also provides safer pedestrian environment and room for parking on the street.

There are several best practices that can maximize the amount of uninterrupted street tree planting strip:

- » Provide parking space at the rear of the lot via an alley.
- » Space street facing driveways far enough apart for street trees to be planted at frequent intervals.
- » Pair street facing driveways to create more space for trees
- » Coordinating the spacing of street trees with the spacing of utilities access across the plant strip

Guiding Principle

Even while introducing a variety of housing types and lot sizes (and widths), maintain the maximum amount of uninterrupted and generous plant strip for street trees. Promote a healthy canopy of street trees in McMinnville's residential neighborhoods.

Principle 4 - Pedestrian Friendly.

Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.

Principle 7 - Accessibility.

To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.



McMinnville neighborhood with planter strip and on street parking.

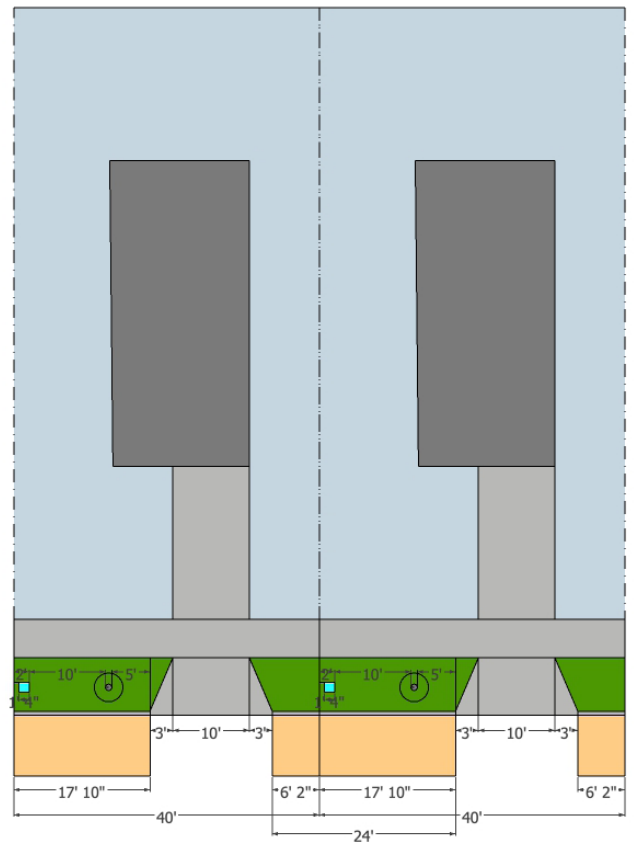
Street Frontage



There is room for a continuous planter strip with ample street trees when parking is accessed from an alley.



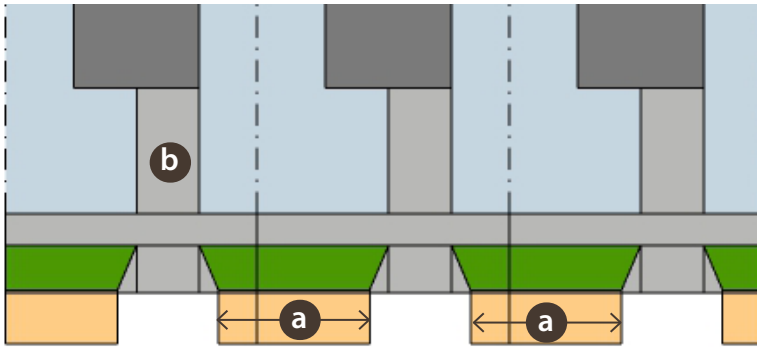
Driveway spacing does not provide enough space for a street tree or on-street parking.



Example diagram of 40-foot adjacent lots with single driveways that meets the 24-foot driveway spacing requirement.

Street Frontage

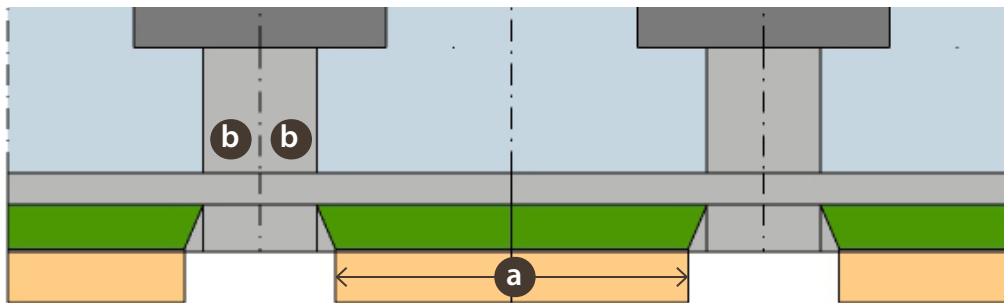
Frontage Type 1: Front-Loaded Parking



Frontage Type 1: Front-Loaded Parking

a	Minimum distance between driveways	24 feet
b	Maximum driveway width	40 percent of frontage

Frontage Type 2: Front-Loaded Parking with Paired Driveways

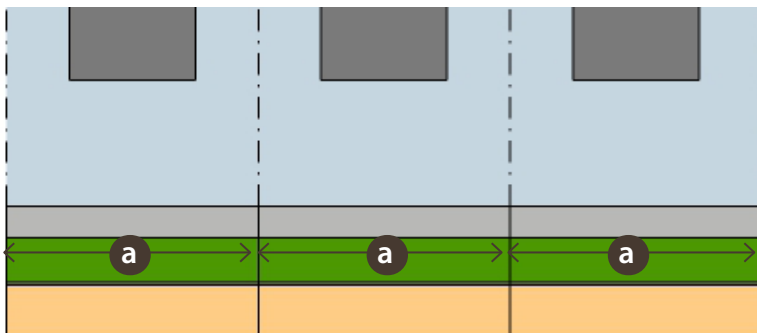


Frontage Type 2: Front-Loaded Paired Parking

a	Minimum distance between driveways	30 feet
b	Maximum driveway width	TBD*

* Note - The maximum combined width of driveways that the City finds would be acceptable needs to be determined.

Frontage Type 3: Alley-Loaded Parking



Frontage Type 3: Alley-Loaded Parking

a	Minimum street frontage width	Refer to development standards by housing type
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Front Yard

Concept

The front setback provides a vital transition between the public area of the street and the private spaces within the dwelling. The smaller the front setback is, the more important the concept of layering public to private spaces becomes.

A typical three-part approach to layering is a low fence at the back of the sidewalk, a landscaped or paved dooryard, and before the entrance to the dwelling—a porch, a stoop, or a terrace. For very small front setbacks, vertical distance can make up for the lack of horizontal separation.

Guiding Principle

For all housing types the front setback—even when it is small or zero, should be designed to provide a transition from the public realm of the street to the private realm of the dwelling.

Principle 4 - Pedestrian Friendly.

Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.

Principle 8 - Human Scale Design.

Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.



Porches set back from the sidewalk are an inviting semi-private space.

Front Yard



Landscaping, trees, and partially-open wall provide a transition with layers of privacy from the sidewalk edge to the apartment building.

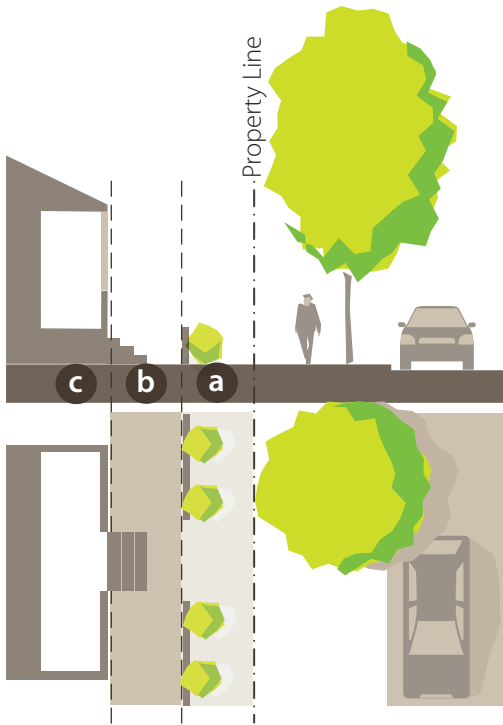


Open porches are set back to a depth that provides usable space for residents.



In a more urban context where entrances to residences could be close to the sidewalk, a partially open fence and landscaping creates layers of private to public space.

Front Yard



Front Yard Type 1 is a traditional front yard where horizontal and vertical separation provide privacy and achieve the 3-zone transition from the back of the sidewalk to the front door.

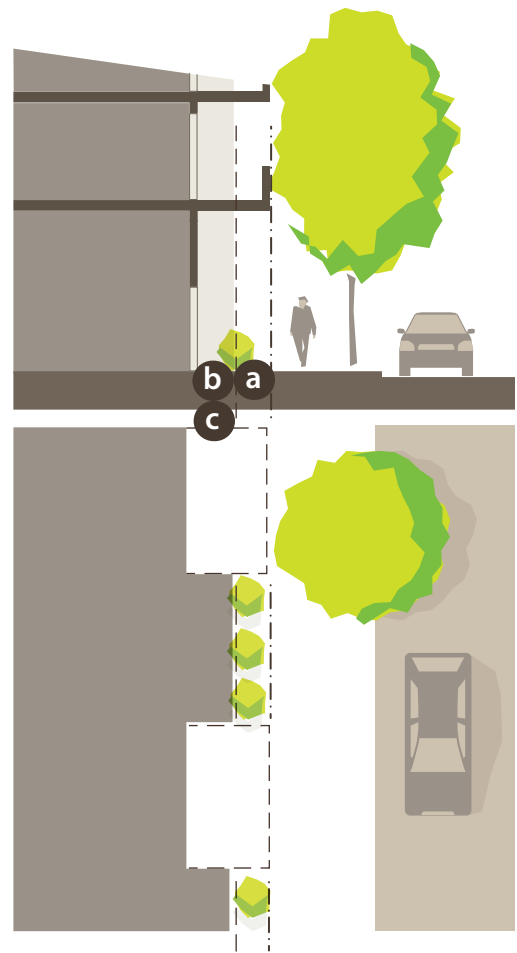
Type 1 Front Yard (Neighborhood Type)

Zone	Requirement	Intent and purpose	Ways to meet the requirement
a	Gateway	Marks the threshold between the public zone of the sidewalk and the private dwelling zone. May provide a location for address identification.	Must provide one of the following: <ul style="list-style-type: none"> <input type="checkbox"/> Low fence <input type="checkbox"/> Low planting—shrubs, grasses
b	Front Yard, Forecourt or Dooryard	Provides habitable and personalize-able outdoor space for the resident.	Fundamental requirements: <ul style="list-style-type: none"> <input type="checkbox"/> A minimum of 5-feet distance between inside edge of Gateway and edge of Porch-Stoop-Terrace <input type="checkbox"/> A paved walkway between sidewalk and entrance, which may be combined with a driveway Must provide one of the following or a combination: <ul style="list-style-type: none"> <input type="checkbox"/> Pedestrian-oriented hardscaped outdoor space <input type="checkbox"/> Lawn or planted area <input type="checkbox"/> Alternative option that meets the intent and purpose
c	Porch, Stoop or Terrace	Provides an outdoor living area that is physically and visually connected to the public realm of the street. Provides opportunities for community interaction. May provide a location for address identification.	Fundamental requirements: The porch, stoop, or terrace must be at least 36 square feet in area and have minimum dimensions of 6 feet by 6 feet; and the porch must have a solid roof. In addition, must provide one of the following: <ul style="list-style-type: none"> <input type="checkbox"/> Ornamental fencing or balustrade <input type="checkbox"/> Columns demarcating perimeter or supporting the roof

Front Yard



Gateway zone is created by projecting bays on either side of the entry, while a balcony above provides rain protection on the ground level.



Type 2 Front Yard (Urban Type)

Zone	Requirement	Intent and purpose	Ways to meet the requirement
a	Gateway	Marks the threshold between the public zone of the sidewalk and the private dwelling zone. May provide a location for address identification.	Must provide one of the following: <ul style="list-style-type: none"> <input type="checkbox"/> Low wall or fence <input type="checkbox"/> Change in paving material <input type="checkbox"/> Low fence <input type="checkbox"/> Low planting—shrubs, grasses
b	Front Yard, Forecourt or Dooryard	At a minimum, provides a transitional zone between the domestic realm of the dwelling and the public realm of the street. If larger, it provides a habitable and personalize-able outdoor space for the resident.	Fundamental requirements: Minimum of ten feet in depth.* Must provide one of the following: <ul style="list-style-type: none"> <input type="checkbox"/> Ornamental fencing or balustrade <input type="checkbox"/> Columns demarcating perimeter or supporting the roof <input type="checkbox"/> Planted area <input type="checkbox"/> Wood decking
c	Porch, Stoop or Terrace	At a minimum, provides an outdoor entry vestibule. If larger, it provides an outdoor living area that is physically and visually connected to the public realm of the street. Provides opportunities for community interaction. May provide a location for address identification.	Fundamental requirements: Minimum of ten feet in depth.* Must provide one of the following: <ul style="list-style-type: none"> <input type="checkbox"/> Ornamental fencing or balustrade <input type="checkbox"/> Columns demarcating perimeter or supporting the roof <input type="checkbox"/> Recessed area <input type="checkbox"/> Overhanging balcony <input type="checkbox"/> Canopy

*Items b and c may be combined into a single ten foot depth, provided the intent and purpose of each one is met.

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Alleys

Concept

Alleys are critical in limiting the number of driveways accessing lots from the street edge. They also allow for housing types, especially those that occupy narrow lots, such as townhouses or tiny houses, to sit alongside more conventional lot widths.

The design, paving, maintenance, and lighting of alleys is important to ensure they function properly and are safe and attractive.

Alleys vary in width and can be public right of way or private easement. Visually narrowing the perceived width of alleys through landscaping, paving, and placement of garages or Accessory Dwelling Units ensures that they are not used for traffic. If well designed, they can be part of a total pedestrian pathway system through the neighborhood.

