

DOWNTOWN CODE AUDIT

REDMOND, OREGON

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Downtown Redmond Development Standards Recommendations

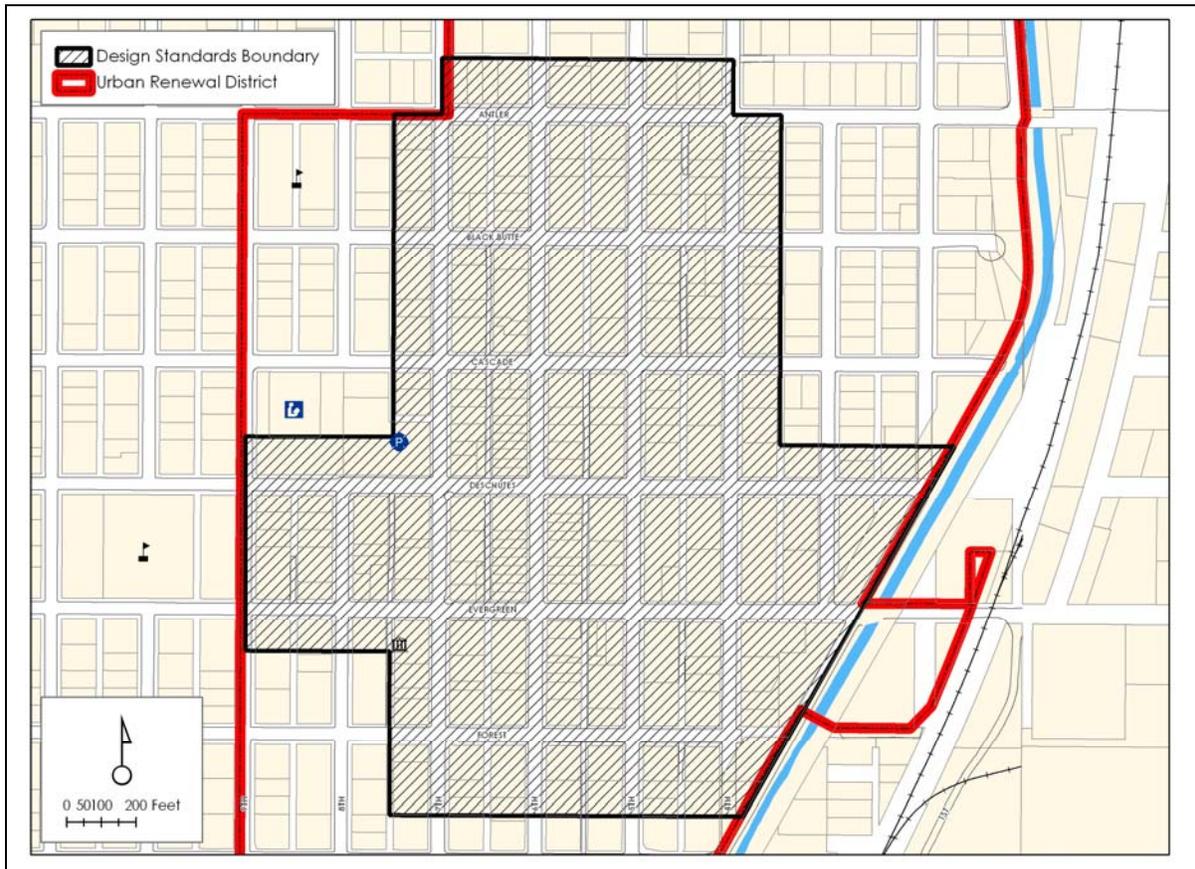
The following Code Audit contains recommendations for changes and/or revisions to the Redmond Development Code C-2 zone to encourage the revitalization of Redmond's downtown in accordance with the City's Downtown Action Plan and the Downtown Urban Renewal Advisory Committee's (DURAC) Mission Statement to "Create a vibrant Redmond Downtown core where people shop, work and play." This audit was prepared by SERA Architects, a consultant on the Oregon Downtown Development Association (ODDA) Team charged with updating the Downtown Action Plan.

The intent statements guiding these recommendations are as follows:

- Encourage a vibrant mix of pedestrian-oriented uses, including residential, shopping, and entertainment uses;
- Increase the density and intensity of development;
- Establish height, bulk, and lot coverage regulations that balance existing urban fabric with a desired character for Downtown;
- Promote active ground floors by regulating the quantity and location of doors and windows;
- Establish standards for setbacks and landscaping that encourage and promote a strong pedestrian environment;
- Establish parking and access standards that support pedestrian activity.

