

New text is identified by **bold** type. Text proposed to be deleted is identified in ~~strike through~~. **EXHIBIT C**

*Staff Comment: Two Ordinances are being proposed with revisions to the Albany Development Code. The first Ordinance contains a majority of the proposed revisions, and those that are considered "non-controversial." The second Ordinance contains additional Code revisions that may be adopted in addition to the first Ordinance.*

*The Code revisions proposed in this Article would add the Mixed Use Commercial (MUC) design standards to the Code.*

## ARTICLE 8 DESIGN STANDARDS

*No changes are proposed to Sections 8.000 to 8.330 at this time.*

8.340 General Building Design. New commercial buildings shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Blank walls shall be avoided except when not feasible, practicable.

- (1) Ground-floor windows shall be provided along frontages adjacent to sidewalks. The main front elevation(s) of buildings shall provide windows or transparency at the pedestrian level in the following minimum proportions:

District	% Transparency
<del>CH</del>	0%
CC, NC, OP, <u>MUC</u>	25%
<u>MS, LE, PB, ES,</u> <u>MUR, WF</u>	<u>50%</u>
HD, CB, <del>LE, MS</del>	75%



The minimum window and door requirements are measured between 2 and 8 feet from the ground. Only the glass portion of doors may be used in the calculation.

If there are upper floor windows, they shall continue the vertical and horizontal character of the ground level windows.

- (2) Walls that are visible from a public street shall include a combination of architectural elements and features such as offsets, windows, entry treatments, wood siding, brick stucco, synthetic stucco, textured concrete block, textured concrete, and landscaping.

*No changes are proposed to sections 8.350 to 8.390 at this time.*

### SUPPLEMENTAL COMMERCIAL DESIGN STANDARDS IN VILLAGE CENTERS

8.405 Village Center Character. The purpose of these standards is to contribute to the desired character of the village center. They are intended to promote the design of an urban environment that is built to human scale with attractive street fronts and interconnected walkways that promote pedestrian usage and accommodate vehicles. Development in the village center must contribute to a cohesive, visually compatible and functionally linked pattern through street and sidewalk layout, building siting and character, and site design. Details count.

8.410 Applicability. These standards apply to commercially zoned properties within the Village Center Comprehensive Plan designation. They are in addition to the Commercial Design Standards in this article for commercial and office development. Taken together, these design standards are intended to foster a mixed-use character for village centers.

8.415 Buildings Along Public Streets.

Purpose. The siting of buildings along the public street defines the street edge and frames the streetscape. In larger development, the locations of pad site buildings also provide opportunities to frame entries into the shopping center and contribute to the visual interest of the site. These provisions are intended to avoid deep building setbacks behind large expanses of parking areas or vacant land.

Standards.

- (1) Buildings and plazas shall be located within the maximum setback area for at least 40% of one public street frontage.
- (2) For sites with frontage on more than one public street (i.e., corner lots), this standard applies to one frontage only.
- (3) The public street frontage is the length of the property as measured along the street right-of-way excluding the width of entrance driveways and/or streets.
- (4) Building facades that face public streets shall be subdivided into human-scale proportions using at least two features such as windows, entrances, arcades, arbors, awnings, trellises with vines, or an equivalent element. A blank, uninterrupted wall shall not be longer than thirty feet.
- (5) No parking, loading or travel aisles shall be located between the public street and buildings within 50 feet of the street, except that a designated park-and-ride lot or one drive-through lane may be permitted. See Section 8.420(b).
- (6) To count toward this standard, a plaza shall:
  - (a) Be well defined at the street edge by a low decorative architectural wall (no higher than three feet), a line of shrubs or trees of the same species, or similar landscaped or built feature;
  - (b) Be constructed/landscaped of materials that are similar in quality to the principal materials of the primary building(s) and landscape. Landscaping with drought-resistant native species is strongly encouraged;
  - (c) Have direct access to the public street sidewalk and be located the shortest distance to the nearest building main entrance; and
  - (d) Extend at least the full depth of the maximum setback.

8.420 Maximum Setback.

Purpose. Customer entrances should be readily accessible from the public street sidewalk as well as from the parking lot. Build-to lines form visually continuous, pedestrian-oriented street fronts with no vehicle use area between building fronts and the street.

Standards.

(1) Buildings within 50 feet of a public street shall have 40% of the building located within the maximum setback except that:

(a) If a previously recorded easement precludes meeting the maximum setback, the applicant shall demonstrate that an alternative layout best addresses the intent of this standard and the character of the village center.

(b) A building with drive-through service may have one drive-through lane between the building and the street provided that the building is set back no more than 25 feet and the drive-through lane is screened according to standards for perimeter parking area landscaping in ADC 8.470.

(2) Any building more than 50 feet from a public street is exempt from this standard.

8.430 Size Limitations. See building size limitations in Article 5, Table 1, Development Standards, ADC 5.090.

#### 8.440 **Building Design.**

**Purpose.** These provisions are intended to reduce the visual appearance of larger scale buildings to a smaller, pedestrian-level scale that is appropriate for a village center. They are not intended to limit the size of the building.

##### Standards.

(1) Building facades longer than 100 feet shall have relief such as recessed entries, offsets, jogs, bays, columns, ribs, pilasters, piers, cornices, bases, or other distinctive constructed changes. Changes in relief in the building façade shall occur at least every 100 feet for at least 20% of the exterior wall area. At least two colors or textures shall be used (not including stripes or bands).

(2) Rooflines longer than 100 feet shall be relieved **by** elements such as parapets, gables, dormers, towers, steeples, etc.