Guiding Principle

Provide alleys wherever possible, especially in new subdivisions. In existing neighborhoods, partial alleys can be provided.



Showing an alley with a 28-foot right of way width and a 14-foot travel way (NACTO)

Principle 4 - Pedestrian Friendly.

Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.

Principle 11 - Housing for Diverse Incomes and Generations.

A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.

Principle 12 - Housing for Diverse Incomes and Generations.

Neighborhoods shall have several different housing types.

Alleys



Shrubs, vines, an overhead trellis, and a change in paving color visually narrow the alley width, however there is minimal space for landscaping.



Larger alley setbacks create opportunities for enhancements such as potted plants and other items of personal expression and ownership.

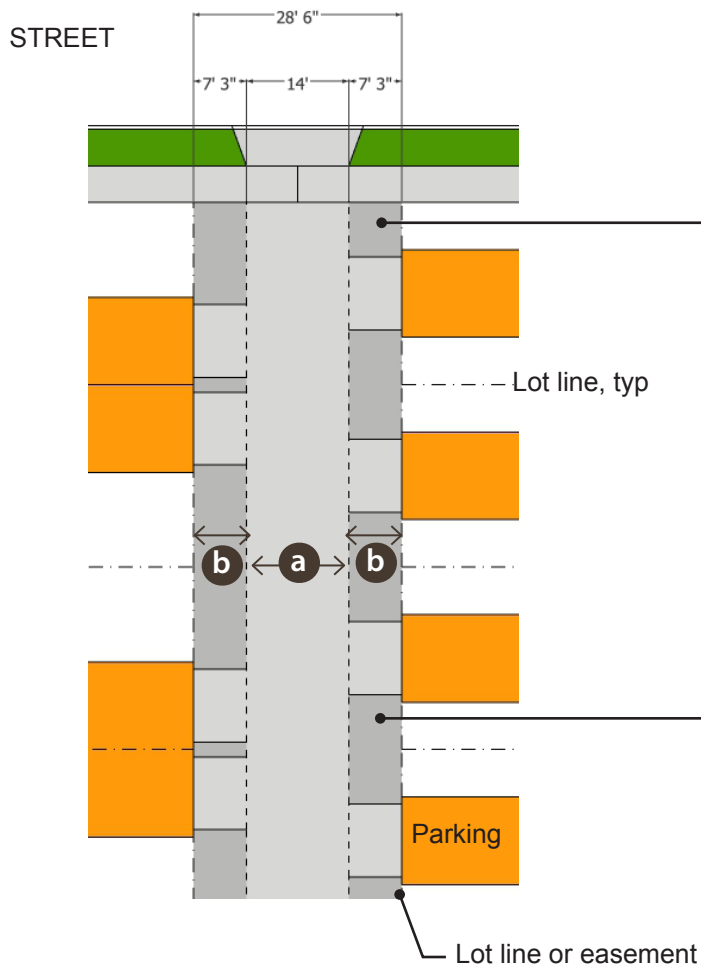


Garage doors set into an alcove created by a second story porch provides storage for trash receptacles and minimizes the prominence of the garage.



The curb physically and visually narrows the width of the alley. Permeable paving is built into the lowest point at the center to handle stormwater.

Alleys



Examples of low landscape buffer treatments for an alley.

Alley Standards Type 1

a	Travel Way Width	14 feet
b	Low Landscape Buffer	7.25 feet, each side

Alley Standards Type 2

a	Travel Way Width	20 feet, minimum
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Parking

Development and Design Standards

Garages

Applicability

- » Site size: All sites
- » Housing Types: All
- » Zones: [to be determined]

These standards apply to all garages that are accessory to a dwelling whether they are attached or detached to the primary dwelling.

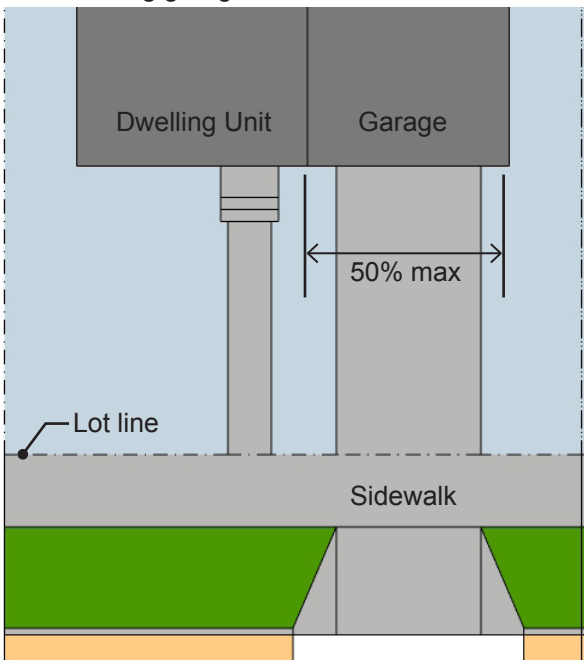
Length of street-facing garage wall

The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. See Figure to the right.

Where the street-facing façade of the building is less than 24 feet long, the garage wall facing the street may be up to 12 feet long if there is one of the following.

1. Interior living area above the garage. The living area must be set back no more than 4 feet from the street-facing garage wall, or
2. A covered balcony above the garage that is:
 - » At least the same length as the street-facing garage wall;
 - » At least 6 feet deep; and
 - » Accessible from the interior living area of the dwelling unit.

Street-facing garage wall



Principle 8 - Human Scale Design.

Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.



The garage and driveway dominate the façade, which does not meet the standards of a garage wall that is less than 50% of the overall width of the façade.

Parking

Garage setback

A garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the dwelling unit.

Whether attached to a residence or as a separate structure, a covered storage facility (garage) for a vehicle on which the main opening is toward a street shall be located not less than 20 (twenty) feet from the property line bordering the street.

Exception: Garage that is less than half the façade width and flush with porch façade

A street-facing garage wall may be up to 6 feet in front of the longest street-facing wall of the dwelling unit, if:

- » The street-facing garage wall is 40 percent or less of the length of the building façade; and
- » There is a porch at the main entrance. The garage wall may not be closer to the street lot line than the front of the porch. The porch must meet the standards for porches as set out in Universal Standards: Front Yard.

Exception: Sideways-facing Garages

The garage may extend in front of house when:

- » It is oriented perpendicular to the street and fronts on a paved court. The side wall of the garage must meet the requirements of Length of street-facing garage wall.
- » The side wall of the garage—which in this case is the street-facing façade—must meet the requirements of Façade Universal Standards.
- » In addition, the garage must meet the front setback requirements of the underlying zone.

Exception: Garages adjacent to alleys

A garage adjacent to an alley may have a zero foot setback from the alley, if allowed in the Development Standards table for the applicable housing type.

Medium and Large Surface Parking Lots

Concept

A parking lot is a storage space for cars, and should provide secure storage. It is also a place where everyone is a pedestrian while getting to or from their car. Therefore it should be designed primarily for the ease, safety and comfort of a person rolling or on foot.

Guiding Principles

Clearly defined pathways through parking lots and garages to building entrances, surrounding sidewalks, and transit stops enhance pedestrian safety. These pathways also provide an opportunity to improve the appearance of parking lots.



Example of sideways-facing garage.



Example of a parking lot through connection

Design parking lots and garages so that vehicles are not the dominant feature.

To encourage bicycling as a mode choice, bike parking areas should include bike repair, maintenance, and cleaning stations

Applicability

- » Site size: All housing types where parking is provided for nine parking spaces or more.

Fundamentals

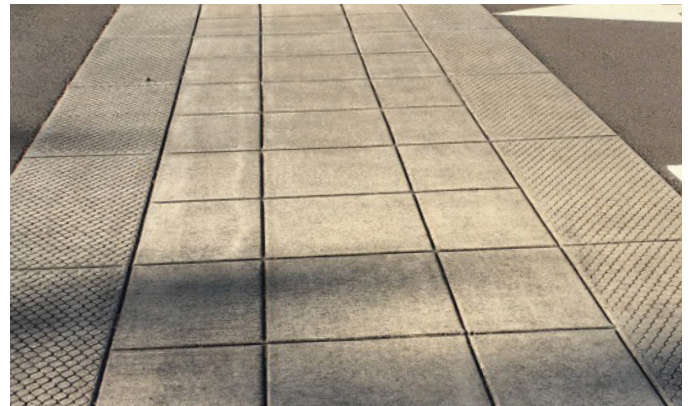
Parking lot pathways should be designed as part of the seamless accessibility network described in Apartment Design Standards, particularly the

- » Required through connection, and
- » Required design elements

Driveways to shared parking areas are:

- » Limited to one driveway per street frontage.
- » Parallel parking is permitted on a driveway that crosses a front, side or rear yard abutting a street, but not within the required yard setback.

Parking



Walkway surface must be clearly marked and differentiated from the surface parking area. Marking treatment may be paint or paving material.

Required through connections

Through Connections may be multi-modal or used exclusively for bicycle and pedestrian access.

Through Connection required components and options	
Walkway	Planted area
<p>Walkway must be paved, and 10 feet wide minimum. Paved area may be:</p> <ul style="list-style-type: none"> » 5 feet wide, minimum, each side of a drive aisle. » 10 feet wide, minimum, one side of a drive aisle. » 10 feet wide, minimum, if no drive aisle. <p>(Drive aisle minimum width 12 feet)</p> <p>Walkway surface must be clearly marked and differentiated from the surface parking area. Marking treatment may be paint or paving material.</p>	<p>A planted area is required on one or both sides of the through connection walkway.</p> <p>Planted area must be a minimum of 6 feet wide. Planted areas may be:</p> <ul style="list-style-type: none"> » 3 feet minimum, each side of the through connection walkway. » 6 feet minimum, one side of the through connection walkway. <p>Landscaped areas along a through connection may be interrupted by vehicular crossings.</p> <p>Landscaped areas along a through connection count toward required interior landscaping.</p>

Parking

Medium and Large Surface Parking Lots (continued)

Interior landscaping, minimum area

- » Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.
- » For parking lots less than 50,000 square feet, the minimum landscaped area is 5%.
- » For parking lots 50,000 square feet and greater, the minimum landscaped area is 8%.
- » Planted areas may take the form of landscape areas and planter bays.
- » For the purposes of calculating landscaped areas, parking lots are defined as [TBD].

Through Connection landscaping

- » Landscaped areas along a Through Connection count toward required interior landscaping.

Interior landscaping, trees

- » Landscaped islands and peninsulas shall be evenly distributed throughout all parking areas and separated no more than 60 feet from another. Such islands shall be provided with raised curbs, be a

minimum of five feet in width, and shall each contain at least one deciduous tree. To achieve the maximum canopy coverage, all trees shall be non columnar.

- » Trees may line the required Through Connection, and/or be clustered within landscape islands or planter bays, and / or shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.

Parking lot perimeter landscaping

- » When a parking area abuts a property in a residential zone, a site-obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line.

Setbacks adjacent to buildings and structures

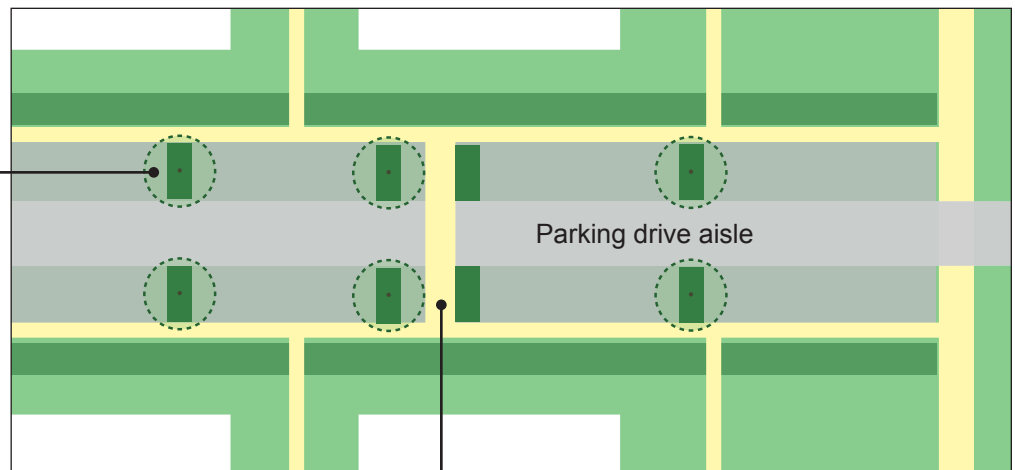
- » Where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be setback from the exterior wall of the building or structure by a minimum five-foot-wide landscape strip, or by a minimum five-foot-wide paved pedestrian walkway.

Medium surface parking lot

Interior landscaping is required for medium and large parking lots. Planted areas may take the form of landscape areas and planter bays.

Landscaped islands and peninsulas shall be evenly distributed throughout all parking areas and separated no more than 60 feet from another. Such islands shall be provided with raised curbs, be a minimum of five feet in width, and shall each contain at least one deciduous tree. To achieve the maximum canopy coverage, all trees shall be non columnar.

See "Fundamentals" for options.



10-foot wide Through Connection required no further than 200 feet apart, on center. Walkways must be paved, and 10 feet wide minimum. Walkway surface must be clearly marked and differentiated from the surface parking area. Marking treatment may be paint or paving material.

A planted area is required on one or both sides of the through connection walkway. Planted area must be a minimum of 6 feet wide. Landscaped areas along a through connection may be interrupted by vehicular crossings.

Landscaped areas along a through connection count toward required interior landscaping. See Through Connection required components and options.

