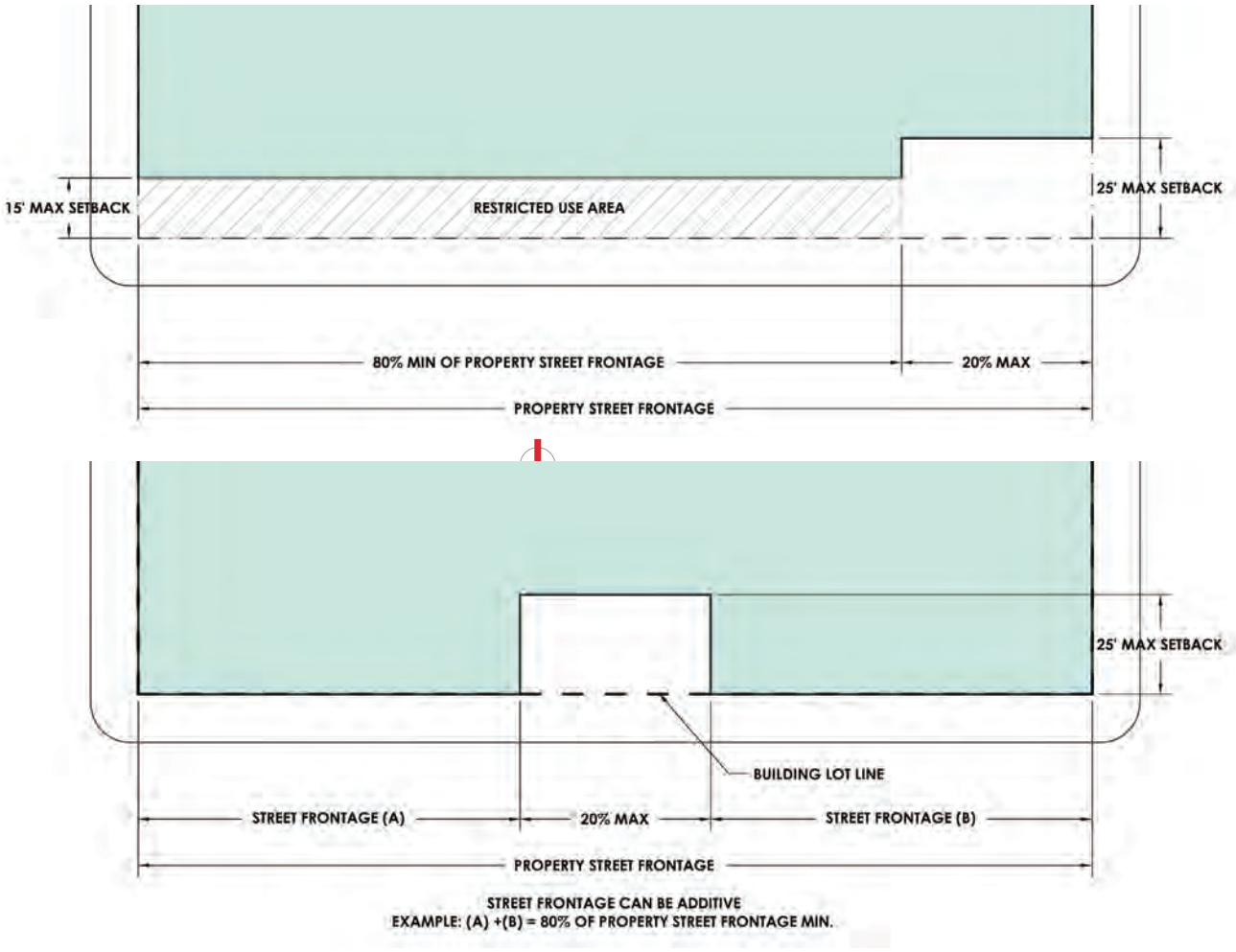

Figure 5.4.8: Allowable building setback from lot line.

V. Recommended Setbacks

The setback standards promote the desired streetscape and view corridors. Setbacks promote light, air and privacy between uses and can create a diverse sidewalk environment that is inviting to pedestrians and transit users. Setbacks also work in concert with height and massing to articulate the building facade.

