



MAIN STREETS ON HALSEY

FAIRVIEW • WOOD VILLAGE • TROUTDALE

Code Concepts - Draft 2

HC3 Meeting #3
June 24, 2020



WALKER | MACY



SWCA
ENVIRONMENTAL CONSULTANTS



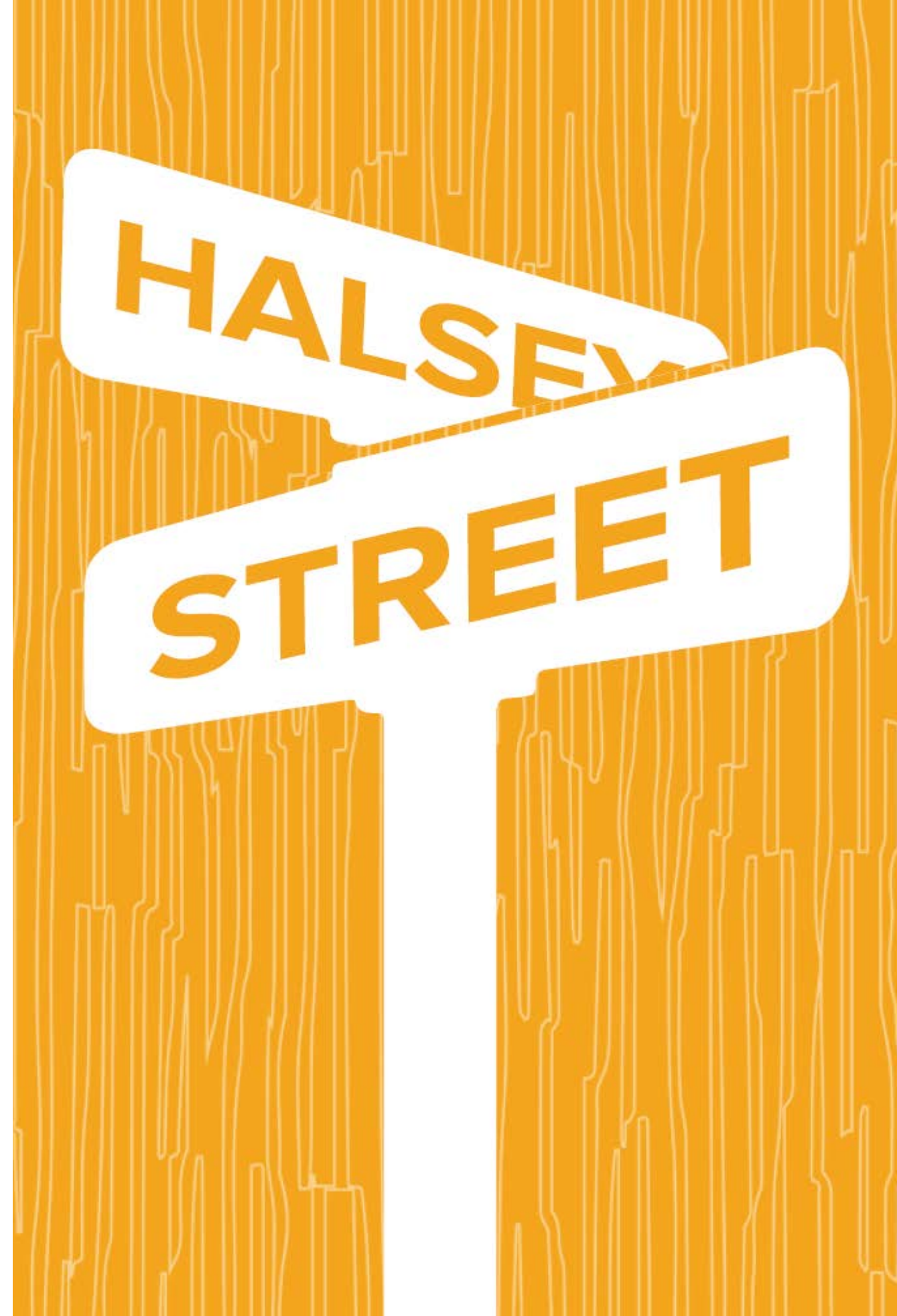