Common Open Space

Design Guidelines

Common open spaces offer residents social and health benefits while also defining and bringing character to a development. Common open spaces may include shared recreational facilities such as play areas, sports fields or swimming pools; rooftop decks that prompt interaction and include shared amenities such as grills, play space, or seating. Common open spaces may be located along connecting pathways and courtyards or shared streets that allow for impromptu games of tag and the opportunity to pass neighbors. Critical to the success of a common open space is its location and territorial definition. Common open space should be appropriately located so users feel safe and residents take ownership and responsibility for the shared space. The design should take into account its relationship to units, entries, and windows, as well as how landscaping or other barriers may impact sight corridors. Common open spaces should have clear intended uses with visual cues to inform users as to the desired function. Avoid large, hard-surfaced or landscaped areas that lack furnishings or other design elements suggesting specific activities. Break down large spaces into smaller, comfortable outdoor rooms through the use of fencing or low walls, furnishings and lighting, building placement, and plantings. Sensitive design will produce greater benefits than expensive materials or furnishings and certainly more options for use than large undefined open areas.

Applicability

- » For the following housing types: Cottage Clusters, Apartments
- » For infill and new subdivisions
- » In the following zones: [to be determined]

All developments over four units shall meet the fundamental requirements for Common Open Space. In addition, projects shall provide at least [four] of the options listed under Menu of Options.

Fundamental requirements:

- A common open space shall be provided that is centrally located and designed with a clear function that enhances the livability of residents. These functions shall include passive and active uses. The open space shall be accessible to all residents and if possible be fronted by clearly defined unit entrances. The common open space shall serve as the focus of surrounding buildings. Entries and windows shall face the common open space to provide informal surveillance. Common open space shall be accessible to all residents.

Principle 3 - Parks and Open Spaces.

Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.

Principle 4 - Pedestrian Friendly.

Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.

Principle 7 - Accessibility.

To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.

- Common open space shall be a minimum of 12.5% of the site. Passive open space shall not be more than [TBD]% of the site.
- When vehicular areas are located between dwellings and common open space, clearly defined pathways shall be provided to enhance pedestrian safety. Pathway surface shall be clearly marked and differentiated from the vehicular area with paint or alternative paving material.
- Common open space shall have a minimum width or depth of 20 ft.
- Walkways are required between dwellings and common open space.

Common Open Space

Exceptions

Common Open Space for Cottage Clusters must provide a minimum of 400 sf per unit. Up to 50% can be in a constrained area (e.g., wetlands, forested areas, or steep slopes). Cottages must front at least two sides of common open space. Common open space can be one contiguous area, or no more than three separate areas. Each separate area needs a minimum of 4 cottages surrounding the common open space.

Common open space size may be reduced to 10% of the site when the site is immediately adjacent to a public park or plaza.

Properties within the Downtown Design Guidelines Area may provide 100% of common open space as a rooftop deck or provide alternative options to meet the fundamental requirements in a way that is consistent with the design guidelines.

Menu of Options

- Provide opportunities for formal and informal recreational use by residents of all ages. This could be a shared recreational facility including sport fields, play structure, bike track, courts, swimming pool, or other options.
- Provide tall deciduous trees for summer shade and winter solar access. When possible preserve and incorporate large existing trees at least 9 inches in diameter as a focal point of open spaces.
- Enhance the usability of the space through the inclusion of elements including seating, outdoor lighting, weather protection and/or shade structures, and art, among other features.
- Incorporate landscaping that receives at least 50% of its irrigation from harvested rainwater.
- Provide opportunities for food cultivation include a community garden and/or incorporate cultivated species into the landscaping.
- A maximum of 50% of common open space may be provided in a rooftop deck that includes shared amenities, weather protection, and landscaping, and is accessible to all residents.
- A shared outdoor courtyard or shared street/woonerf that is enfronted by individual entrances, windows, and balconies. There should be a combination of hardscape and landscaped space and/or planters.



Cottage Clusters have shared open space at the heart of their design, providing space for gathering or gardening, as well as preserving existing trees and wetland areas.



Make the use of semi-public spaces unambiguous.

Private Open Space

Concept

Every dwelling needs private open space for relief from indoors and to provide access to fresh air, light, and nature. Private open space may take many forms based on the size of unit.

Design Guidelines

Private open spaces should respond to the needs of residents. While they may take a variety of forms and configurations based on the scale of the building and its context, private open spaces should be usable and provide an opportunity for personalization and ownership by residents. Open spaces should provide health and well-being benefits including access to fresh air and sunlight, ability to grow food or shade their dwelling with plants. They should translate into a perception of an increase in living space and the ability to invite the outdoors in. Additionally, these open spaces can provide environmental benefits with plants that consume carbon dioxide and help reduce stormwater runoff. Spaces should be adequate to be usable, allowing space for a chair to sit in, a place to barbecue or hang clothes to dry, or for a pet to curl up. Private open space should enhance the residential function of the building while also improving the appearance of the building. They should be integrated into the overall architectural form and add detail to the façade. Placement can vary based on privacy concerns. It can be combined across multiple floors.

Applicability

- » For the following housing types: Plexes, Townhouses, Apartments
- » For infill and new subdivisions
- » In the following zones: [to be determined]

All developments shall meet the fundamental requirement for Private Open Space.

In addition, projects may provide private open space in the form of one of the options listed under Menu of Options.

Principle 3 - Parks and Open Spaces.

Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.



Individual back deck or front porch provides small seating area under cover from the elements.

Fundamental requirement

- » All units shall have a minimum of 36 square feet of private open space that allows for personalization and ownership of the space and contributes to the livability and function of the dwelling. Any exterior private open spaces shall be supplemented with operable windows to allow for cross-ventilation, increase air flow and provide the ability to control access to the outdoors.
- » 50% of upper units shall have a balcony that is accessible from the interior of unit that is a minimum of 60 square feet with no dimension less than 6 feet. These balconies can be designed to be up to the full width of the apartment in order to provide adequate space for use and allow greater indoor/outdoor flow. Balconies can be cantilevered, semi-recessed, or fully recessed. They should be located based on privacy and environmental concerns. If balconies are transparent, adequate storage should be provided within the unit or the larger building so that balconies do not become informal storage spaces.
- » Private outdoor space at the ground-level must meet the requirements of Universal Standards: Front Yard regardless of whether the private outdoor space is in the front, side, or rear of a building.

Private Open Space

Menu of Options

- A “Juliet-style” balcony of 12” dimension that allows resident to bring a sense of the outdoors into the unit. Must have doors that can open inwards or full-height sliding glass doors to allow introduction of fresh air and sunlight. If this item is selected, units must also include operable windows to increase air flow/ability to control access to the outdoors.
- An upper story rooftop deck or terrace that may include space for outdoor seating, dining, and planters for cultivation. This terrace may be stepped back on structures over two stories so as to reduce the visual impact of upper floors.
- Alternative option that meets the concept and guiding principles.



Different configurations of private open space for upper units.



Multi-dwelling development with private open space large enough for personalization and seating.

Compatibility

Concept

New housing should be compatible with its surrounding context while introducing new shape, size and detail variation, enabling different housing styles and types to sit side-by-side harmoniously.

Applicability

- » For the following housing types: All housing types
- » For infill and new subdivisions
- » In the following zones: [to be determined]

Principle 8 - Human Scale Design.

Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.

Principle 12 - Housing Variety.

Neighborhoods shall have several different housing types.

Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.



These homes have similar rooflines and porch elements, but they vary – one is gabled and one is hipped with a dormer making them distinct from one another.

Compatibility

Fundamental Requirements: Siting

Projects must meet all of the following requirements:

- Single dwellings, duplexes, triplexes, quadplexes, tiny houses, and dwellings within cottage clusters that are of the same or very similar design must be separated by at least two lots and may not be directly across from one another. Similar design consists of exterior elevations that utilize the same or similar rooflines, projections, garage doors, paint colors, building materials, window sizes and orientation.
- On a site with multiple buildings of varying scales (or that vary from the surrounding context), provide a gradual transition between scales. For example, locate dwellings that are similar in scale and density along the street frontage and transition to lower scale and density buildings toward the rear of the site. Use rear driveways and landscaping as a buffer backing up to adjacent properties if of a different scale.
- Arrange building volumes and setbacks in a way that reflects neighborhood patterns along street frontages and contributes to the desired character.
- Arrange courtyard apartments so that end units reflect a neighborhood context of detached units along the street frontage.



Variation in color, roof form, and porch configurations have a dynamic quality while consistent setbacks provide continuity.



Cookie-cutter homes with minimal change in form, window openings, or color do not meet the standard for variation.

Compatibility

Menu of Options: Massing

Projects must meet at least three options:

- Use roof forms and bays to break up the overall mass of larger dwellings and reflect the building forms and scale of single dwellings.
- Pair units under a single roof form and distinct building volume to provide massing reflective of detached dwellings.
- Walls incorporate vertical wall offsets, projections, or recesses to reduce building façades into smaller volumes and define visually distinct living unit modules.
- Step back upper floors so that first two stories frame the street and relate to the human scale and reduce visual impact of the third and higher floor.
- Mark a distinct physical transition between the base and upper floors of a building through a change in brick pattern, change in materials and/or wall surface pattern, articulation of a floor line, or change in window types.
- Use horizontal elements the entire width of the front façade to mark break between floors or along roofline including band course, band molding, bellyband, or belt course.
- Use a variation in roof forms on all four elevations of a structure to visually break up monotony including pitched or sloping roof elements, variations in pitch and height of roof planes, dormers, eaves, gable or dormer end brackets, corbels, or decorative wood timbers.
- Limit continuous ridgelines to less than 40 feet in length and continuous eaves to 25 feet in length.
- Step down taller buildings next to smaller buildings to enable buildings of larger scale but similar proportions to blend in with surroundings



The use of roof forms and changes in materials and colors that reflect units of living decreases the perception of the massing and scale of this apartment building.



Changes in roof form or the incorporation of smaller scaled elements would improve the compatibility of the larger building adjacent to the bungalow.

Compatibility

Menu of Options: Human-Scale Detail

Smaller scale functional or decorative elements break up visual monotony and provide human-scaled details that provide interest and help define different building styles. Additionally, these repeating elements relate to the scale and context of surrounding existing dwellings, easing transitions.

Front and public-facing building facades must meet all of the following requirements:

- Facades shall provide vertical offsets, projections, or recesses to break up the building façade. Vertical projections may encroach into exterior side yard setbacks by up to 20 percent of the required setback distance.
- Elevations shall include horizontal elements the width of the façade. The horizontal elements shall mark the break between floors or be located along rooflines, and may include fascia, band course, band molding, bellyband, or belt course.
- A minimum of two types of building materials shall be used on the front elevations.
- Trim with a minimum size of 3 inches on all windows.

In addition, front and public-facing building facades must provide at least four of the following options:

- Windows
- Gables
- Dormers
- Architectural bays
- Awnings made of fabric, metal or wood-framed
- Change in wall planes
- Ground floor wall lights/sconces
- Transom windows
- Balconies or decks
- Columns or pilasters – not decorative

Principle 8 - Human Scale Design.

Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.



Bays create upper-level decks and provide recesses for entries while differentiating units from one another.

Subdivisions

Modular Block Layouts

Applicability

- » For the following housing types: All housing types
- » For infill and new subdivisions
- » In the following zones: [to be determined]

Modular lot width

An intermix of housing types is possible if blocks are platted with a lot width module that can be aggregated. If lots are increments of 25 to 30 feet wide, and can be aggregated into lots that are 50 or 60 feet wide (or 75 or 90 feet wide), a wide variety of dwelling types can occupy the same block.

For example, narrow lot dwellings such as townhouses or tiny houses on 25-foot lots may sit next to larger lot dwellings such as courtyard apartments or cottage clusters on a 50 or 75-foot lot.

In a new subdivision, the greatest flexibility for lot variety is provided by having an alley serve as parking and driveway to each lot (see Figure “Block with Alley”).

When parking is accessed via a driveway from the front of the lot, the lot width is governed by frontage requirements of Universal Design Standards – Street Frontage, and the minimum lot width will be 40 feet (see Figure “Block without Alley”).

Block lengths

Most housing types can be accommodated on blocks that are 200 to 220 feet deep and 200 to 350 feet wide, with an alley easement or dedicated right of way.

In an infill setting, narrow lot housing types may be “infilled” between more conventional larger-lot detached homes. The intermixing of lot widths ensures that affordable compact housing types can sit side-by-side with detached single dwellings. Cottage clusters and smaller-scale apartments, such as garden apartments or walk-up apartments, can be intermixed on 2-3 lots that have been aggregated. Such apartments buildings need to be sized and designed to fit into the neighborhood context.

Principle 4 - Pedestrian Friendly.

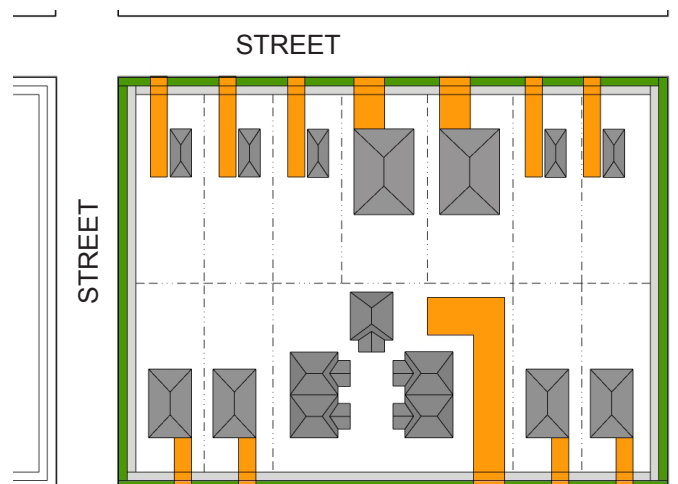
Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.

Principle 12 - Housing Variety.

Neighborhoods shall have several different housing types.



Block layout showing parking accessed from an alley.



Block layout showing parking accessed from the front, spaced appropriately to accommodate street frontage requirement.

Subdivisions

Partial alley at the end of a block

Applicability

- » Optional for the following housing types: All housing types
- » Optional for infill and new subdivisions

Partial alley

A partial alley is where an alley is used to provide access to parking at the rear of lots, in lieu of driveways located at the front of the lot (see Figure, Partial Alley Block).

Turnarounds are not required for partial alleys.