Oswego Pointe Condominiums

The Framework Plan acknowledges that the Oswego Pointe Condominiums will continue in their current form within the District. As existing residential uses within the District, it is important to consider how building setbacks can help protect the livability of this area. To accomplish this, the plan recommends the establishment of an 85' (minimum) buffer between the closest existing building within Oswego Pointe and adjacent proposed development. (See Figure 5.4.9). For comparison, the Foothills Road and B Street rights-of-way are 70 feet in width, and other rights of way in the District are 60 feet or less. This 85-foot setback will help mitigate any differences in scale and provide additional privacy for Oswego Pointe residents.

As part of the analysis of building heights and potential impacts on adjacent development – specifically, the Oswego Pointe Condominiums - the project team undertook a shadow study to determine whether buildings would block solar access. The findings of this study demonstrated that there are very limited windows of time where the proposed development would cast shadows long enough to impact the condo buildings. During the balance of the year, it was determined that proposed development would not block sunlight from the condos. It is worth pointing out

that during the times noted, when the sun is at extreme angles (low in the sky to the north or south), existing trees, buildings, and even slopes are casting significant shadows as well, and even a two or three story building can end up casting a long shadow on a neighboring structure (as currently occurs within the condo site).

Setback from B Street and Foothills Road

In order to encourage an active interface between pedestrians and the built environment, the Plan recommends a maximum setback standard at the ground level. Along B Street and Foothills Road, this recommendation would require that the ground level, (B Street or Foothills Road) street-facing façade of a building wall extend to the street lot line along at least 80% of the length of the ground-level street facing façade. As an alternative, where residential use occupies the ground floor, the building could extend to within 15 feet of the street lot line and the space between the building and the street lot line should be designed as an extension of the residential space and committed to outdoor private spaces such as gardens, patios, access, and entrance stoops. Where there is more than one building on site, this standard should apply to the combined ground level, street facing facades of all of the buildings on site. In the 20% of the building area allowed to be setback further, the maximum setback is 25 feet.

SETBACK ABOVE FIRST 75 VERTICAL FEET

A setback standard at or near the top floor of new development will encourage varied rooftop design and perhaps create active spaces at the roof level. In addition, setbacks at the top floor will open the right of way corridor up to an expanded view shed providing more air, light and a sense of openness. For every building above 75 feet in height, the Plan recommends a minimum 10 foot setback from the ground floor building face above 75 feet in height. This setback standard does not preclude additional setbacks at the lower floors as a design choice. The setback above 75 feet is mandatory.

Ground Floor Windows. In the Foothills District, blank walls on the ground floor should be restricted to ensure a pleasant, rich and diverse pedestrian

Figure 5.4.9: Streets with garden district setback.

Figure 5.4.10: Precedent image from NW Hoyt and 10th—garden district setback.

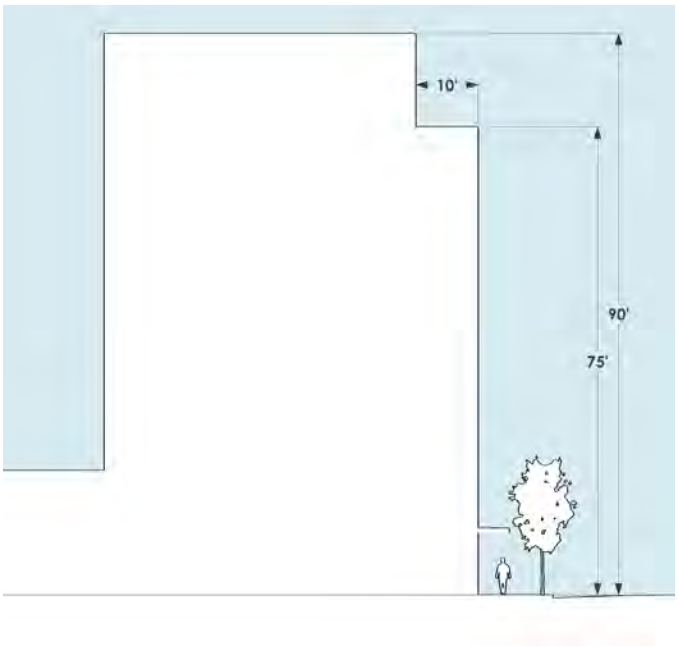

Figure 5.4.11: Setback above 75'.

experience.