FREGONESE
ASSOCIATES

CODE CONCEPTS - DRAFT 1

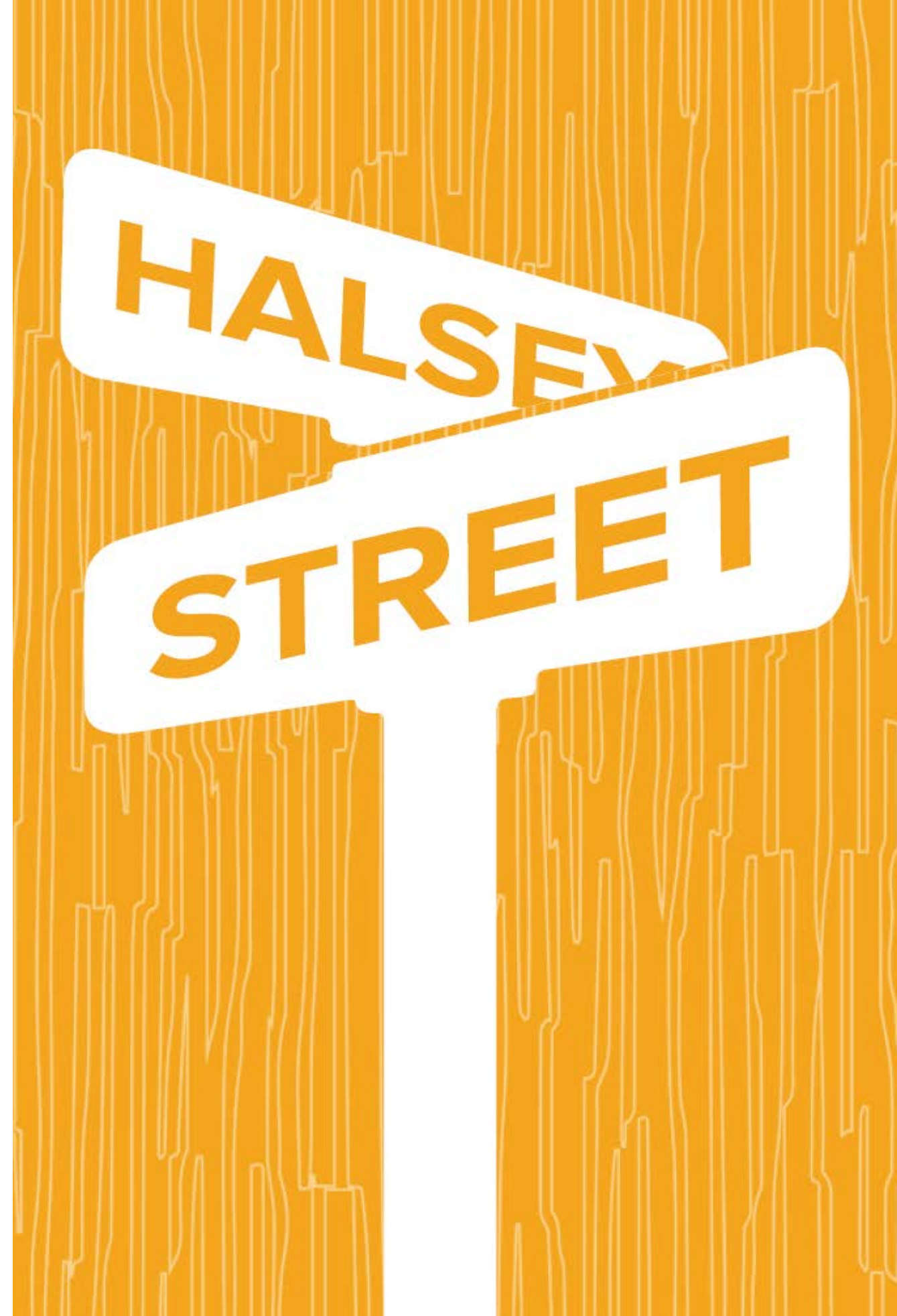
- Storefront Districts
- Height and Bulk Regulations
(revisions in progress)
- Off-Street Parking Standards
(revisions in progress)