Note: These intent statements were submitted by the ODDA Team and were modified and agreed to by DURAC on 10/17/05.

These recommended code changes seek to support the DURAC Mission and intent statements above. As such, they may not be appropriate for the entire C-2 zone as it occurs in Redmond. Rather, they should be implemented in Downtown Redmond and the Downtown Core Area (contiguous with the proposed Design Standards) as overlays to the current C-2 zone or as part of entirely new zone designations. The map, below, outlines the proposed area for these revised Development Standards (shown in relation to the proposed Design Standards / Core Area).



These recommendations focus exclusively on development on private property. In order to implement the City's (and DURAC's) vision of a pedestrian-oriented Downtown, the City will need to closely examine pedestrian improvements and amenities in the public right-of-way. Currently, sidewalks in much of Downtown are extremely narrow and are often impaired by street furnishings, utility poles, curb cuts, and newsboxes. To improve the pedestrian zone, we recommend the following (consistent with the Downtown Action Plan (2000)):

- Create tools and / or regulatory mechanisms that result in the creation of wider sidewalks;
- Explore opportunities for curb extensions (at corners and mid-block) and mid-block crossing opportunities;
- Identify an approved list of consistent, high-quality street furnishings for use by both the City and private developers / property owners;
- Encourage civic art in the right-of-way, in plazas, and in private open spaces.

Commercial (C-2) Zone Code Audit

8.0155 Central Business District Commercial (CBD) C-2 Zone

8.0155 (1) Purpose Statement

8.0155 (1a) Purpose Statement

Recommendation: Add residential uses to the purpose statement (8.0155-1a). Getting more people living and working downtown, within walking distance to retail, entertainment and civic, uses is an important ingredient to creating a commercially-viable downtown.

8.0155 (2) Uses Permitted Outright

8.0155 (2b) Retail Trade Establishments

Recommendation: Establish a maximum size for Retail Trade Establishments in the larger C-2 zone and the C-2 Core Area. Capping the size of retail and ground floor offices uses in the CBD is necessary to help attract smaller, more locally-oriented businesses.

8.0155 (2j) Assembly of Office Equipment

Recommendation: Consider requiring potential light industrial uses be reviewed as Conditional Use. As described currently, in the code, these uses do not seem to support the creation of a pedestrian-oriented environment. (Noise, toxicity)

8.0155 (3) Conditional Use Permitted

Recommendation: Allow multi-family dwellings outright in the C-2 zone and the C-2 core area. Remove the limit on the number of units, provided that they meet the proposed commercial development standards.

Note: *With the proposed changes, commercial standards would be applied to multi-dwellings (row houses, town homes and condominiums) as well as mixed-use buildings consisting of ground floor retail with either housing or office above.*

In addition to residential uses, day care and kindergarten uses should be allowed outright.

Finally as it supports creating pedestrian-oriented commercial core, the City should consider prohibiting the following Conditional Uses in the C-2 core area:

- Automobile sales and services including auto repair;
- Automobile services stations or garages, car washes, or commercial laundries;
- Large-scale commercial bakeries (distributors);
- Equipment sales and rental yards;
- Funeral homes.

Note: Uses such as a neighborhood bakery and the neighborhood laundry mat would be allowed outright.

8.0155 (4) Dimensional Standards (Commercial)

8.0155 (4a) Dimensional and Setback Requirements

Recommendation: Replace this section with a more complete list of objective development standards for the larger C-2 zone and the C-2 Core Area that results in a more comprehensive as well as expedited and equitable review process.

Note: It is our intention that updates to existing non-conforming single-family residential uses, commercial tenant improvements, and changes of occupancy in the C-2 zone be handled over the counter per the refined standards.