All exterior walls that are 10 feet or closer to a street lot line, sidewalk, plaza, public open space or right-of-way should have windows. The windows must be at least 75% of the length and 50% of the ground level wall area. The ground level wall area is defined as the interior floor to finished ceiling. The requirement should not apply to the walls of residential units or to the walls of parking structures when setback at least 5 feet and landscaped to the approved standard, except for along B Street and Foothills Road, where the requirement is mandatory regardless of use.

Awnings and Canopies. Awnings and canopies should be required in order to provide refuge from weather conditions and to create a human scale storefront appearance at the ground floor. All ground floor retail and office space should use awnings or canopies below the second story to encourage pedestrian activity in the District. Awnings or canopies should extend at least 5 feet from window walls and should be proportionate to the width of the pedestrian way or sidewalk to ensure adequate coverage and appropriate scale. Awnings and canopies should be designed in a manner that ensures they are permanent fixtures to the building; temporary or roll-up awnings would not be permitted. Where a building design provides passive solar opportunities, consideration should be given to translucent canopy design.

Screening. Exterior garbage cans, collection areas, recycling areas and ground level mechanical equipment should be screened from the street and any abutting use by walls, fences or permanent landscaping. Enclosures should be large enough to accommodate commercial organics containers as well as all recycling and garbage.

Rooftop mechanical equipment should not be visible from both sidewalks along public streets adjacent to the proposed development. Consideration should also be given to views of rooftops from State Street, where rooftop equipment may be more readily visible. To accomplish this, rooftop equipment should be screened by either a parapet or rooftop treatment along the building facades that is at least as tall as the equipment, a screen around the equipment that is as tall as the tallest part of the equipment, or setting back the equipment from the roof edges sufficient to restrict views of the equipment, and at a minimum of 3 feet for each foot of height of the equipment. Solar or other renewable energy systems would be exempt from this screening requirement.

Figure 5.4.12: Ground floor window examples.

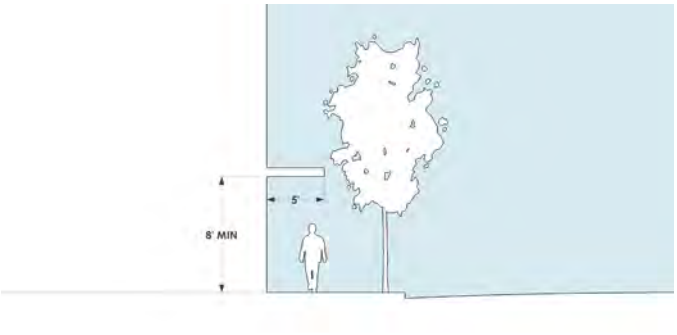

Figure 5.4.13: Awnings and canopies, diagram and photo of existing precedent.

Pedestrian Connections. To ensure seamless and unimpeded connectivity, the Plan recommends at least one straight line connection between the main entrance of a building and a connecting public street. The connection should be hard surfaced and at least 8 feet wide. The on-site pedestrian system should be lit sufficiently to be used at night by employees, residents and customers.

In areas of potential vehicle/pedestrian conflict, safety enhancements should be incorporated to help create a "protected zone" for the pedestrian. Such safety enhancements may include bollards, street furnishings, material changes that signify a potential conflict area, or visual or audio devices that signal the presence of a car.

Main Entrance. The Plan recommends that at least one main entrance to the building must be within 10 feet of the adjacent street. The main entrance may be located in the portion of the building that is permitted to be setback from the street lot line in order to accentuate the entrance and carry a varied building line down the street.

Rooftops. Due to the topography of the Foothills District rooftops may be visible from surrounding higher elevations. The Plan therefore recommends that new buildings incorporate one or more of the following features in its rooftop: (1) eco-roof; (2) roof garden; (3) rooftop rainwater catchment and renewable energy systems; (4) plaza or landscaped open space; (5) public or private viewpoint; (7) or similar active or landscaped feature. The balance of the rooftop area not in active or landscaped use shall ensure through the use of appropriate materials that the roof does not detract from the architecture of the District. The required setback above 75 feet can also be used to activate the top floors of the building through the use of balconies, landscaping and occupied space. Rooftops should also be designed for energy efficiency and urban heat island reduction including the use of reflective rooftops.