CODE CONCEPTS - DRAFT 2

- Building Orientation
- Building and Site Design Standards



BUILDING ORIENTATION

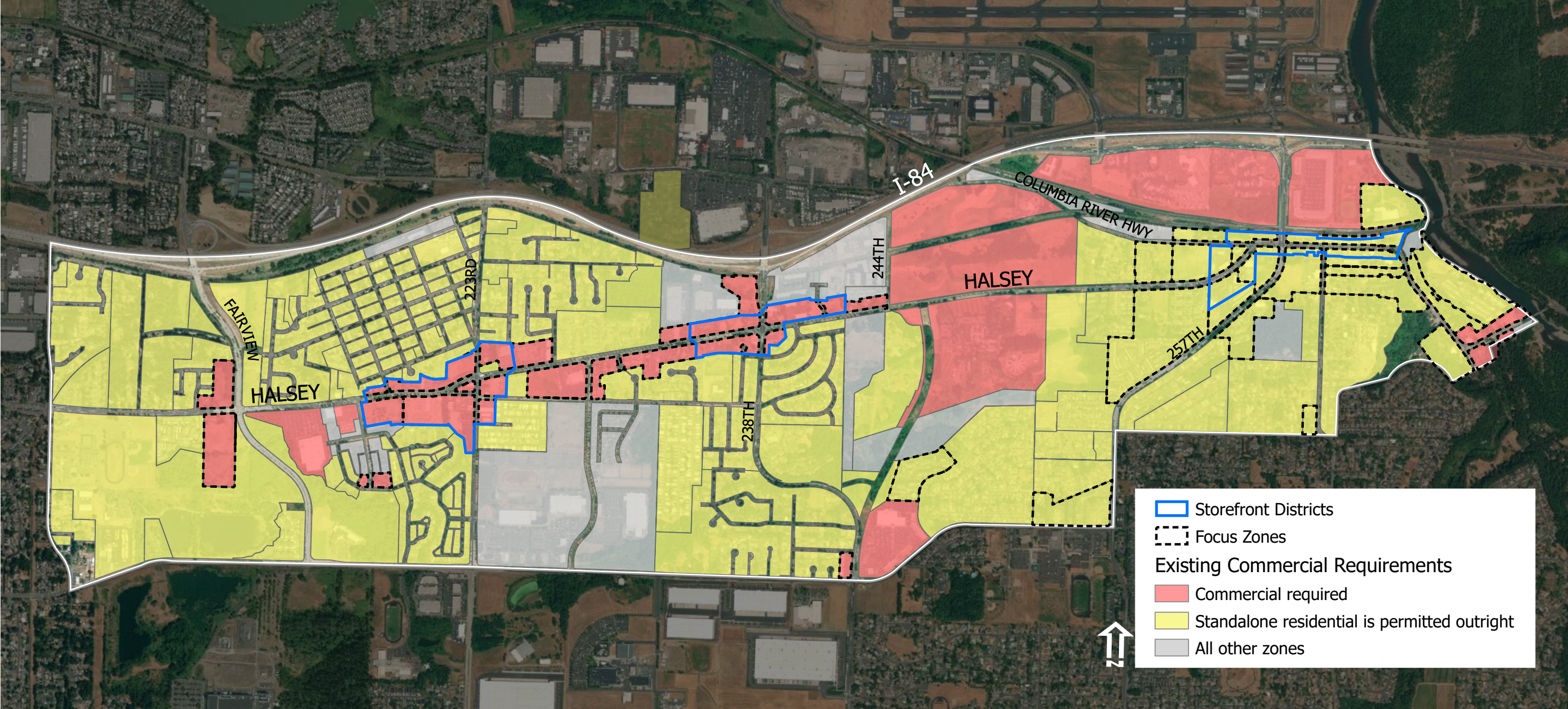


BUILDING ORIENTATION | **Context**

- One of the defining features of a Main Street is that buildings are oriented to and help frame the street
- This serves many important functions:
 - Providing "eyes on the street"
 - Creating a visually interesting and active environment for pedestrians
 - Supporting storefront shopping
 - Create a comfortable sense of enclosure and definition
- Some existing code provisions require buildings oriented to the street, but they are inconsistent and may not result in coherent pattern throughout Halsey corridor