Option 1: The total number of lots and units served by a partial alley shall be [six lots], but no more than [six units].

Option 2: The total number of lots and units served by a partial alley, if more than [six lots] or [six units], shall be approved by the Fire Marshal.

Principle 4 - Pedestrian Friendly.

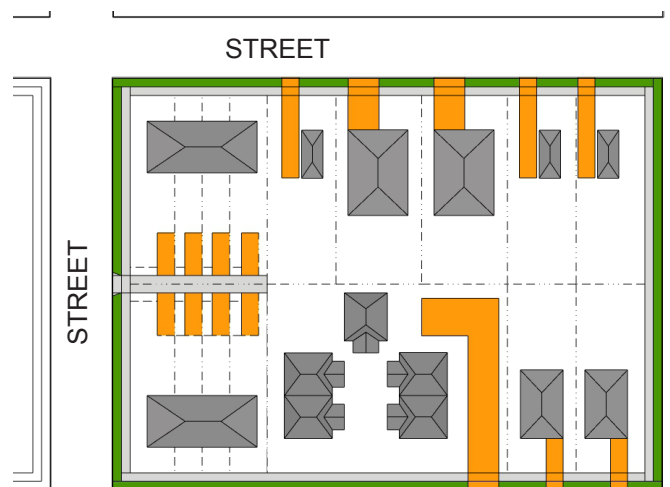
Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.

Principle 11 - Housing for Diverse Incomes and Generations.

A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.

Principle 12 - Housing Variety.

Neighborhoods shall have several different housing types.



Hybrid infill block layout with partial alley at one end of a block and front-loaded parking for the remainder.

Subdivisions

Usable Side Yard Setback

Applicability

- » Optional for the following housing types: Tiny houses, plexes, single dwellings
- » Optional for infill and new subdivisions

Usable side yard setback

A narrow side setback development is where dwelling units sharing street frontage are shifted to one side of their lot, to within 3 feet of the property line. This provides for greater usable yard space on each lot. These developments require that the planning for all of the house locations be done at the same time, and the setbacks and exact location of each unit is recorded on the deeds of the applicable lots. Proof of such recording must be submitted as part of the building permit application.

Building setbacks. The side yard setback on one side of the house may be reduced to 3 feet. This reduction does not apply to the side yard setback adjacent to a street, or to the side yard setback adjacent to lots that are not part of the usable side yard setback project.

Distance between houses

- » Infill lots: The minimum distance between all buildings in the development must be equal to twice the required side building setback standard of the underlying zone.
- » Tiny houses in new subdivisions: The minimum distance between all buildings may be the minimum distance required by the building official.

All other development standards that apply to the housing type must be met, (e.g., distance between driveways).

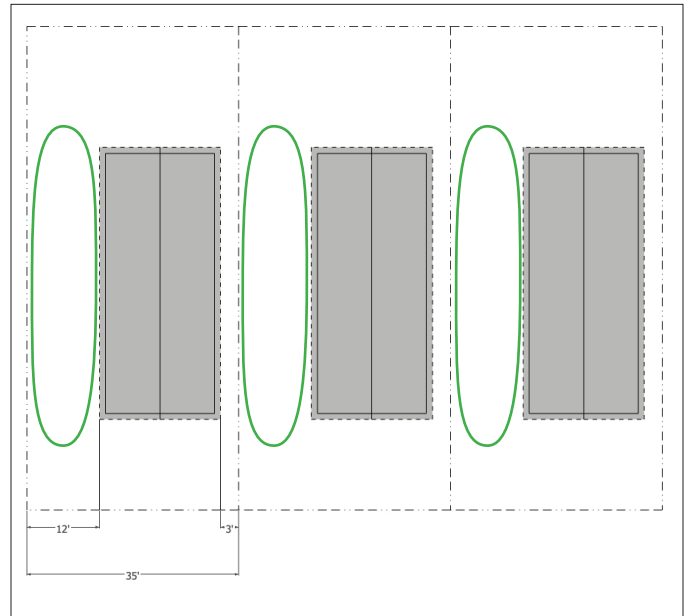
A deed restriction must be recorded on the deed of each applicable lot to ensure the continued fulfillment of this setback.

Eaves

Eaves on the side of a house with a reduced setback are not permitted within the 3 foot setback distance, due to building code requirements.

Privacy

Consider the privacy of neighboring properties by designing homes with higher windows on the narrow setback side.



Usable side yard setbacks provide more space for each home.



Usable side yard setback homes provide enough space for side yard patios. Adjacent homes were designed with high windows on the narrow side for added privacy.

Subdivisions

Common Greens

Applicability

- » Optional for all housing types
- » Optional for infill and new subdivisions
- » In the following zones: {to be determined}

Corner common green

A corner common green has frontage on more than one intersecting street, if the green is located at the corner of the intersecting streets (see Figure, Corner Common Green).

Standards for all common greens

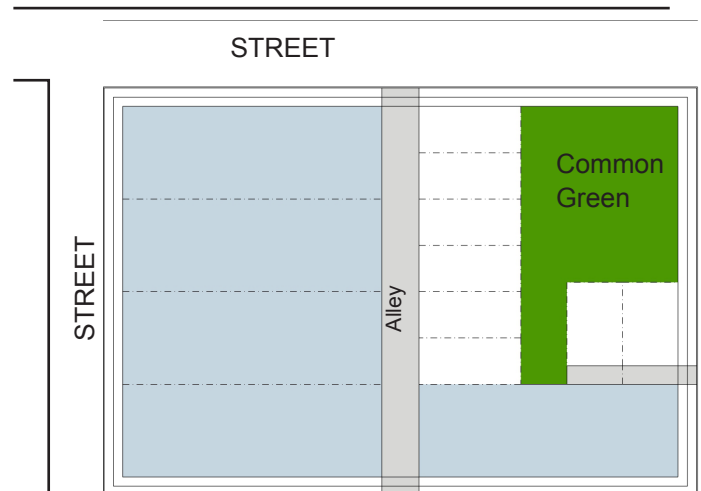
- » Common Greens must include at least 400 square feet of grassy area, play area, or dedicated gardening space, which must be at least 15 feet wide at its narrowest dimension.
- » Turnarounds are not required for common greens.
- » Common green must be sized to accommodate expected users and uses, and take into consideration the characteristics of the site and vicinity, such as the pedestrian system, structures, natural features, and the community activities that may occur within the common green.
- » Generally, common greens should be dead-end streets. However, common greens may be through streets if a public pedestrian connection is provided directly abutting the common green, or in close proximity.
- » Where a dwelling unit faces the common green, it must meet the requirements for Front Yards.

Principle 3 - Parks and Open Spaces.

Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.



This common green preserved heritage trees and gives residents a shared open space.



Corner common green allows for a flexible lot configurations.

1. Procedure. New five-plex and larger attached units shall be reviewed for conformance with the requirements listed in this Section, subject to the procedures outlined below:
 - A. Track 1. Conformance with Section 8.0142(2), below. An application demonstrating conformance with Section 8.0142(2) shall be submitted to the City. Conformance with the objective standards included in Section 8.0142(2) shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively by the City.
 - B. Tract 2. As an alternative to the Track 1 Process and/or in cases where the proposed design does not, or the applicant chooses not to comply with the requirements of the Track 1 Process, an application may be submitted to the City which demonstrates conformance with the Higher Density Design Guidelines in Section 4. These applications are reviewed administratively by the City unless it is determined that a public hearing is necessary, in which case the application will be reviewed by the Hearings Body. The City may also approve other architectural designs or design elements not listed in this section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this section and Section 4.
2. Track 1 Process.

Application and Approval Process. The applications for a Track 1 review as specified above, shall be submitted prior to or in conjunction with an application for a building permit. Building permits will not be issued until the design review action is completed and approved by the City. The application shall be submitted on a form prescribed by the City with an accompanying fee.

 - A. Architectural Design. To discourage the appearance of the same, similar or tract-type housing, the following is required: The same, similar, or tract structure designs must be separated by at least two (2) lots on either side of the structure and not be directly across the street from one another. This is required for structures with the same or very similar design when viewed from the street frontage within 120 feet from the subject property, as measured along the abutting sidewalk. The same or very similar designs are those which consist of mirror image elevations, or exterior elevations on the same basic design which utilize similar colors, materials or ornamentation. This also includes similar elevations not substantially modified by a combination of altered rooflines, projections, garage doors, orientation, paint colors, or glazing materials. The City shall be allowed to interpret what constitutes the same or very similar designs. All designs must comply with the Higher Density Multifamily Design Guidelines in Section 4 below.
 - B. Roof Design. Most architectural styles utilize a related set of roof elements that complement and help establish the overall style and character of a multi-family structure. Roof Design Elements include:
 1. At least 3 pitched or sloping roof elements;
 2. Variations in roof pitch, height of roof planes;
 3. Dormers, such as hipped, gabled, shed or eyebrow dormers or similar design.
 4. Eave depth of at least 24 inches;
 5. Continuous ridgelines less than 40 feet in length;
 6. Continuous eave lines no greater than 25 feet in length; and,

CHAPTER 8 DEVELOPMENT REGULATIONS

7. Combination of overhang materials of at least 12 inches in width using fascia, or bargeboard fixed to the gable end to hide the truss trails, rafter ends or roof timbers.
 8. Gale and/or Dormer end brackets, corbels, decorative wood timbers, and similar components.
 9. Awnings made of fabric, metal, or wood-framed roof elements no less than four feet by four feet in size.
- C. Wall Design. A mix of wall elements is fundamental to achieving and establishing style and character. In addition to the elements in 1-5 below: a minimum of ten (10) façade elements shall be used on the front elevation and five (5) wall design elements shall be used on the sides that front onto public spaces and rear elevations of the structure. Multiple siding treatments are highly encouraged; the sole use of T-111 or similar panel elements on all sides is not allowed.
1. 40% fenestration of the first story front façade and 20% fenestration on the public facing sides and rear facades to include a variety of windows, doors, louvers, vents and curtain walls.
 2. Window trim or surround (casting) at least 3.5 inches wide that surrounds the window;
 3. Band course, band molding, bellyband, belt course or similar horizontal element that runs the entire width of the front façade of relatively slight projection; and at the break of the second floor (if one exists) and at the line made by the lower roofline at the gable end except when single wall panel systems are used;
 4. Variation in wall siding, wall surface pattern or decorative materials if an area above the highest band course exists, it must contain a different siding material than the area below the band on the walls that front onto public spaces;
 5. Recessed or covered front entry at least 350 square feet, with a minimum 14-foot depth measured from the entry door. If columns are used, they must be decorative and no less than 16" x 16". Plain support columns are not allowed.
 6. Windows with multi-paned sashes, operable sashes, or windows that are elliptical, round, arched, bay, semi-circular or similar design;
 7. Balconies or decks of at least 8-foot depth and 10 feet in width, accessed by a door and enclosed by railing or parapet;
 8. Decorative garage doors, with or without windows, including patterning relief over the door surface;
 9. Vertical offsets, at least two, either projecting or recessed at least 16 inches deep and a minimum of 4 feet long;
 10. Horizontal offsets, at least two, either projecting or recessed at least 6 inches deep;
 11. A minimum of two columns or pilasters, complete or engaged, engaged tower, with the design being square, rectangular, circular or polygonal in form;
 12. Exterior wall (or portion) and/or chimney of brick, stone, composite, masonry or other similar materials;
 13. Enclosed soffits;
 14. 1½" caliper tree in front landscape area, in addition to required street trees;
 15. 1½" caliper tree in rear or side landscape area;

CHAPTER 8 DEVELOPMENT REGULATIONS

16. Covered entry feature over secondary doors, separate from eave;
 17. Covered rear patio or porches;
 18. Where gable ends are proposed, at least three (3) gable end elements such as windows, decorative vent cover, decorated verge boards, trusses, false beams, corbels, brackets, molding, rake, fascia, cornice return treatments, or other decorative elements in gable ends shall be used; and
 19. Other elements as approved by the City consistent with the Higher Density Multifamily Design Guidelines.
- D. Front Door. A front door that is visible from the public street frontage (front yard) and an identifiable pedestrian connection between the front door and the public sidewalk is required. Front porches, including covered front porches, are highly encouraged.
- E. Driveways and Garages.
1. A garage is required for each newly constructed dwelling unit and shall be of adequate size to accommodate a minimum of one vehicle and shall at a minimum meet the design requirements in Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.
 2. Driveway access to any street less than 28 feet wide shall be in conformance with section 8.2710(3)(Table 1) of Article 3, the City of Redmond Land Division Code.
 3. Driveways, whether accessed from a public or private street or alley, shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum meet the design requirements in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
 4. All garages and driveways accessed directly from public or private streets or alleys less than 36 feet in width shall be sized to accommodate a minimum of 2 cars based on the parking space design standards listed in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
 5. If a garage is converted to living or other space permissible by this Code, two off street parking spaces shall be provided pursuant to Section 8.0550 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.
 6. Notwithstanding the applicable provision of Sections 8.0550 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code, all required off street parking areas and driveways may have alternative surfaces to concrete or asphalt and may include permeable surfaces to the extent they provide an all-weather surface sufficient for vehicular travel. Loose gravel, aggregate and similar surface treatments are not permitted for required parking spaces.
- F. Landscaping. New developments shall be landscaped consistent with Sections 8.0500-8.0515 and Section 8.3025. In addition, common open space shall be provided with at least 500 square feet per unit. Open space shall be centrally located to the development.
- G. Fences. Fences constructed in conjunction with any multifamily development shall be in accordance with the applicable provisions of Section 8.0340.
3. Track 2 Process.
Application and Approval Process. The applications for a Track 2 review shall be submitted prior to or in conjunction with an application for a building permit. Building

CHAPTER 8 DEVELOPMENT REGULATIONS

permits will not be issued until the design review action is completed and approved by the City. The application shall be submitted on a form prescribed by the City with an accompanying fee.