Vehicle Parking Requirements. The proposed parking ratio maximums for the Foothills District reflect the desire for the District to redevelop as a vital, mixed-use, pedestrian oriented neighborhood. With the removal of the Streetcar project, however, the availability of transit serving the District is assumed to have decreased, and as a result the project team has recommended adjusting the maximum parking ratios for the District as follows:

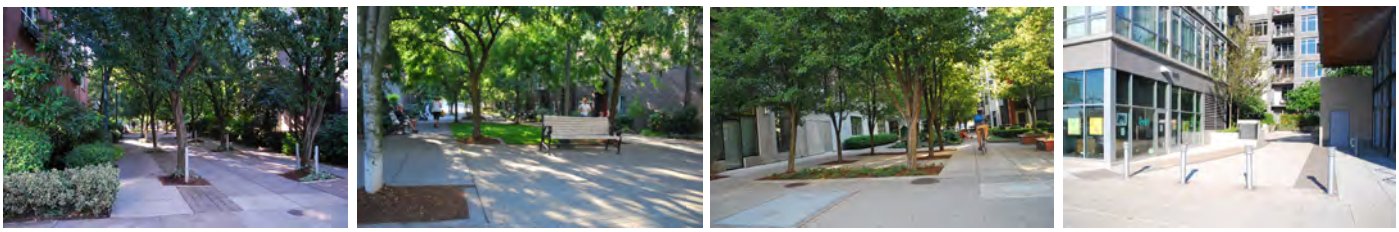

Figure 5.4.14: Examples of pedestrian connections.

Figure 5.4.15: Building entry examples.