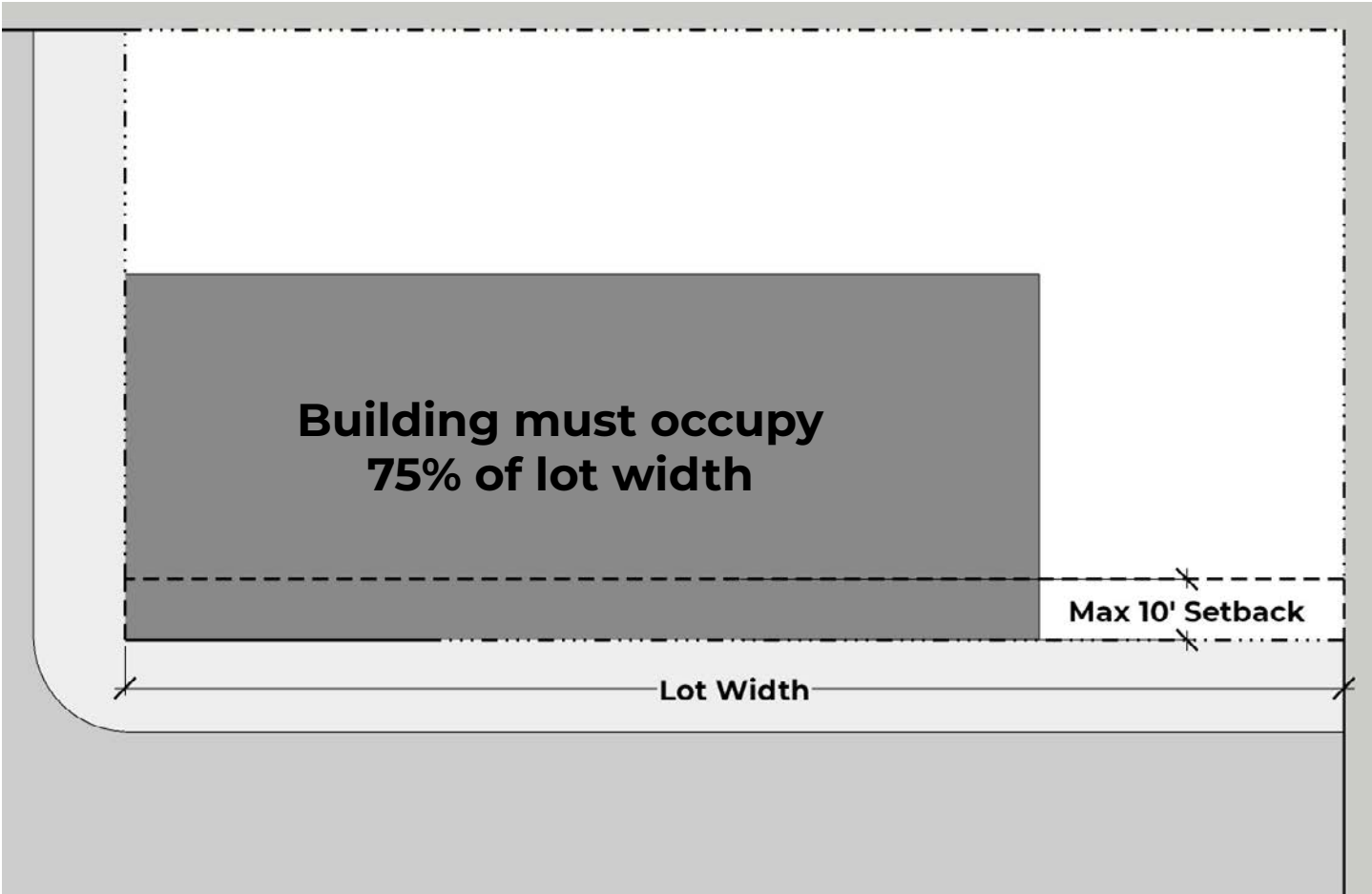


BUILDING ORIENTATION | Storefront Districts

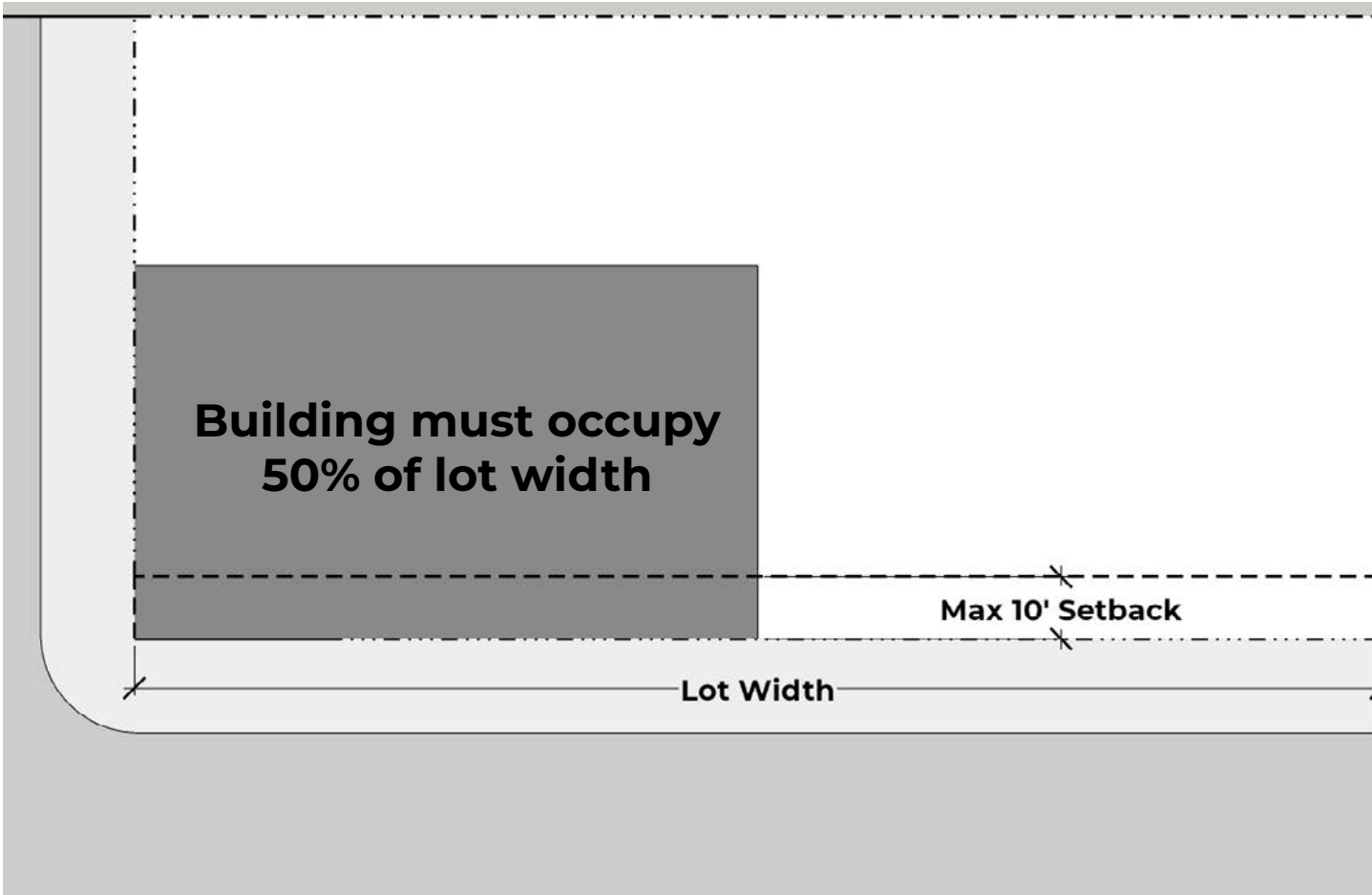


BUILDING ORIENTATION | Recommendations: Maximum Setback

Storefront Districts



Main Street Corridor Areas

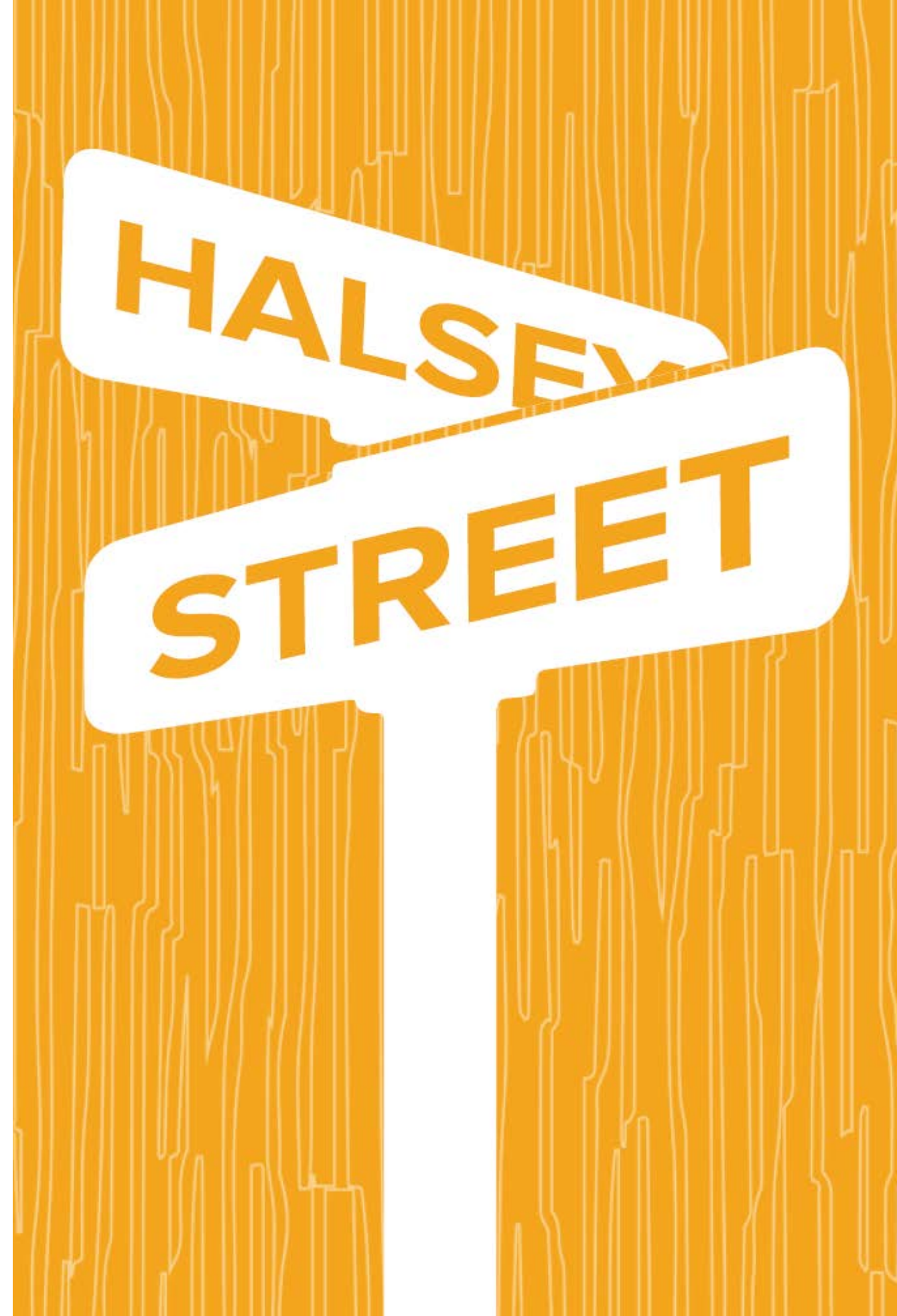


BUILDING ORIENTATION | Recommendations: Other Orientation Standards

1. No parking between the building and the street
2. Larger parking areas require additional setback and landscaped buffer
3. Plazas and usable open space such as courtyards are encouraged, particularly in Storefront Districts
4. Landscaping allowed but must meet minimum planting standards
5. Main entrance must face the street (not a parking lot) and be architecturally treated to be prominent and visible