Proposed Draft Commercial Dimensional / Development Standards

Standards	C-2 Core	C-2 Zone
Minimum Floor Area Ratio (FAR)	2:1	1:1
Maximum Floor Area Ratio (FAR)	4:1	4:1
Maximum Building Height	75'-0". Extend the height limit over the C-2 core area	60'-0"

Maximum Building Setback (Along Primary Streets)	10 ft. maximum. Full block developments require that a minimum of 50% of the building façade be on the property line or the adjusted property line.	10 ft. maximum
Minimum Building Setback	0-feet	0-feet
Building Coverage	50% of site area (minimum)	50% of site area (minimum)
Minimum Landscaped Area	None required	15% of the site
Ground Floor Windows	Minimum of 60% of the building length and 50% of the wall area	50% of the building length and 25% of the wall area
Main Entrance	Orient the front door to the primary street	Orient the front door to the primary street
Pedestrian Standards	Direct connection from the street to the front door	Direct connection from the street to the front door
Exterior Display and Storage	Prohibited between the building and the primary street	Prohibited between the building and the primary street
Screening	Screen vents and mechanical systems	Screen vents and mechanical systems
Parking and Access	Reduce on-site parking requirements; prohibited between the building and the primary street Limit driveway curb cuts to one per block (or two if the block is bisected by an alley)	Reduce on-site parking requirements; prohibited between the building and the primary street Limit driveway curb cuts to one per block face
Residential Standards	Require ground floor windows and the creation of an easily identifiable entry to the building	Require ground floor windows and the creation of an easily identifiable entry to the building

Recommended Development Standards (Detailed description of the above chart):

- Minimum Floor Area Ratio (FAR) – 1:1 in the larger C-2 zone; 2:1 in the C-2 Core Area.

Note: FAR regulates the amount of the proposed uses allowed on the site. In conjunction with the building height, setbacks, and building coverage, FAR also controls the bulk of the building. The proposed FAR standard, with the minimum of 50% lot coverage, ensures that in the Core Area the building is more than a single story.

Note: Fostering a taller, more continuous edge condition is essential to creating a pedestrian friendly room or envelope. FAR, in conjunction with the other proposed pedestrian friendly standards eliminates the need for section 8.3035 of the municipal code and more specifically the requirements that applicants propose an Architectural Theme and False Fronts.

- Maximum Floor Area Ratio (FAR) – 4:1

Note: The proposed maximum 4:1 FAR with the 60-foot height limit in the larger C-2 zone and the proposed 75-foot height limit for the Core Area, plus the minimum lot coverage requirement (50%). serves to control the bulk of the building.

- Maximum Building Height: (see 8.0155 (4b) Building Heights)
- Maximum Building Setback: 10-feet

In the C-2 Core Area, on full-block developments require that a minimum of 50% of the primary street-facing building façade be located on the property line or the adjusted property line (described below). This setback coupled with the adjusted property line will, over time, establish a comfortable zone for people to walk and meet friends, without sacrificing the development of a pedestrian-oriented edge.

Outside of the core area, establish the maximum setback for the entire street-facing façade at 10- feet. Exclusive of the pedestrian connection from the property line or the adjusted property line to the front door, require that the area between the building and the sidewalk be landscaped or treated with some type of decorative pavers or, at a minimum, a continuation of the sidewalk paving. Asphalt within the 10-foot zone should be prohibited.

Note: In relation to the setback requirement, we recommend creating a tool that establishes a new front property line or what we are calling an adjusted property line of 3-feet, on private property. This additional 3-feet could take the form of an easement or a modification to the right of way. Withstanding how the 3-feet is ultimately created, the (minimum) 3-feet could go a long ways to creating the type of pedestrian-friendly environment that the City of Redmond is ultimately seeking. At a minimum the adjusted setback should be considered along 5th and 6th streets.

Note: The proposed Design Standards allow for the creation of small courtyards greater than 10 feet deep provided that the open-space is designed to be an active space and that at least one of the building walls that define the courtyard meets the ground floor window requirement.

- Minimum Building Setback: 0-feet.

In both the larger C-2 zone and the C-2 Core Area the setback from the property line or adjusted property line is 0-feet.

Note: In terms of creating an urban environment, effort should be made to bring the building up to the back edge of the sidewalk.

- Building Coverage: Minimum of 50% of the site area. Requiring minimum site coverage is intended to promote a more urban feeling associated with a traditional pedestrian-oriented downtown.
- Minimum Landscaped Area: Do not require minimum landscaping for the core. Outside of the core area, require a minimum of 15% of the site area be landscaped.

Note: Minimum landscaping does not include the perimeter landscaping associated with parking areas. However, up to one-third of the landscape standard can be met through both active and passive recreational improvements including walkways, play areas, plazas, and picnic areas.

- Ground Floor Windows: In the core area, require that a minimum of 60% of the building length and 50% of the street facing wall area consist of transparent windows. In the larger C-2 zone, require that 50% of the length and 25% of the wall area consist of transparent glazing.