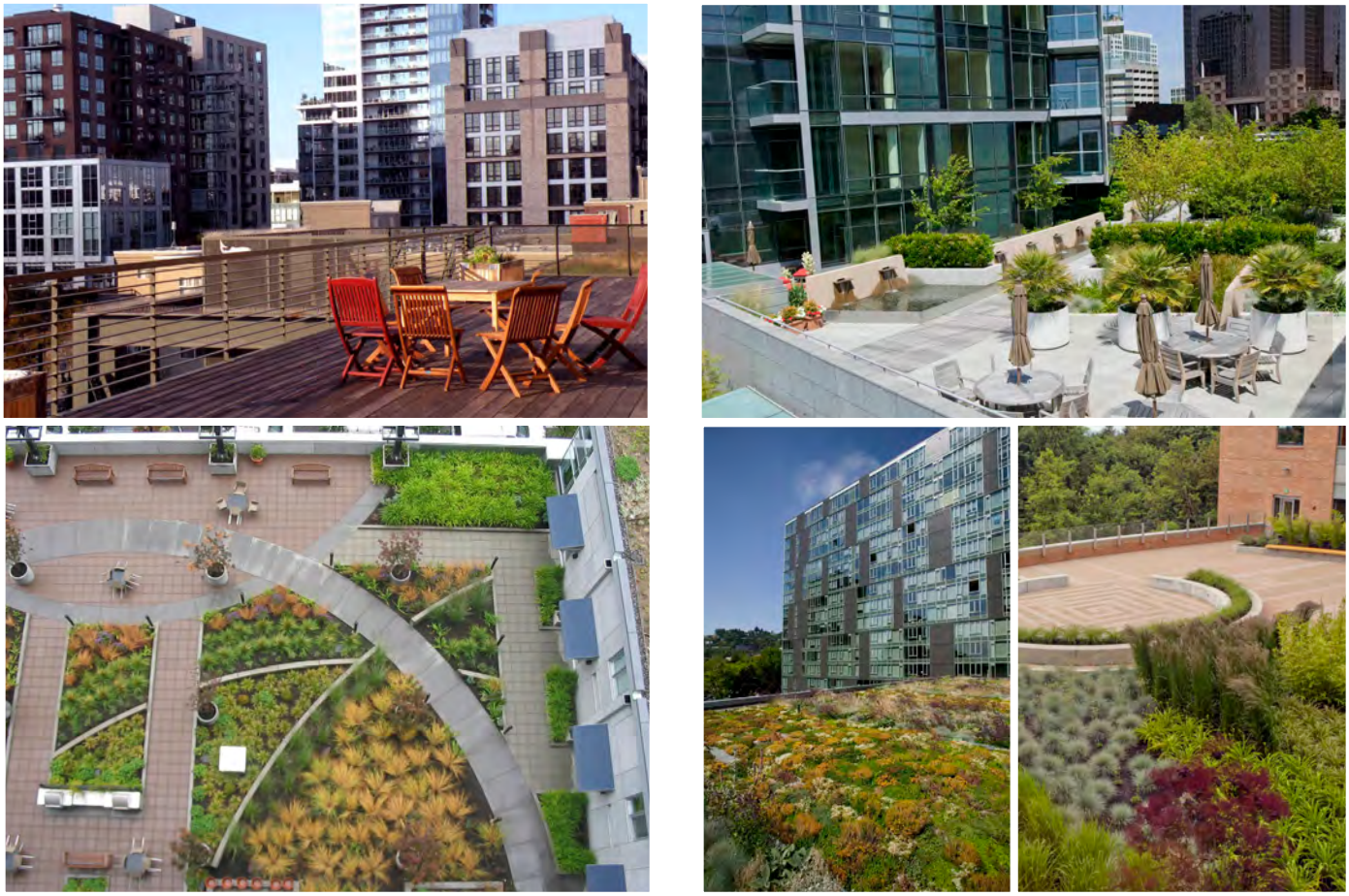

Figure 5.4.16: Rooftop examples.

- Residential Uses – Maximum of 1.8 parking spaces per unit.
- Non-Residential Uses – Maximum of 3.0 spaces per 1000 square feet of floor area.

If transit availability improves significantly in the future, these parking ratios should be adjusted down to reflect the additional transportation choices available in the District.

When computing parking spaces based on floor area, areas used for parking should not be counted. Spaces should also be computed based on the primary uses on the site. If there is more than one primary use, the maximum number of spaces on the site should be the sum of the allowed parking for each allowed use. To maximize efficiency and reduce the space committed to parking, tandem, stacked or valet

parking should also be allowed if an attendant is present to move vehicles, or if both of the stacked/tandem spaces are under single ownership/use.

Joint parking may be allowed where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Permission to use joint parking should be based on an analysis showing that the peak parking time of users occur at different times and that the parking area will be large enough to accommodate both uses.

Location of Parking. In order to reduce the visual impact of parking areas and enhance the pedestrian experience, parking areas should not be allowed between a building and any adjacent public street. If a building is a through lot or has three frontages, vehicle areas could be permitted between the building and the secondary street. On a full block site, vehicle areas could be located between the building and two of the secondary streets.

Surface parking should be allowed in the District but regulated to ensure that the sight lines to surface parking areas are minimized. However, surface parking should be prohibited within 100 feet of a streetcar or light rail alignment. In the Foothills District, surface parking areas up to 40,000 square feet should be permitted. Surface parking areas greater than 40,000 square feet should be subject to a conditional use review to ensure that the impacts created by the surface parking are mitigated to the maximum extent practical.

Surface parking areas adjacent to a street should be screened from view and landscaped with both interior and exterior landscaping. Landscape screening (interior and exterior) should include a minimum number or area of shrubs, groundcover and trees. Masonry walls could also be integrated with the landscaping to create a more diverse screen. For example, the following provisions would appropriately screen surface parking areas:

1. Interior Landscaping. One large tree per 4 parking spaces, one medium tree per 3 parking spaces or one small tree per 2 parking spaces. At least 20% of the trees must be evergreen. Two shrubs per space and shrubs may be evergreen or deciduous. The remainder of the area should be planted in groundcover plants.
2. Exterior Landscaping. High shrubs sufficient to form a 3 foot screen. The shrubs must be evergreen. One large tree per 30 linear feet of landscaped area, one medium tree per 22 feet or one small tree per 15 feet.
3. It is recommended that surface parking areas be paved with pervious surfaces, other than gravel, to reduce stormwater runoff and encourage on-site detention and treatment of stormwater.