BUILDING AND SITE DESIGN



BUILDING AND SITE DESIGN | Context

- Each city's existing code addresses many important elements of building and site design
- However, the codes are inconsistent in some important ways:
 - Scope of design issues addressed
 - Objective standards vs. discretionary guidelines
 - Relative importance or weight of each standard or guideline
- This is likely to result in inconsistent outcomes across Halsey corridor.
- Halsey Main Street Core Design Standards can address key elements leaving room for cities to apply additional standards/guidelines.
- Cities would continue to review projects under existing Planning Commission or Design Review processes

Recommended Approach

**Halsey Main Street
Core Design Standards**

Building Height and Bulk
Off-Street Parking
Building Orientation
Ground Floor and Site Design
Building Design

Fairview

Additional
Local Standards
and Guidelines

Wood Village

Additional
Local Standards
and Guidelines

Troutdale

Additional
Local Standards
and Guidelines

Storefront Districts

Main Street Corridor Areas

Ground Floor Commercial



Required Standards
Storefront Districts

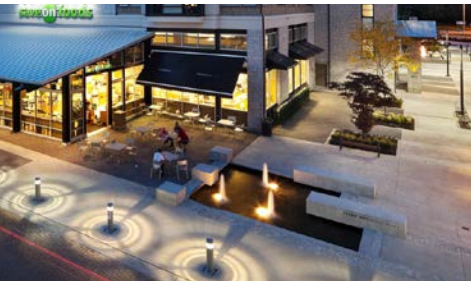
Required Standards
Main Street Areas

Ground Floor Residential



Required Standards
Residential Ground Floor Design

Ground Floor and Site Design



Menu of Options
10 point minimum



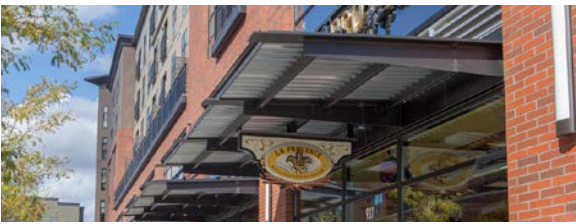



Menu of Options
5 point minimum

Building Design



Required Standards
Menu of Options - 5 point minimum