Note: For the purpose of meeting this standard, wall areas include all wall areas up to 10 feet above the finished grade or sidewalk.

- Main Entrance: The front door to all buildings within the C-2 zone must be oriented to the primary street. In the event that a building is located on the corner, the front door should be oriented directly to the corner or located within 25' of the corner on the primary street.
- Pedestrian Standards: Create a straight-line connection from the front door to the street facing sidewalks.

Note: The cottages currently along 6th street serve as the precedent for this standard.

- Exterior Display and Storage: Prohibit permanent exterior display and storage of goods between the building and the street. (This standard is not intended to rule out sidewalk sales, farmers' markets, etc.)
- Screening: Screen rooftop mechanical equipment through extended parapets or other roof forms that are integrated into the overall composition of the building. Screen ground floor mechanical equipment, roof vents and plumbing vents.
- Parking and Access: Prohibit parking between the building and the primary street.
- Residential Standards (Row Houses):

Note: The following residential recommendations were initially established after reviewing Section 8.0120 – Urban High Density Residential R-5 zone.

For Row Houses in the C-2 zone, require that a minimum of 25% of the ground floor of the primary street facing elevation consist of (transparent) glazing. In addition to fostering a pedestrian experience by connecting activities inside the building to activities along adjacent sidewalks, large windows along the front of the building helps in the surveillance (eyes on the street) of the surrounding environs.

For multi-dwelling buildings and more specifically row houses create an easily identifiable entry to the building by incorporating at least one of the following elements:

- A front porch
- A covered recessed entry
- Entry stairs or stoop (see Design Standards)

In addition to the ground-floor window requirement and creating a clear entry to the building, consider the following standards for row houses:

- Changing the density requirement to 1 unit per 2,500 square feet of site area and the maximum density of 1 unit per 2,000 square feet of site area;
- Requiring a minimum lot area of 2,500 square feet.

Note: The minimum lot area requirement is dependent upon reviewing the existing (typical lot size) residential development pattern in the core area.

- Removing the requirement that each lot have a minimum street frontage of 50 feet.
- Yard (Existing Dimensional Standards) Requirements
 - Allowing for front porches to be in the setback, a minimum of 10 feet from the front property line.
 - Changing the side yard requirement to be a function of the area of the side wall elevation. (Typically 5-15 feet depending upon the area of the side wall)
- Require garages (attached and detached) to face the alley or to be set back a minimum of 18 feet from the front property line. (In no case should a garage project beyond the primary entrance.)

Note: Row houses typically have their garage under the building or in the back of the building off a shared alley way. Garages must be set back from the primary street facing façade. Row house developments that pair driveways and garages along a shared property line reduce the number of curb cuts and in doing so more clearly define the pedestrian realm.

- Removing the Minimum Parking Requirement

8.0155 (4b) Building Heights

Recommendation: Maintain the existing 60'-0" height limit for the larger C-2 zone.

Revisit the 100' height limit for the area between Deschutes Avenue, Forest Avenue, the alley between 6th and 7th and 9th Street. Consider a lower height limit based upon the UBC's High Rise designation (5 stories above a concrete platform (75')). Change the boundaries of the revised height limit to more accurately reflect the center of the Central Business District and redevelopment opportunity sites.

8.0155 (4c): Non-Commercial Uses:

Recommendation: Encourage the design and development of higher density housing.

8.0155 (5): Use Limitations and Requirements:

Recommendation: Remove the requirement that landscaping shall cover 5% of the lot area in C-2 Core Area.

8.0155 (7): Trans America Bike Route:

Recommendation: Trans-America Bike Route needs to reference a map. The proposed bike route might be better treated as an overlay district.

Off Street Parking and Loading

(8.0500) Off Street Parking (Number of Spaces):

Recommendation: Remove or greatly reduce the minimum-parking requirement within the C-2 core area. Create a chart that establishes the maximum number of allowed spaces based on the following use categories: Residential Uses, Commercial Uses, Industrial Uses, Institutional Uses, and Places of Public Assembly.

Note: In developing a comprehensive parking strategy, the City should allow shared use of parking facilities when it can be demonstrated that a site provides sufficient parking for more than one use. This demonstration can be based on a study of peak demand periods for each use, scheduling, transportation demand management, or other factors.