Structured Parking should be permitted and encouraged within the District. Regulations are

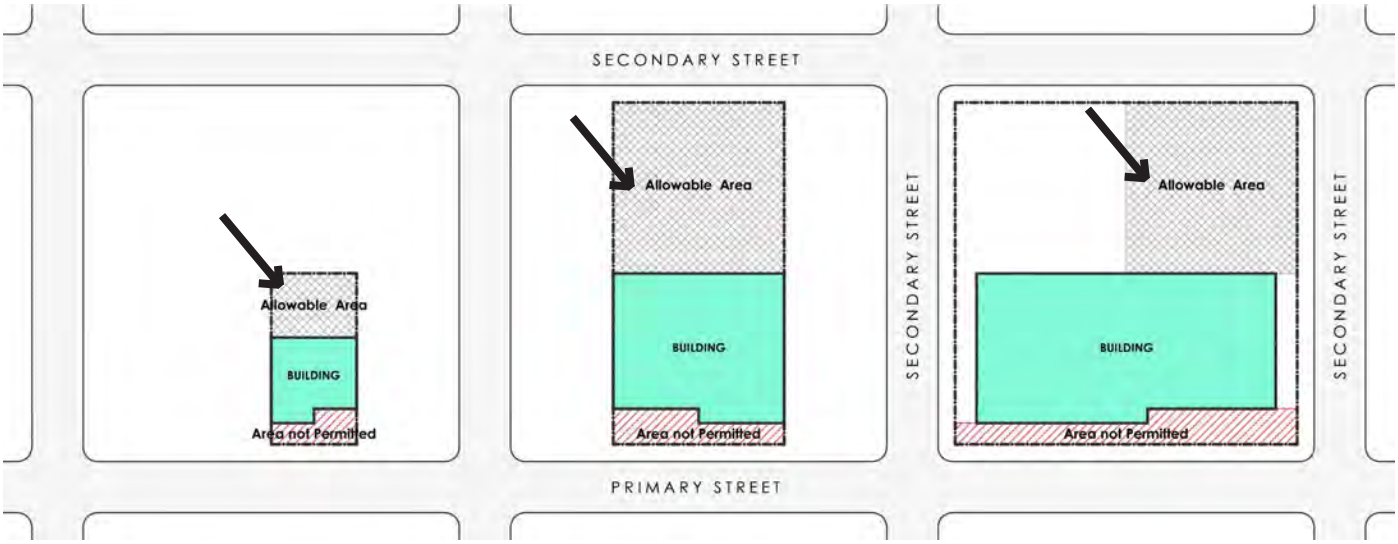

Figure 5.4.17: Allowable parking location.

Figure 5.4.18: Surface parking example.

required to ensure that structured parking "behaves at the street" and creates an active pedestrian friendly environment. It is recommended that the zoning code amendments include the following provisions related to structured parking:

1. Active uses. 50% of the street-facing façade must be developed with retail sales and service or office uses; or
2. The parking structure must be setback at least 5 feet and landscaped with a mix of evergreen shrubs, deciduous or evergreen trees and groundcover. If the landscaped standard is met then the structure should not need to meet the ground floor window requirement in the landscaped area.

Outdoor Relationships. New buildings with a ground floor restaurant, café or bar use shall be designed to open up to outdoor seating areas accessory to an indoor retail use.

Street Trees, Street Furniture and Lighting. New and substantially remodeled buildings shall incorporate street trees, furnishings and lighting within the public right of way and in private areas open to public pedestrian activity. The standards for these design elements should be consistent with dark-sky and energy efficient lighting standards and street tree selection should be based on species characteristics for stormwater management and shading. The detailed standards shall ensure a pedestrian friendly high design quality environment at the street level and should be complementary to the existing Lake Oswego Streetscape standards, applicable in the Downtown core.

Sidewalk Paving. Where a development is adjacent to a public sidewalk or street intersection, special paving treatments shall be required for sidewalk surface detail on Foothills Road, B Street, State Street, and other significant pedestrian streets. Sidewalk treatments should specifically encourage the use of permeable surfaces to reduce stormwater runoff.

Art. The site design for new or substantially remodeled existing buildings shall include locations for placing public or private art. Additional recommendations on Public Art can be found in Section 5.9.

Hanging Baskets. In order to blend the streetscape environment within the Foothills District with the Downtown, any required landscaping should also include seasonal hanging flower baskets placed within parking lots and along streets and

Figure 5.4.19: Outdoor seating examples.