- A. Architectural Design Standards. Although specific architectural styles (i.e. craftsman, colonial, tudor) are not mandated, single family dwelling and duplex design shall conform with the following standards:
- B. Screening Trash Storage Areas. All exterior ground mounted mechanical equipment areas shall be entirely screened from view on all sides at the ground/eye level line of sight by either utilizing a sight obscuring fence or wall, with such fences or walls being maintained in perpetuity or sight obscuring landscaping at least three (3) feet in height at installation. Solar power, wind power, satellite dish or other equipment necessitating placement on walls or roofs for normal operation are exempt from this provision.
- C. Building Design.
 1. Architectural Design. To discourage the appearance of the same, similar or tract-type housing, the following is required: The same, similar or tract structure home designs must be separated by at least two (2) lots on either side of the structure home and not be directly across the street from one another. This is required for structures dwellings with the same or very similar design when viewed from the street frontage within 120 feet from the subject property, as measured along the abutting sidewalk. The same or very similar designs are those which consist of mirror image elevations, or exterior elevations of the same basic design which utilize similar colors, materials or ornamentation. This also includes similar elevations not substantially modified by a combination of altered rooflines, projections, garage doors, orientation, paint colors, or glazing materials. The City shall be allowed to interpret what constitutes the same or very similar designs. All designs must comply with the Higher Density Multifamily Design Guidelines in Section 4 below.
 2. Roof Design. Most architectural styles utilize a related set of roof elements that compliment and help establish the overall style and character of a dwelling. A minimum of three (3) roof design elements shall be used on all four elevations of the structures. Roof Design Elements include:
 - a. Pitched or sloping roof;
 - b. Variations in roof orientation;
 - c. Variations in roof pitch, height of roof planes;
 - d. Dormer, such as hipped, gabled, shed or eyebrow or similar design;
 - e. Eave of at least 24 inches; and
 - f. Overhang of at least 6 inches using fascia, or bargeboard fixed to the gable end to hide the truss tails, rafter ends or roof timbers.
 3. Wall Design. A mix of wall elements is fundamental to achieving and establishing style and character. The applicant shall show how the design of the units contains elements that promote the intent of the Higher Density Design Guidelines in Section 4. Elements that are typically utilized include but are not limited to:
 - a. 40% fenestration of the first story façade and 10% fenestration on the public facing sides and rear façades to include a variety of windows, doors, louvers, vents and curtain walls.

CHAPTER 8 DEVELOPMENT REGULATIONS

- b. Window trim or surround (casting) at least 3.5 inches wide that completely surrounds the window;
 - c. Band course, band molding, bellyband, belt course or similar horizontal element that runs the entire width of the front façade of relatively slight projection; and at the break of the second floor (if one exists) and at the line made by the lower roofline at the gable end except when single wall panel systems are used;
 - d. Variation in wall siding, wall surface pattern or decorative materials in an area above the highest band course exists, it must contain a different siding material than the area below the band on the walls that front onto public spaces;
 - e. Recessed or covered front entry at least 20 square feet, with a minimum 4-foot depth measured from the front door. If columns are used, they must be decorative and no less than 6" x 6". Plain support columns are not allowed.
 - f. Windows with multi-paned sashes, operable sashes, or windows that are elliptical, round, arched, bay semi-circular or similar design;
 - h. Shutters, as a matched pair for windows, either decorative, fixed or movable;
 - i. Balconies or decks of at least 2-foot depth and 5 feet in width, accessed by a door and enclosed by railing or parapet;
 - j. Decorative garage doors, with or without windows, including patterning relief over the door surface;
 - k. vertical offsets, at least two, either projecting or recessed at least 6 inches deep and a minimum of 4 feet long;
 - l. Horizontal offsets, at least two, either projecting or recessed at least 6 inches deep;
 - m. A minimum of two columns or pilasters, complete or engaged; engaged tower, with the design being square, rectangular, circular or polygonal in form;
 - n. Exterior wall (or portion) and/or chimney of brick, stone, composite, masonry or other similar materials;
 - o. Enclosed soffits;
 - p. Grouping of at least 5, 1½" caliper trees in front and side landscape areas, in addition to required street trees;
 - r. Covered entry feature over secondary doors, separate from eave;
 - s. Covered rear patio or porch;
 - t. Where gable ends are proposed, at least three (3) gable end elements such as windows, decorative vent cover, decorated verge boards; trusses, false beams, corbels, brackets, molding, rake, fascia, cornice return treatments, or other decorative elements in gable ends shall be used; and
 - u. Other elements as approved by the Community Development Director that comply with the Higher Density Design Guidelines in Section 4.
4. Front Doors. Front doors visible from the public street frontage (front yard) and an identifiable pedestrian connection between the front door and the public sidewalk is required. Front porches, including covered front porches are highly encouraged.
5. Driveways and Garages.

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- a. A garage is required for each newly constructed dwelling unit and shall be of adequate size to accommodate a minimum of one vehicle and shall at a minimum meet the design requirements in Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.
 - b. Driveway access to any street less than 28 feet wide shall be in conformance with Section 8.2710(3)(Table 1) of Article 3, the City of Redmond Land Division Code.
 - c. Driveways, whether accessed from a public or private street or alley, shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum meet the design requirements in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
 - d. All garages and driveways accessed directly from public or private streets or alleys less than 36 feet in width shall be sized to accommodate a minimum of 2 cars based on the parking space design standards listed in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
 - e. If a garage is converted to living or other space permissible by this Code, two off-street parking spaces shall be provided pursuant to Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code. Loose gravel, aggregate and similar surface treatments are not permitted for required parking spaces.
6. Landscaping. New developments shall be landscaped consistent with Sections 8.0500-8.0515 and Section 8.3025. IN addition, common open space shall be provided with at least 500 square feet per unit. Open space shall be centrally located to the development.
 7. Fences. Fences shall be constructed in accordance with the applicable provisions of Section 8.0340 of the City of Redmond Development Code.
4. Higher Density Multifamily Design Guidelines.

Higher Density Multifamily Design Guidelines



CHAPTER 8 DEVELOPMENT REGULATIONS

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Example of a complex containing a mix of Retail, Multifamily, and Townhome Development incorporating Podium style parking and surface parking.

Purpose, Application, Design Concepts

Design Guidelines as a Tool

1.1 Purpose Statement

Redmond seeks to create quality residential development that appropriately connects to its surroundings, meets the demands of future generations for design variety and interest, includes well designed amenities and open spaces, orients outward to the community, promotes sustainability, and contributes to walkable and safe environments. The Comprehensive Plan supports a vision of creating places of enduring value. Notably, the Great Neighborhood Design Principles set out the overarching goals for the community. This set of guidelines helps implement those goals as it relates to higher density multifamily development.

1.2 Application

Multifamily development in Redmond occurs within a broad continuum of small to large sites and from low to high density building types. This document contains design objectives and concepts that augment the basic requirements of Development Code for projects containing 54 or more attached units. Although principally written to address interests related to building types within the density range of 10 to 30 units per acre, the guidelines are useful to all forms of multifamily development.

The Development Code criteria, standards and concepts are not just the typical minimum expectations for development, but a framework to meet and balance the needs of the community and the developer. The fundamental intent is to promote excellence in design with flexibility on how to provide a variety of multifamily homes. However, flexibility shall not mean going to the lowest common denominator that dilutes quality and character.

This document provides detailed guidance on expectations and best practices with explanations of and examples on how to meet City interests. Although the Design Guidelines include some typical means for successful design, they are not intended to preclude alternative strategies that meet the overall intent and purpose related to a particular concept or feature.

Applying the Design Guidelines will allow the design review process to focus on not just meeting the minimum standards of zoning and Great Neighborhood Principles, but also creating higher quality places and spaces. Using the Design Guidelines will also create efficiencies in coordinated and multi-disciplinary review by a developer and the City. This approach will foster higher quality developments with diversity and interest that promotes Redmond's quality life and timely approval of proposed projects.

Purpose, Application, Design Concepts

1.3 Key Interests

Multifamily development is ever evolving to meet the housing needs of the public and City. Redmond's multifamily development requires thoughtful consideration of both surrounding development character and desired character for the area. The City allows for and encourages context sensitive development in a variety of areas and a variety of design types. The combination of these influences of location, surroundings, and style constitute Key Interests for the Design Concepts:

- Context Sensitive Design
- Site Planning and Layout
- Open Space and Landscape
- Building and Architectural Design Sustainability and Green Building
- Quality development creates enduring value for the Redmond community by improving neighborhood areas.



Purpose, Application, Design Concepts

1.4 Design Concepts

The Key Interests provide the context for Design Concepts that help achieve the common goal of quality development. Design Concepts embody the intent of the overall Design Guidelines and are used for evaluating new development proposals:

Context Sensitive Design New development that incorporates building design, types, and orientation with site improvements and circulation in a manner that cohesively integrates into its existing and planned surroundings.

Site Planning & Layout New development that highlights community features for enhanced appearance, safety, convenience, and social interaction through circulation connectivity, street hierarchy, and siting of open space.

Open Space & Landscape New development that supports a high quality of life with appropriate usable private and common open space, community amenities, retention of mature trees, new planting of large trees and accent plants, and varietal interest of colors and textures.

Building Design & Architecture New development that embodies high quality design elements and project identity through variation in building massing, articulation, heights, materials, styles, and creativity while complementing site planning for compatibility and privacy.

Sustainability New development that holistically approaches sustainability techniques with site planning opportunities and continues through construction of healthy and energy efficient buildings.



Background and Building Types

2.1 Issues of Size and Scale

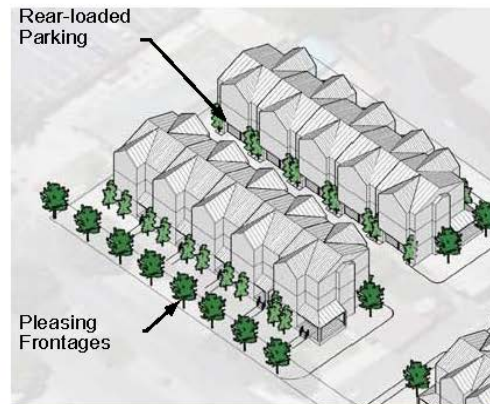
Multifamily projects in Redmond vary in size and scale. Projects include small (up to 2 acres), medium (2-5 acres), and larger (5+ acres) land developments that typically range in site density from 10 to 30 units per acre. In general, a hierarchy of priorities exist in this document based on the size and scale of development.

The following points illustrate the important contextual issues for each size of development, as anticipated to be achieved by adherence to the guidelines:

- Small sites (up to 2 acres) should act as “infill sites” and respond appropriately to the surrounding neighborhood in scale, character, building design, details and materials. Size constraints of the smallest sites require a focus on design over density.
- Medium-size sites (2-5 acres) should respond to surrounding context in scale and character, but take advantage of increased opportunities for mixture of housing types and density options. Connectivity should be incorporated where possible, with a hierarchy of streets, auto courts, and paseos.
- Larger sites (5+ acres) should provide a variety of housing types, centralized common open space focal points and an interconnected system of streets and pathways that connect into the surrounding neighborhood. Larger master-planned sites also must consider internal neighborhood feel and identity as its own place.

2.2 Building Types and Density

There are several recognized multifamily building types that range from attached or detached townhouse developments to stacked flats / townhouses with a podium garage. A summary of the significant features of each of these different building types follows; an explanation of design terms (e.g., “front-” and “rear-loaded” townhouses) can be found in the glossary. Each building type has specific traits and is looked at separately within these guidelines.



Rear-loaded townhouses provide a continuous front or “face” to the street, and have garages facing the rear of the property.

Background and Building Types

2.3 Detached Townhouses

Detached townhouses are units typically situated in a row separated by private open space between units. Units generally are more uniform in appearance than small lot detached homes and likely include three-story units.

Features:

- Building design focus on individual unit identity and architectural interest.
- Front-loaded with the front door and garage facing the street or "front" of the property, or rear-loaded with garage facing the rear of the property or a private street.
- Building separation: 10-20 feet is desirable for usable private space.
- Side yards may provide usable private open space and the site may include additional common open space.



Detached Townhouses (rear-loaded)

2.4 Attached Townhouses

Attached townhouses are units typically situated in a row of at least three or more units where there is no separation between units.

Features:

- Typical built density: up to 30 units per acre.
- Generally uniform massing with separate unit entrances.
- Front-loaded with the front door and garage facing the street or "front" of the property, or "rear-loaded" with the garage facing the "rear" of the property.
- Greater efficiency in layout without side yards that provides for greater density opportunities and larger common open space than private open space.
- Private open space for each unit is from a front patio or balconies.
- Units organized around "public" spaces and sites around common space amenities.



Attached townhouses (front-loaded)



Attached townhouses (rear-loaded)

Background and Building Types

2.5 Stacked Flats With Surface Parking

Stacked Flats are units arranged on a single level of a building and surrounded by units either above or below each unit.

Features:

- Typical built density: 20-30 units per acre.
- Typically, 2-4 stories of single-level units stacked on top of each other.
- Individual unit access can be from either common interior corridor or by discrete exterior entrances.
- The design focus is on the whole building, less on individual units.
- Common open space is typically provided in assembled areas of courtyards or common ground area.
- Private open space is typically provided in the form of balconies.



Stacked flats or flats with townhouses above with shared surface parking have individual unit entries.

2.6 Townhouses/Stacked Flats Podium Parking

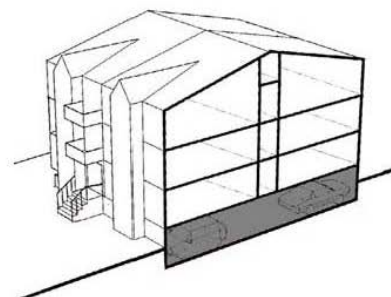
Townhouses or stacked flats are units built over a submerged or partially submerged parking garage or "podium," rather than with individual garages.

Features:

- Typically, 3-4 stories or more in height above a parking podium (garage).
- Typical built density: 30 units per acre.
- The design focus is on the entire building, not individual units.
- May or may not have additional surface parking. Urban in appearance due to height, mass, and scale.
- Common open space is typically provided, including private space balconies.