(3) No building wall shall be longer than 300 feet unless the building façade has one or more major offsets in wall plane. A major offset in wall plane shall have a depth of at least 10% of the length of the longest abutting wall and shall continue for at least 20% of the building façade. Minor changes in wall plane such as entries, jogs, bays, columns, ribs, pilasters, piers, or cornices do not count toward meeting this standard.

(4) In developments with multiple buildings, each individual building shall include predominant characteristics shared by all buildings in the development, so that the development forms a cohesive place within the district. A standardized prototype design shall be modified if necessary to meet the provisions of this Code and character of this district.

(5) Corrugated metal siding is prohibited on any building. Corrugated metal roofing is allowed.

8.445 Pedestrian Network.

**Purpose.** By creating a safe, continuous network of sidewalks within and between developments, pedestrians will feel more inclined to walk (rather than drive). A pedestrian network that offers clear circulation corridors from the parking areas to building entries creates a friendlier, more inviting image. A detailed pedestrian circulation plan must demonstrate that the layout of sidewalks contributes to the overall pedestrian connectivity of the village center.

Standards.

- (1) Sidewalks **must be** located to provide the shortest direct connection from the public street sidewalk(s) to all customer entrances.
- (2) Sidewalks **must be** located to provide the shortest direct connection between all on-site customer entrances.
- (3) Sidewalks **must be** located along every public street frontage and both sides of on-site private streets. These sidewalks **must be** separated from the street by a tree-lined landscape strip.
- (4) Extra-wide sidewalks are encouraged to provide space for tables and chairs and other pedestrian amenities, creating a concentration of activity to serve as the neighborhood center.
- (5) Sites larger than 8 acres shall create an open space or plaza with amenities such as benches, monuments, kiosks or public art. Amenities shall be in prominent locations, interconnected with the uses and walkways on the site, and be landscaped.

8.450 Privacy Considerations.

**Purpose.** Village centers are mixed-use areas where special attention is given to resolving potentially incompatible situations. General standards provide the flexibility to adjust the design and operating characteristics to given circumstances.

Standard.

- (1) Non-residential uses and parking areas shall be arranged to minimize infringement on the privacy of adjoining residents.

8.460 Parking Areas.

**Purpose.** While recognizing the paramount role of cars in everyday life and the need to provide adequate and convenient space for them, these standards move away from the typical suburban pattern of predominant and highly-visible parking areas in commercial developments. They are intended to reduce the scale of parking areas **by** siting a portion of the parking lot out of view, and using increased landscaping to screen spaces and reduce the overall visual impact of large parking areas.

Standards.

- (1) On-street parking spaces within 100 feet of a commercial or office development may count towards meeting the parking requirement.
- (2) Shared parking is encouraged for all uses.
- (3) Trees intended for parking area landscaping shall provide a canopy cover **of at least 20%** of the parking area at maturity. Existing trees may be included to meet the canopy requirement, provided the site plan identifies such trees and the trees meet the standards of size, health, and placement. The extent of canopy at maturity shall be based on published reference texts generally accepted by landscape architects, nurserymen, and arborists.
- (4) Bioswales shall be considered as the initial storm water collection system.

8.470 Perimeter Parking Area Landscaping.

Purpose. These provisions are intended to give parking a low profile in order to improve the pedestrian experience and the overall aesthetic quality of the street. They **will** minimize the expansive appearance of parking lots, increase the sense of neighborhood scale, and improve the character of a village center. They **will** also create an attractive, shaded environment along streets that gives visual relief from continuous hard street edges; buffer automobile traffic, and focus views for both pedestrians and motorists.

Standards.

(1) All parking areas (excluding entranceways) adjacent to a public street shall be screened with:

- (a) A low continuous hedge of evergreen shrubs, trees and plantings that are at least 3 feet tall within 2 years and grow to provide an evergreen screen of at least 70%; OR
- (b) A berm three feet high with a maximum slope of 3:1, in combination with coniferous and deciduous trees and shrubs; or
- (c) A low decorative masonry wall at least three feet high in combination with landscaping; or
- (d) A combination of any of these methods.

(2) The landscape plan shall be prepared by a licensed landscape architect.

8.475 Signs.

Purpose. Signs must be scaled appropriately to appeal to both pedestrians walking on the adjacent sidewalks and to nearby motorists. The following standards are intended to create aesthetically pleasing and cohesive sign standards while reinforcing the context of the village center.

Standards.

- (1) For integrated centers, an overall signage and graphics program shall be provided as part of the development application to ensure that stand-alone signs are consolidated and that signs complement the character of the neighborhood.
- (2) Monument signs are preferred rather than freestanding signs.

## SUPPLEMENTAL RESIDENTIAL DESIGN STANDARDS IN VILLAGE CENTERS

8.480 Applicability. These standards apply to residential development in mixed-use and residential zones within the Village Center Comprehensive Plan designation. They are in addition to the residential design standards for Single-Family Homes and Multiple Family Homes in this article.

8.485 Purpose. These provisions are intended to promote the design of an urban environment that is built to human scale and to foster a mixed-use character for village centers with an emphasis on a high-quality pedestrian environment.

### Standards.

(1) Building exteriors shall be surfaced with wood, brick, stucco, stone, masonry, or lap siding on all sides.

(2) Rooflines should be designed to reduce the exterior mass of multiple attached units and shall incorporate elements such as parapets, gables, dormers, etc.

(3) All exterior HVAC equipment shall be screened from street-level view.

(4) Covered bike parking shall be provided for 50% of the dwelling units in shelters, individual storage lockers or garages.

(5) Alleys are encouraged to provide friendly street frontage and to set driveways and garages in the rear.

## **TELECOMMUNICATION FACILITIES**

~~8.4008.500~~ **Telecommunication Facilities.** Every telecommunication facility shall comply with the following standards and applicable standards of the zone.

*No changes are proposed to the rest of the article.*