Figure 5.4.20: Photos of art, Arts Council of Lake Oswego Web site.

sidewalks. This will require a maintenance and irrigation plan to achieve the desired result.

Design and Materials. While the development standards will set objective standards for street lot line setbacks, ground floor windows, height, mass and top floor setbacks and articulation, material choice will be equally important in setting the high quality standards intended for the District. Material choice tends to be more qualitative and discretionary in application rather than objective and prescriptive. For example, while regulations can ensure active ground floor space by requiring active ground floor uses in the zoning code or by requiring a numerical percentage of window space on the ground floor, there is less certainty that an applicant will pick an appropriate material for the façade that supplements and enhances the quality of the architecture or ensures an appropriate design diversity in the community.

There are two well used solutions for regulating material choice: (1) an objective palette of permitted and prohibited materials; or (2) design review of each material choice. The Framework Plan recommends adoption of an objective palette of materials, both permitted and prohibited. This recommendation is based on several factors.

First, a prescribed palette, if well composed, will ensure a consistency of quality. High quality materials and design should be the hallmark of the Foothills District. New buildings and public spaces should use quality materials that are long lasting and reflect the permanence of the community. A material palette would, for example, prohibit plywood and EFIS but permit brick and stone.

A sample material palette by category is recommended here: as well as some notable prohibited materials:

- Prohibited materials should include EIFS, plain concrete block, plain concrete, corrugated metal, plywood, sheet press board or vinyl siding as exterior siding materials.
- Permitted materials should include stone, brick, aluminum composite, architectural precast CFRC, curtain wall, storefront, and window wall.

Second, the material choices should be further regulated by requiring certain materials to dominate the façade and by prescribing a variety of materials for each development. In other words, the material selection could include a requirement that the façade use a mix of materials from the approved list in a manner that articulates the façade - particularly in the first 30 feet and at the top floors - with horizontal and vertical treatments that break the façade plane down to a pedestrian scale. The following sample language should guide the zoning code amendments on this subject:

Section XX. Material Selection and Location

1. Within the first 30 feet of the street-facing building façade, measured from the nearest sidewalk elevation, the building must use at least two materials from the material list to horizontally or vertically articulate the façade. This can be accomplished through horizontal banding, articulated columns or other similar methods.
2. For buildings over 75 feet in height, in addition to the top floor setback required under Section XY, the building must integrate a change in materials or treatment above 75 feet that accentuates the floor change and top of building. This can be accomplished by a change in materials, by a change in the

Figure 5.4.21: Examples of permitted materials.

treatment of the same material such as a change from horizontal brick to vertical brick or other similar methods.

Third, design variety within the District should be encouraged through the material choice provisions. To create visual interest to the pedestrian, the District design should strive to avoid a "cookie cutter" or standard approach. For instance, rather than requiring that each building entrance include a brick entryway, the standards should require that each building entrance be expressed through material choice and building articulation, as demonstrated in the following example:

Section XW. Material Choice and Building Entrances

1. Under Section X above, 80% of the length of a building along Foothills Blvd. or B Street must be located along the street lot line. If the entrance to the building is located in an area of the building permitted to be set back from the street lot line under this standard, the applicant shall express the entrance to the building through a change in materials or through the use of architectural elements such as columns, horizontal banding and awnings/canopies.

Last, the recommendation of clear and objective standards for material choice in the District is consistent with the City's current regulatory structure. In most jurisdictions that have true design review, there is no specific list of materials. Rather, there is a reference in "design guidelines to high quality materials or materials that express permanence." In those cases, an applicant usually chooses their own materials without limitation of a prescribed list and then goes before a specifically composed design commission to review that material choice. While this method can result in cutting edge material choice, it also leaves critical design decisions to a later stage in the development process and can be a costly program to administer with the addition of design review staff, a new design review commission and the development of design guidelines that will be enforced differently on each project depending on what material choices are submitted for review.

In order to minimize these results and bring more certainty to the applicant, the City and the community the Plan recommends a prescribed list of materials, and objective regulations as to how those materials are used on buildings within the Foothills District. However, this Plan also recommends that where justified, departures from the prescribed list can bring superior design results in the District.

~~Alternative Design Review process. To the extent~~

Figure 5.4.22: Materials at the first 30 feet help articulate the facade.