Podium townhouses can be built at higher overall densities, and have many of the same outward characteristics as rear-loaded townhouses.



A corridor building with stacked flats or townhouses above a sub-merged or partially-submerged parking level.

3.1 Site planning of small, medium and large sites

SMALL AND MEDIUM SITE HIGHLIGHTS

I. Privacy:

- Use building orientation and site layout to address privacy concerns.
- Small sites may incorporate front-loaded units to allow for rear yard to adjacent rear yard orientation.
- Buildings should be of a scale and have massing that is sensitive to adjacent properties.



Parking areas should use special paving or pavers when shared with pedestrian walks.

II. Open Space:

- Buildings should define the edges of and face onto the common open space.
- Location should be clearly and easily accessible.
- Common open space should be consolidated in one location to allow for high usability and sustainability.
- Small sites may not require common open space when usable private yards are provided.
- Private spaces should be provided at side or rear yards.
- Semi-private open spaces may be provided at front yards.



Buildings appropriately addressing common open space.

III. Circulation:

- Guest parking may be difficult to provide on small sites with limited space; however, it should occur at the rear of the site, and may encroach somewhat into the rear setback (see Section 4.6).
- Shared vehicle and pedestrian circulation areas should utilize special pavers for pedestrian ways traversing parking areas or alongside of vehicular circulation.



Rear-loaded detached townhouses oriented along a well-landscaped paseo.

Context Sensitive Design

LARGE SITE HIGHLIGHTS

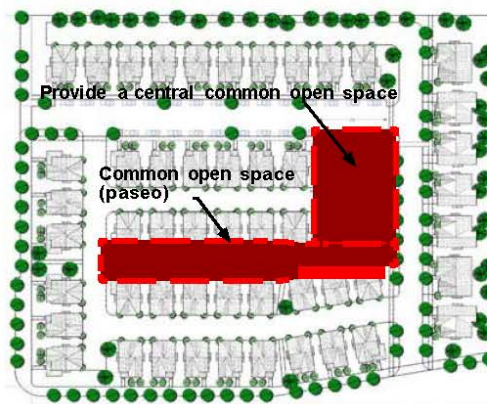
- I. Connectivity:
 - Streets, auto courts, paseos and pedestrian ways should not only connect internally but also to adjacent streets in neighboring developments.
 - Pedestrian and bike paths should be used where street connections to adjacent neighborhoods are infeasible.
 - Use paseos and pedestrian paths for internal connections.
- II. Hierarchy of Streets:
 - Clear distinction in scale, landscape treatment, and orientation between public/private streets, auto courts and pedestrian paseos.
 - Auto courts should be designed to
 - act as secondary circulation to reduce service functions and garage access from public and private streets.
 - Distribute guest parking.
- III. Building Frontage and Orientation:
 - Units should face streets, open spaces and internal private streets wherever possible.
 - Building fronts should include porches and door facing streets.
- IV. Open space:
 - Large open space should be the fundamental organizing element of the site plan.
 - Integrate large existing trees and other natural features into the open space.
 - Common open space should be centralized and directly accessible to units. It should be linked to adjacent parks and paseos and paths.



Buildings should face and define the edges of open space.



Streets, auto courts, and paseos should connect internally and to adjacent streets.



Site Planning and Layout

4.1 Connect new development to surrounding neighborhoods

DESIGN GUIDELINES:

- I. Connect to surrounding neighborhoods with streets.
- II. Develop an overall connected network of streets and auto courts on larger sites.
- III. Anticipate future connections to adjacent parcels to provide for future opportunities.
- IV. Include adequate emergency vehicle access.



RECOMMENDED - Connect the internal circulation network to that of the adjacent neighborhoods.

getting there:

- Extend streets from neighboring developments into the development site.
- Connect neighborhoods with pedestrian and bicycle connections, especially where street connections are infeasible due to site constraints.
- Inform the public and property owners adjacent to temporary street stubs of eventual through circulation. Install street signage at the street terminus to reinforce and alert residents of eventual through connection.
- Avoid repeated dead end street stubs.



RECOMMENDED - Pedestrian connections should connect neighborhoods where street connections are not possible.



NOT RECOMMENDED - Pedestrian access points should not be gated or closed off to the public.

Site Planning and Layout

4.2 Complete circulation system for cars, bikes, and people

DESIGN GUIDELINES:

- I. Connect the overall network of private streets, auto courts, and pedestrian walkways on larger sites.
- II. Traffic calming techniques should be used throughout development sites.
- III. Use color, texture, and landscape to reinforce purpose of the facility.
- IV. Private streets and access ways should be used to allow design flexibility and enhancement of vehicular and pedestrian facilities.



RECOMMENDED - Streets should include adequate space for street parking, sidewalks, and planting strips.

getting there:

- Well-designed streets should include sidewalks, pedestrian-scaled lights and continuous landscape planters with a regular pattern of tightly-spaced street trees to help create a pedestrian-friendly environment.
- Traffic calming features, such as on-street parking, bulb outs, textured materials and crosswalks reinforce a pedestrian environment.
- Define pedestrian space with differentiated paving.
- Include space for canopy trees and shading.
- In smaller developments where private streets function as access and pedestrian circulation areas, special pavement should be used for the shared space to reinforce a feeling of shared pedestrian and auto space.



RECOMMENDED - Special paving can delineate shared pedestrian and auto space.



RECOMMENDED - A connected network of streets and paseos on larger sites

4.3 Well-designed circulation system

DESIGN GUIDELINES:

- I. Private streets may serve as primary pedestrian circulation routes on site.
- II. Auto courts should not serve as primary pedestrian circulation routes on site.
- III. Use landscaping to soften the appearance of private streets.
- IV. Building design should avoid the "canyon" effect along private streets.
- V. Shade impervious paved areas with trees where possible.
- VI. When two narrow sites are adjacent to each other, a single curb cut for both developments is desirable where possible.



RECOMMENDED - Private streets should be lined with accent trees and planters to help soften the appearance of multiple garage doors.



RECOMMENDED - An appropriately designed auto court with articulating upper stories that include bays, balconies, and modulating building mass reduces the "canyon" perception of a private street.

getting there:

- Pedestrian circulation should occur on paseos or on sidewalks adjacent to streets.
- Private streets should primarily serve as vehicular access for the project.
- Small sites may have shared systems for vehicular & pedestrian facilities.
- Building design should step back massing to reduce the canyon effect of private streets. Additional strategies that reduce the canyon perception are architectural projections, eaves, and balconies.
- Integrate storm water treatment system with the private street design.



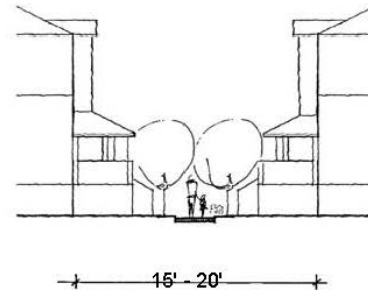
NOT RECOMMENDED - Building massing which dominates an auto court or private street without landscape relief creates "canyon effects."

4.4 High quality pedestrian access and open space at paseos

DESIGN GUIDELINES:

Paseos:

- I. Paseos should serve as the front or "face" of units when a front door on a street is not feasible.
- II. Landscape to create a visually appealing high quality open space with an emphasis on privacy, green space, and for mature trees.
- III. Paseos should be well-lit for pedestrians without adding glare to adjacent residences.
- IV. Connect paseos to form internal walkway networks within the development.



RECOMMENDED - Double-loaded interior paseos should be 15'-20' wide between building facades.



RECOMMENDED - Landscaped paseos which act as linear open spaces and pedestrian connections.



NOT RECOMMENDED - Narrow, dark paseos which function as pedestrian walkways.

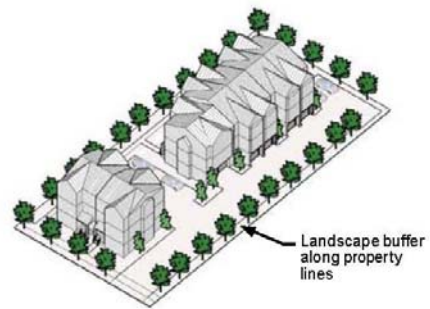
getting there:

- Large windows, front doors, porches, bays, and projections are architectural elements that should be used to provide a front or "face" to building facades that line a paseo.
- Scale paseo width to height and articulation of buildings.
- Provide a 15'-20' width for double-loaded interior paseos. The width may be reduced when the design and massing solution provides relief from the canyon effect.
- Stagger entries and windows and strategically locate landscape for increased privacy.
- Screen all air conditioning condenser units with appropriate landscape or architecturally integrated low walls.

4.5 Landscape treatments that enhance new buildings

DESIGN GUIDELINES:

- I. New development should preserve and protect healthy trees and sensitive or natural environments by focusing open space around them.
- II. Private streets should also include landscape and trees to buffer adjacent development.
- III. Regular tree spacing should line all public and internal private streets where feasible.
- IV. Select plants to fit purpose and allowed space. "Right tree, right place" rules apply!



RECOMMENDED - A landscape buffer should be used where private streets abut property lines.



RECOMMENDED - Regular tree spacing and patterns should line public and internal private street where possible.

getting there:

- o Create unique and interesting open space contiguous or adjacent to existing large trees.
- o Integrate open space with natural attributes and topography to create a neighborhood feature or focal point.
- o Provide tall deciduous trees for summer shade and winter solar access.
- o Provide trees and landscape for front and rear yards, adjacent to garages and along property lines, especially at paseos.
- o Small or narrow sites should provide a minimum 6' wide landscape buffer along the length of a street adjacent to residential development
- o Apply landscape best practices and plant selection that fits its intended space, reduces maintenance, and applies water conservation measures.



RECOMMENDED - Regular tree spacing along public and internal streets.



RECOMMENDED - Integrate natural attributes such as preservation of large trees as a neighborhood feature and focal point.



RECOMMENDED - Auto courts should be lined with accent trees and planters to help soften the appearance of multiple garage doors.

4.6 Adequate guest parking

DESIGN GUIDELINES:

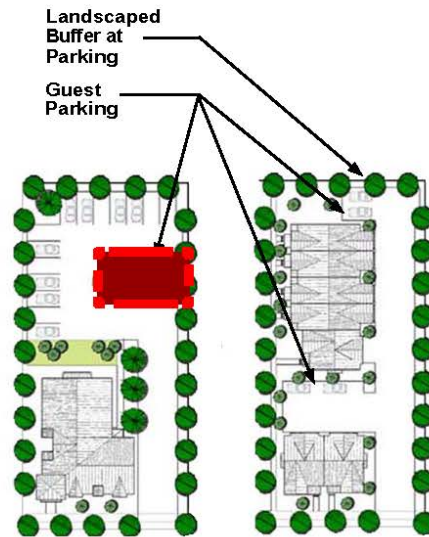
- I. Provide sufficient and convenient guest parking appropriately dispersed on site.
- II. Provide on-site guest parking along streets via parallel or perpendicular parking wherever possible rather than in parking lots.
- III. Parking should not be located between a building and any public sidewalk or street (front yard areas).



Developments may accommodate guest parking with parallel parking along private streets.

getting there:

- Connect units to parking areas via walkways.
- Consider non-paved or pervious surfaces for guest parking areas.
- Guest parking may be located on private streets, in parallel or perpendicular (90 degree) parking spaces.
- On deep narrow sites, guest parking should be located at the rear of the site, and may encroach into the setbacks if an adequate landscape buffer between properties is maintained.
- Vehicular turnaround space may occur within the setback if an adequate landscape buffer between paved area and property line is maintained.
- In larger developments, guest parking should be in parallel, perpendicular, or angled spaces along private streets or dispersed within auto courts.



On deep narrow sites, guest parking may encroach into the rear setback if an adequate landscape buffer between properties is maintained.

4.7 Coordinate and screen utilities to minimize visual clutter

DESIGN GUIDELINES:

- I. Utility planning must complement site planning, storm water facilities, and usable open space.
- II. Utilities such as electrical, telephone, cable, transformers, and other utilities should be placed underground, if feasible.
- III. Utility locations shall not interfere with the viability of tree maturity or with storm water treatment devices.
- IV. Minimize visibility of above-ground transformers, meters, and other utilities.



RECOMMENDED - Well-organized clustered utilities in a well-landscaped unobtrusive location.



RECOMMENDED - Meters and other utilities should be screened with landscape or low walls when above ground.



NOT RECOMMENDED - Meters and other utilities located within previously planned landscape areas due to conflicts with plan coordination.

getting there:

- Above-ground utility transformers and other above-grade equipment should not be located within the front yard along a street.
- Above-ground utilities should be incorporated into the design of the building and integrated into landscaped areas to minimize visual impact. Options include insets into building facades and screening with landscaping or low walls.
- Cluster utility meters in readily accessible locations.
- Avoid interrupting open spaces used for activities and gatherings.

4.8 Fencing to address privacy between common and private space

DESIGN GUIDELINES:

- I. Use fences for visual interest and to integrate with building design.
- II. Fences at front yards typically provide separation of semi-public space, and should be designed with transparency.
- III. Fences at rear or side yards typically provide a higher degree of privacy, and should be used to enclose private open space where appropriate.
- IV. Create identifiable entry features into a site.



RECOMMENDED - Fencing along public or private streets should have additional detailing to provide visual interest.



RECOMMENDED - Fencing should be designed to integrate into the architecture of the buildings and add visual interest in its detail, materials or color.

getting there:

- Low walls or fences are encouraged at front yards or setbacks to provide separation.
- Accents such as trellises, arched gates or arbors can be used to provide visual interest and demarcation to entrances.
- Materials such as wood or metal pickets offer degrees of transparency which provide separation from semi-public space without creating total enclosure at front yards.
- Higher fences may be placed along side and rear property lines in accordance with Development Code, but exceeding 6' in height is not recommended.



RECOMMENDED - Accents such as trellises, gates or arbors can be used to provide visual interest and demarcation to entrances.