(8.01505-7) Off Street Parking:

Recommendation: Reduce or remove the need to comply with the Off Street Parking section of the code, given that many of the described uses are not compatible with the goals of creating a pedestrian-friendly downtown.

(8.0510-5) Access Aisles:

Recommendation: Create a chart that describes minimum parking spaces and aisle dimensions.

Other Recommendations:

- In the C-2 core area, prohibit parking between the building and the street.
- Perimeter setback and landscaping: Establish a minimum perimeter setback of 5'-0". Within this zone, require a non-evasive ground cover; shrubs and trees at a rate of every 30 feet.

Note: Pedestrian access should be allowed across these landscaped areas (with pavers, hardscape, etc.). Where two parking lots abut each other, auto access should be allowed through a portion of this landscaped area.

- Interior Landscaping: Provide interior landscaping for parking lots that have more than 10 spaces. For each parking space, require a

minimum of 50 square feet of landscaping. Ensure that interior landscape areas are a minimum of 5-feet wide, with the exception of landscaping that is added to perimeter landscaping which can be a minimum of 4-feet wide.

- Every 8 spaces require a minimum of 40-square feet of landscaping that includes shade trees.

Note: For the purpose of reducing stormwater run-off, encourage the replacement of continuous front curbs with tire stops and create a minimum two-foot ground cover zone that can be overhung by the front of an automobile.

Note: Shade trees (with wider canopies) are especially important for reducing urban heat island effect associated with parking lots. The City may consider a more aggressive tree planting requirement depending on individual site configurations (during Site Review).

- Incorporate standards describing the minimum and maximum number of bicycle parking spaces. In addition to prescribing the number of spaces based upon the use, create secure long term and short-term bicycle parking areas.
- Loading: Require sufficient loading spaces for uses greater than 20,000 square feet and for more than 50 residential units.

Site and Design Review Standards

Site and Design Review Standards 8.300

(8.3035-4a) Architectural Theme:

Recommendation: With the creation of Design Standards remove the criteria specifying that new developments require an Architectural Theme.

(8.3035-4b) False Front design:

Recommendation: Remove the standard that allows false fronts in the Downtown (C-2) Commercial District (8.3035-4b). Regulating the height and bulk of a new building is handled through the proposed C-2 Standards.

(8.3035-4d1) Commercial Building Orientation:

Recommendation: Replace the Commercial Building Orientation standard with the proposed Main Entrance and the Pedestrian Standard described for the C-2 zone.

(8.3035-4d3) Drive-up Windows:

Recommendation: Prohibit drive-up and drive-through windows in the C-2 Core area.

(8.3035-4e2) Unbroken or continuous building spans:

Recommendation: Create a maximum percentage of uninterrupted wall area or continuous building spans (existing) as a way of adding visual interest to the building.

(8.3035-4e4) Outdoor storage:

Recommendation: Prohibit all forms of permanent (outdoor) exterior display and storage in the core area.

(8.3035-4e7) Second or third stories of multi-dwellings:

Recommendation: Remove the requirement for setting the second and third stories of the building 25-feet from the property line. See the

proposed C-2 Development Standards, and more specifically the proposed FAR, lot coverage, and height standards.

(8.3035-4e8) Multi-dwelling setback:

Recommendation: Replace the setback requirement with the proposed Development Standards for the C-2 zone.

(8.3035-4e10) Second, third and fourth stories of multi-dwellings:

Recommendation: Replace with the proposed Development Standards that focus on FAR, lot coverage, and building height.

(8.3035-4e13) Recreational play areas for multi-dwellings:

Recommendation: Remove the requirement for recreational play areas for multi-dwellings within the C-2 Core Area.

(8.3035-4e13g) Building design for automotive service stations:

Recommendation: Remove automotive service stations as an allowed use in the C-2 Core Area.

(8.3035-5d) Landscaping: plant size:

Recommendation: With the creation of the adjusted property line, integrate a 5'-0" planter strip where possible.

Sign Standards

8.4100 (7) Interior, non-illuminated sign:

Recommendation: Limit the amount of temporary (painted signs, flyers etc.) signage on storefronts in the C-2 zone.

Note: The pedestrian experience is severely compromised by cluttered storefronts that inhibit pedestrians from looking into businesses.

8.4165 (3) Roof Signs:

Recommendation: Prohibit roof signs in the C-2 Core Area. Roof signs detract from the downtown's historic feeling and tripartite building structure.