BUILDING AND SITE DESIGN | Ground Floor Commercial - Required Standards

		Storefront Districts	Main Street Corridor Areas
Ground floor height		Minimum 12 feet	Minimum 12 feet
Ground floor windows		Minimum 60% window area	Minimum 30% window area
Weather protection		Minimum 75% of facade width	Minimum 25% of facade width
Screening of utilities and equipment		Required	Required
Public plaza, courtyard, or usable open space		Minimum 500 square feet with improvements	--
Exterior lighting		Required on facades within 20 feet of street	--

OPTION 1

"Retail-ready" spaces

- Meet the applicable commercial ground floor design standards
- Build to commercial building code

OPTION 2

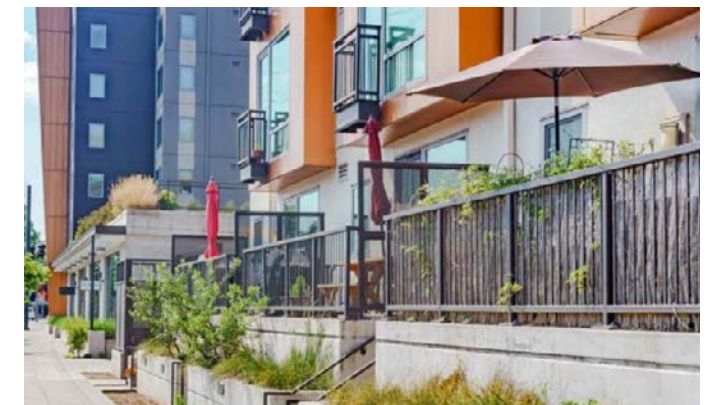
"Eyes on the Street"