5.1 Usable open space

DESIGN GUIDELINES:

- I. Aggregate common open space to make a large usable area that serves as the central focus.
- II. Common open space should be well- defined by streets and buildings.
- III. Small development sites may prioritize private spaces over common spaces.
- IV. Private open space such as porches, balconies, and patios should be integrated into the building design and provide privacy for the unit.

getting there:

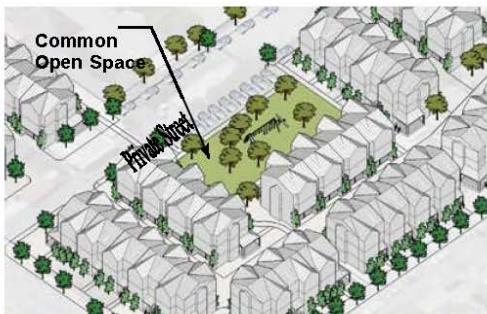
- Define edges of open space with units, buildings, and walkways. Buildings are recommended wherever possible.
- Large and medium sites should have one central open space and other small diverse open space.
- Rear-loaded units should provide private open space through porches, balconies, and small front yards that are easily accessed from the interior of the unit.
- Front-loaded units should provide most private open space as enclosed rear yards.
- Common open space should be designed to provide for both active and passive uses, not merely decorative space.
- Storm water treatment devices should not be in open spaces when they would limit use; although they may be adjacent to create an open atmosphere.



RECOMMENDED - Common open space incorporated into a multi- family development.



RECOMMENDED - Common open space should be designed to provide outdoor active and passive uses.



RECOMMENDED - Buildings that face open spaces define the edges of the open space.

5.2 Amenities within common open spaces

DESIGN GUIDELINES:

- I. Common area amenities should be centralized and scaled for the size of the development.
- II. Common open spaces should provide adequate areas for playgrounds, tot lots, and open play areas for children.
- III. Provide for larger assembly spaces of pools, sport courts, or community buildings in large developments.



RECOMMENDED - Entries and windows should face onto common open space and play areas to provide informal surveillance and safety.

getting there:

- Formal or informal activity fields should be provided for large developments of more than 5+ acres in size. Recreational facilities can include swimming pools, tennis courts or ballfields.
- Buildings should define the edges of common open space.
- Entries and windows should face onto common open space and play areas to provide informal surveillance and safety.
- Tot lots should be located in convenient, and highly visible locations to ensure informal surveillance by residents.
- Avoid locating open space in isolated or forgotten areas.
- Incorporate large assembly spaces for large developments, such as a community room.



RECOMMENDED - Incorporate large assembly spaces for larger sites, such as a community room.



NOT RECOMMENDED - Play areas should not be isolated away from buildings and public spaces.

5.3 Yards and private open space

DESIGN GUIDELINES:

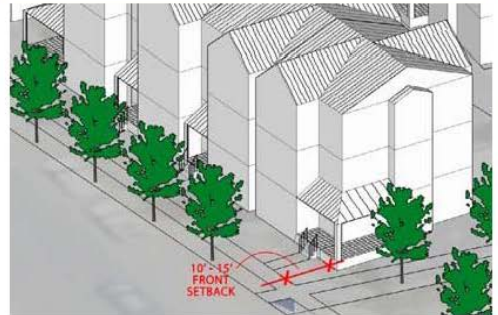
- I. Front yards should provide semi-private space but should not be enclosed with walls.
- II. Privacy should be achieved with low walls, landscape, fences, and appropriate placement of windows.
- III. Ensure usability with functional dimensions and easy access from the interior of the unit.

getting there:

- Front yards should provide space for an entry, walk, front stoop or porch and landscape, and balance hardscape (paving) and landscape.
- Buildings should be set back in a similar manner to the surrounding context.
- A setback of 10-15' from the sidewalk will provide an adequate front yard, unless a reduction in setback is warranted to foster a pedestrian environment.
- Side yards can be made private and usable through fences and landscape. They should feature both landscaped and hardscaped (paved) areas. If patios are used adjacent to public streets or open space, they should be raised 1'-3' but less than 4'-5' above grade.
- Rear yards can provide private open space with both landscaped and hardscaped (paved) areas.
- Private yards should accommodate space for outdoor use of a patio.
- Private open space should be appropriately sized to ensure usability.



RECOMMENDED - Porches and patios should be raised 1'-3' above the grade of adjacent public streets or areas.



RECOMMENDED - 10-15' front setbacks provide an adequate front yard and space for an entry, walk, front stoop or porch



NOT RECOMMENDED - Balconies that are unusable because of their insufficient size.

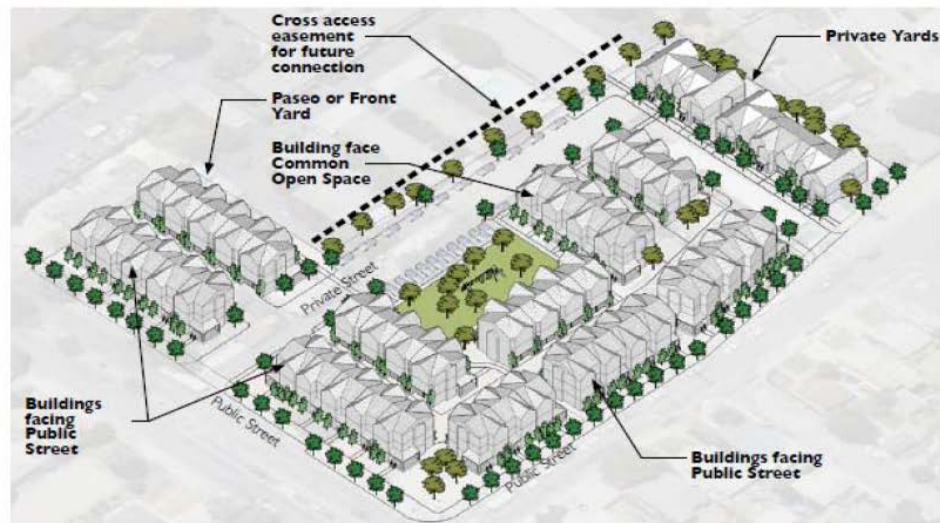
6.1 Building orientation to enhance public space

DESIGN GUIDELINES:

- I. Orient buildings to face public & private streets and open space.
- II. Include building entrances as primary building features opening to common open space or streets.
- III. Use corner treatment and architectural detailing on narrow small sites where it is not possible for front facades of buildings to face a street.
- IV. Locate private uses and private space along private streets, side yards, and rear of properties where possible.
- V. Design upper floors of 3-story and taller buildings to avoid over-dominating the size of the open spaces, streets or alleys.



RECOMMENDED - Units face the public street and front on common open space.



Building and Architectural Design

getting there:

- Building fronts provide definitive edges to common open space, public and private streets, and paseos.
- Building entrance features such as porches, stoops, front walkways, windows and front doors provide a public "face" and orientation to a building; these features on the public street side of the building provide a building face on the street.
- Corner or end unit architectural treatment may include wrap-around porches and facade detailing for a building to face the public street, paseo, or open space.
- Address numbers that are identifiable for each unit where buildings face the street, paseo, or open space provide an orientation feature to the public space or street.
- Private and semi-private spaces such as patios, porches and balconies can be delineated by low walls, landscape, and grade changes.
- Avoid intruding into open space with disruptive utility and service features.



RECOMMENDED - Corner treatment such as wrap-around porches and bays that provide a public "face" or front to end units.



RECOMMENDED - Building fronts add definitive edges to common open space.



NOT RECOMMENDED - Corner or end units that lack articulation and detailing on side elevations and do not orient to open space.

Building and Architectural Design

6.2 Architectural variety to create interest and individuality

DESIGN GUIDELINES:

- I. Create streets that are balanced on both sides in massing and building character.
- II. Include at least two different building types on sites larger than two acres.
- III. In larger developments, use one building type on each block, preferably facing each other, to create a balanced street.
- IV. Integrate various plan types and sizes in facade design.
- V. In detached townhouse developments, subtle interruption of patterns could add interest and character to enhance the pedestrian experience.

and rooflines and use architectural features such as awnings, light fixtures and single-story eave details.

- Use high-quality, durable materials and details on front, side and rear façades which do not appear to be tacked on the building.



RECOMMENDED - Distinguish building units and unit types by alternating roof types and color schemes.

getting there:

- Distinguish building units and unit types by alternating roof types and color schemes to add variety/individuality.
- Alternating material and color schemes on identical building types creates a "cookie cutter" effect and is not recommended.
- Avoid the monotonous appearance of a single-color application on buildings.
- When two narrow sites are adjacent to each other, similar building types should be used.
- Use design practices that result in variety of floor plans and styles.
- Avoid repetition and apply subtle variations to building setbacks, planes



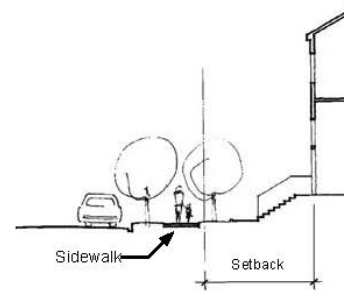
NOT RECOMMENDED - Single color application on buildings

Building and Architectural Design

6.3 Create a public, welcoming, and pedestrian-friendly building fronts

DESIGN GUIDELINES:

- I. Building entries should be the prominent feature of the front facade and identify access to individual units.
- II. Building entries that face a public street, private street, or common space should be the first choice for entry location.
- III. Porches and balconies that face streets should be semi-transparent and be incorporated into the materials and design of building.
- IV. Porches and balconies should be designed to encourage seating and use.



RECOMMENDED - Porches and porch stairs may be permitted to encroach into the front setback when the main building face remains at or behind the setback.



RECOMMENDED - Building entries should be the primary feature of front facades.

getting there:

- Create a centralized building entrance for larger buildings, particularly those with podiums, lobbies and corridors. Individual entrances for at-grade units are also encouraged.
- Conspicuously locate address number signs to clearly identify each unit, or at internalized entrances at larger buildings.
- Include stoops and front porches at building entries that face a street, paseo, or other public space.
- Design entry elements of individual units at a pedestrian scale.
- Porches and porch stairs may be permitted to encroach into the front setback when the main building face remains at or behind the setback.



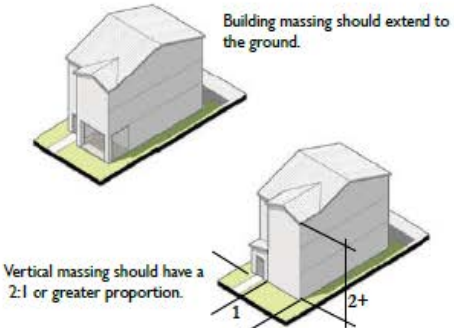
PROHIBITED - Building entries that are not prominent and appear secondary to the garage.

Building and Architectural Design

6.4 Massing, Articulation, and Proportion

DESIGN GUIDELINES:

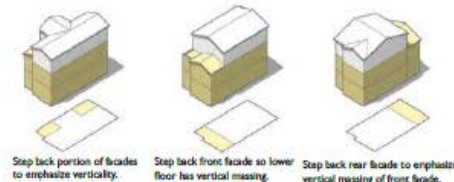
- I. Massing and articulation should avoid top heavy proportions which impact character of paseos, streets, and open spaces.
- II. Building should have vertical proportions and massing to create a residential rhythm to facades.
- III. Side and rear facades should maintain the architectural design, articulation, level of detail, and materials consistent with the front facade.



RECOMMENDED - Emphasize the vertical massing and proportions to create a strong residential rhythm to facades. Massing should extend down to the ground.

getting there:

- Buildings appear vertical in proportion when the vertical massing is 2:1 or greater.
- The third-floor floor plate should not extend beyond the floor plate of the second floor.
- Second and third floor massing that projects beyond ground floor footprint should be extended down to ground.
- Second and third stories should not project beyond ground floor footprint, except for bays no wider than 50% of that facade or projection. Bays should be set within main facade, not flush with side facades.
- On front loaded townhomes, the second and third floor massing and articulation should relate to ground floor garage doors.
- Minimizing third floor plates, clipping third floor roof plates, stepping back facades, and lowering ceiling heights should reduce overall building massing.



RECOMMENDED - Reducing third floor plate and/or creating vertically proportion facades can help reduce top heavy proportions.

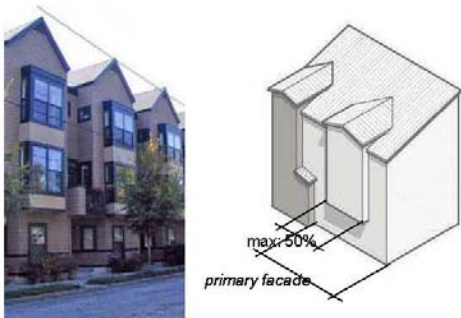


RECOMMENDED - One story porch with vertical two-story element reduces the mass of the three-story facade.

Building and Architectural Design



RECOMMENDED - Side and rear facades should maintain massing and articulation that is consistent with front facade.



RECOMMENDED - Bay windows should not be wider than 50% of their primary facade. Bay windows should not be flush with side facades.



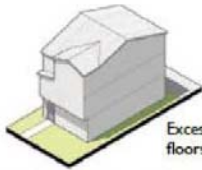
RECOMMENDED - Buildings should have vertical proportions and massing.



NOT RECOMMENDED - Bays should be distinct or set within main facade, not flush with side facades.



RECOMMENDED - Second and third floor massing and articulation should relate to ground floor.



Excessive cantilevering of upper floors discouraged.

NOT RECOMMENDED - Second and third floor massing should not project beyond ground floor on front facades.

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Building and Architectural Design

6.5 Create attractive, well-proportioned contextual buildings

DESIGN GUIDELINES:

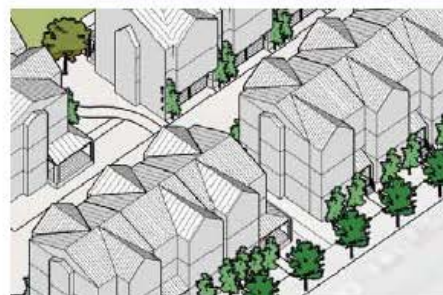
- I. Use taller massing to define significant building features, such as corners and terminus points.
- II. Break up building mass with facade articulation on all sides.
- III. Massing should step down when adjacent to property designated low density residential.
- IV. Avoid top-heavy appearance in massing.
- V. Buildings should typically have a vertical proportion or appearance.
- VI. All facades should be of consistent architectural character.



RECOMMENDED - Taller massing defines building features such as corners that create building articulation to reduce monotony.



RECOMMENDED - Architectural elements should be used to define block corners, open space areas, and gateway locations.



RECOMMENDED - Breaks in rows of units should occur every 5-6 units.

getting there:

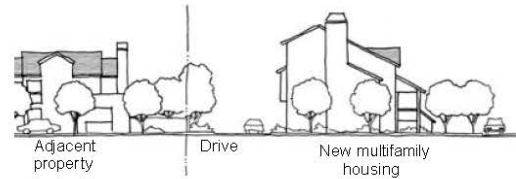
- Incorporate massing variations and setbacks on the top floor to avoid a top-heavy appearance for buildings over two stories.
- Articulate corner and end units with the same attention and treatment to details on side elevations as the front facades.
- Facade articulation of porches, projections, eaves, bay windows, and other elements help to break up the building mass.
- Break up long horizontal eaves and roof elements across the facade with gables, building projections, and/or other articulation.
- Provide building breaks every five to six units to allow for relief and for landscaping.
- Side yard separation between rowhouse buildings should be a minimum of 20'.

Building and Architectural Design

6.6 Respect the scale and privacy of adjacent properties

DESIGN GUIDELINES:

- I. Massing and orientation of rowhouses should be stepped to minimize visual and privacy impact to neighboring properties.
- II. Rear-loaded units should be the first choice when facing public streets.
- III. Front-loaded units should be used when development faces a side or rear property line.
- IV. Landscape treatment should be used to buffer a private street along a property line.



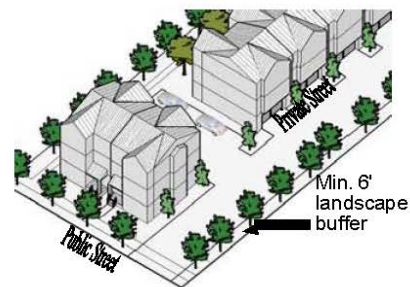
RECOMMENDED - Rear driveways and landscaping can be used as a buffer between buildings, where townhouses are designed to back up to adjacent properties.



RECOMMENDED - Where rear-loaded townhouses face a side or rear property line, the setback should be a wide landscaped paseo connecting unit entries.

getting there:

- Massing and orientation of townhouses should be stepped back at the third story to minimize views from windows and upper floor balconies into neighboring properties.
- A backyard-to-backyard orientation creates a natural buffer between adjacent developments when front-loaded townhouses are used along the side or rear property lines.
- Landscaped paseos should be a minimum 20' wide (inclusive of front patios) when development faces a side or rear property line to avoid crowding and create a front or "face" to the development.
- Private streets along property lines should include a minimum 10' wide buffer to provide an attractive landscape feature and privacy to new development. This dimension may be reduced to 6' on narrow small sites when abutting residential development.



Building and Architectural Design

6.7 Architectural detailing highlighting character and quality

DESIGN GUIDELINES:

- I. Use eave and parapet details to break up building massing.
- II. Emphasize vertical proportions of individual units rather than horizontal building massing.
- III. Windows and garage doors should be "punched" in from the exterior building wall or should be defined by well- designed trims. Trim material should contrast with wall materials.
- IV. Garage doors should be designed consistent with the overall style of the building. Material, pattern, and color to be coordinated with architectural style.
- V. High-quality, durable materials should be used.
- VI. Changes in color and materials at inside corners of building facades.



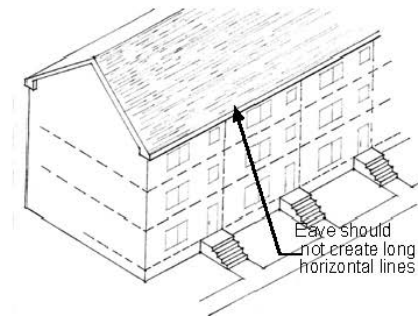
RECOMMENDED - Trellis and column material and proportions should be designed compatibly with project architecture to not appear applied to the building facade.



RECOMMENDED - Eave and rooflines should emphasize vertical proportions.



RECOMMENDED - High-quality wood or wood-like garage doors with decorative wood corbels and header.



NOT RECOMMENDED - continuous horizontal eave line.

getting there:

- Solid strong detailing embodies quality of construction.
- Use a more solid base and body of a facade with a lighter more detailed top to ground a building and reduce an overall bulky appearance.
- Details such as railings, materials, windows, trellis, trim, eaves, and cornices are critical to displaying a building's quality. Differentiated textures are an important element of quality.
- Eaves and rooflines are encouraged to emphasize vertical proportions. They should not create long horizontal lines but rather be broken up with gables, building projections, and articulation to emphasize the individual quality of the units.
- Building mass and elements that are differentiated by a change in detail, color, or material achieve greater emphasis on the massing.
- Changes in materials and color generally should not occur in the same plane as this may result in a "thin" or applied quality. Changes that correspond to variations in building mass or are separated by a building element achieve greater emphasis on the massing.
- Although differentiation of units is desired, using dramatically different architectural styles unit to unit within the same development is generally discouraged.
- Roof material, shape, texture and colors should be compatible with the overall architectural style of the buildings.
- Stucco-textured foam trim molding should not be used as the only application to enhance building facades.
- Garages should be recessed from wall plane. Where garage doors are flush with facades, the facade should feature upper level building projections and decorative building elements such as trellises to provide interest and relief.



RECOMMENDED - Garage doors should be of a high quality and recessed. Material, pattern and color should be consistent with overall style of the building.



RECOMMENDED - High-quality detailing of exposed wood rafter tails, corbels, window surrounds and shingle siding.



NOT RECOMMENDED - Materials and color changes on the same plane and on repeat building designs.

Building and Architectural Design

6.8 Appropriately illuminated streets and pedestrian areas

DESIGN GUIDELINES:

- I. Street lighting shall emphasize pedestrian scale and orientation.
- II. Emphasize lighting along sidewalks, streets, driveways, paseos and parking areas for the safety and security.
- III. Light fixtures should be a character supporting element of the development and residential environment.
- IV. Ensure uniform lighting conditions with connections to common association meters.



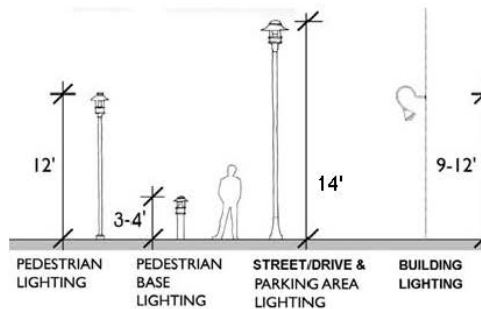
RECOMMENDED - Lighting furnishings that are pedestrian-scaled.



RECOMMENDED - Lighting furnishings that are appropriate for the character of the development and a residential environment.

getting there:

- Pedestrian-scaled lighting should be no taller than 12' -16' in height depending on context.
- Use bollard-type lighting rather than porch lights for paseos and other walkways.
- Control all illumination with cutoffs and primarily direct light downward.
- Lighting should not produce a glare or be of an intensity inappropriate for a residential environment.
- Lighting levels must be adequate and uniformly dispersed in all pedestrian, parking, and common areas.
- Bollard-type lighting should be used within paseos and paths; post-top streetlights should be used within private streets.
- Wall-packs mounted to buildings that are compatible with the architectural character of the development and a residential environment could be used within auto courts.



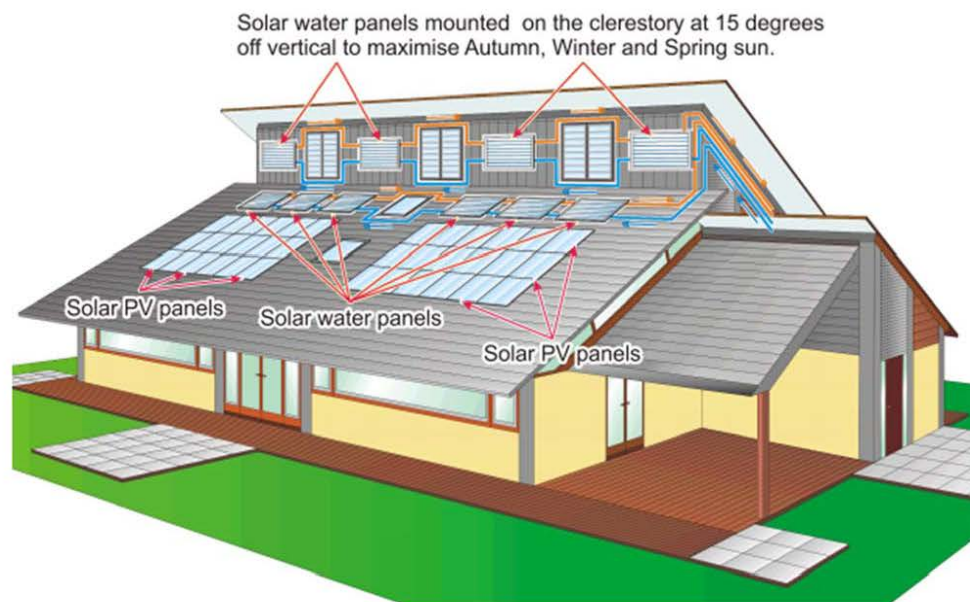
7.1 Environmentally-responsible design

DESIGN GUIDELINES:

This section of the Design Guidelines is an introduction to some of the basic concepts and principles of green building that are frequently incorporated into standard development practices. The City of Redmond supports sustainability as a whole building concept that starts with site planning opportunities and continues through construction.

Design Guidelines

- I. Address sustainability from a whole building perspective of site, landscape, energy, materials and water.
- II. Consider designing roofs to incorporate pre-plumbing and pre-wiring of homes for easy installation of solar water heating and photo-voltaic (PV) solar panels.
- III. Optimize building performance through site planning and building orientation that enhances solar and radiant heating access.
- IV. Incorporate shading of impervious surfaces and buildings to reduce the heat island effect caused by urban development.



getting there:

- Use materials such as cement board and wood siding that are durable or "green" building materials.
- Solar energy can be harnessed through photo-voltaic panels and solar hot water systems to reduce energy dependency and electrical demand. Pre-wire for these systems with building construction to ensure less difficulty for future installations.
- Use solar water heating systems for pools and community buildings.
- Solar shading should be incorporated on south and west facing windows, to reduce heat gain in summer and lower the demand on HVAC systems.
- Energy Star appliances should be used wherever possible to reduce energy demands.
- Buildings should be designed to take advantage of natural ventilation to reduce the need and demand on HVAC systems. Operable windows, attic fans, and ceiling fans should be located to take advantage of prevailing wind patterns and natural air flow.

Installation of any of the following:

- Water efficient appliances, including dual flush or ultra-efficient toilets
- On-demand hot water systems
- Radiant heat barrier on roofs
- HVAC systems of efficient size
- Low VOC glue, paint, finishes, including in cabinets
- Non-formaldehyde floors
- Areas where deciduous trees can be planted to increase solar shading in summer.



RECOMMENDED – Use Best Management practices to handle storm water runoff.



RECOMMENDED - solar hot water and sun shading which is incorporated into the architecture of the building.



RECOMMENDED - Photo voltaic panels should be included on new developments.

CHAPTER 8 DEVELOPMENT REGULATIONS

Alley - a secondary vehicle access way that typically provides access to more private functions of a property, such as parking, trash pickup and service.

Building Face - the front facade of a building, usually identified by a front entry or entry features such as a porch, stoop, and front door.

Bulbout - a limited curb extension that narrows a street to reduce the pedestrian crossing distance of a street.

Double-loaded Street or Paseo - a public street or space that has residential units on either side, facing the street or space.

Front-loaded Townhouse - a residential unit with garage access provided at the front of the unit with the primary entry to the home, usually from the street or sidewalk.

Green Point Rated - a California certification program developed by the non-profit organization Build It Green, developed to meet the growing need of setting a standard to qualify a new home as sustainable / green.

LEED for Homes - a rating system that promotes the design and construction of sustainable homes, based on The U.S. Green Building Council (USGBC) established LEED (Leadership in Energy and Environmental Design) system to define and measure "green buildings." The LEED for Homes rating system is part of the comprehensive suite of LEED assessment tools to provide national consistency in defining the features of a green home. It enables builders anywhere in the country to obtain a 'green' rating on homes (source: USGBC).

Pedestrian Friendly - or "walkable" - designed to promote pedestrian use. Factors influencing walkability include the presence or absence and quality of footpaths, sidewalks or other pedestrian rights-of-ways, traffic and road conditions, land use patterns, building accessibility, and safety, among others. Other factors affecting walkability include, but are not limited to; land use mix; street connectivity; residential density; 'transparency' which includes amount of glass in windows and doors, as well as orientation and proximity of homes and buildings to watch over the street. (source; Wikipedia)

Rear-loaded Townhouse - A residential unit with garage access provided at the rear of the unit on the opposite side of the primary entry to the home, usually from an alley or parking court.

Paseo - an open space that serves as a pedestrian connection and passive landscape between two or more buildings.

Paths - a connection used by pedestrians and/or bikes to connect two or more places.

Podium - a platform used to raise a building up to gain space below for parking.

Single-loaded Street or Paseo - a public street or space that has residential units on one side, facing the public street or space.

Stacked Flat - a one-story residential unit that is "stacked" on top of or below another residential unit within the same building.

VOC - shorthand for "volatile organic compound," chemical compounds that typically produce chronic effects when concentrated in indoor environments. VOCs are commonly found in many building components such as paint, sealants, adhesives, and preservatives.