- Minimum 50% of ground floor units have individual entrances
- Each ground floor entrance must be
 - Set back at least 8 feet from the street
 - Include two of following elements.

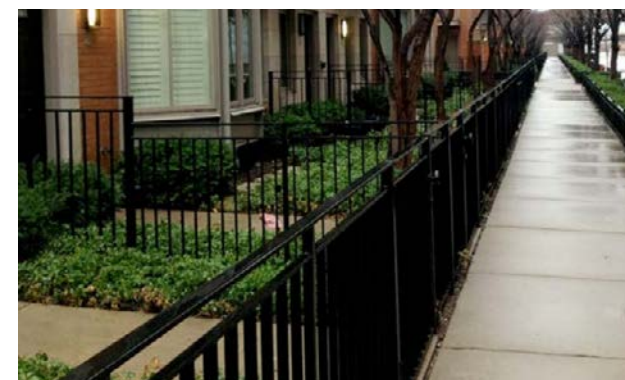
Raised entry



Raised private open space



Low wall or fence



Landscaping



BUILDING AND SITE DESIGN | Ground Floor and Site Design - Menu of Options

Storefront Districts

10 point minimum

Main Street Corridor Areas

5 point minimum

15 foot ground floor



Extra window area



Extra weather protection



Extra plaza space



Transit stop amenities



Resident common area



Public seating



Public art feature



Oversized opening



Small scale retail spaces



Pervious paving



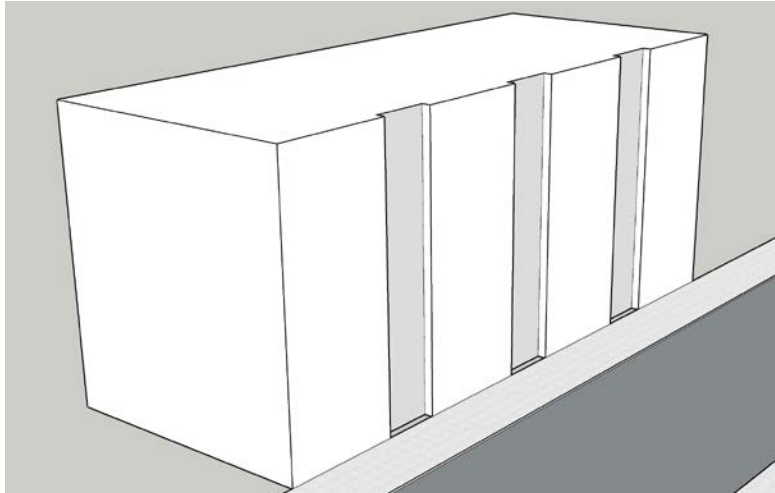
Native plants



Required Standards

**Menu of Options
5 point minimum**

Facade articulation



Window area - 15%



Distinct ground floor



Base-middle-top



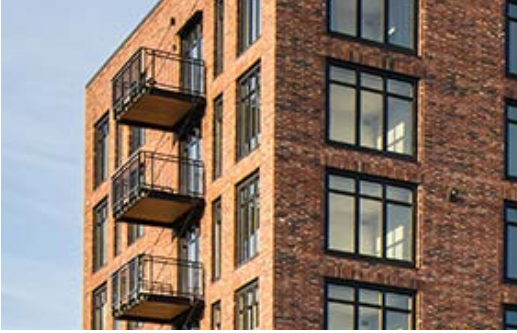
Window trim or recesses



Corner orientation



Balconies face the street



Extra window area - 30%



Extra corner feature



High quality materials

