



# MAIN STREETS ON HALSEY

FAIRVIEW • WOOD VILLAGE • TROUTDALE

## Code Concept Recommendations

September 2020



WALKER | MACY



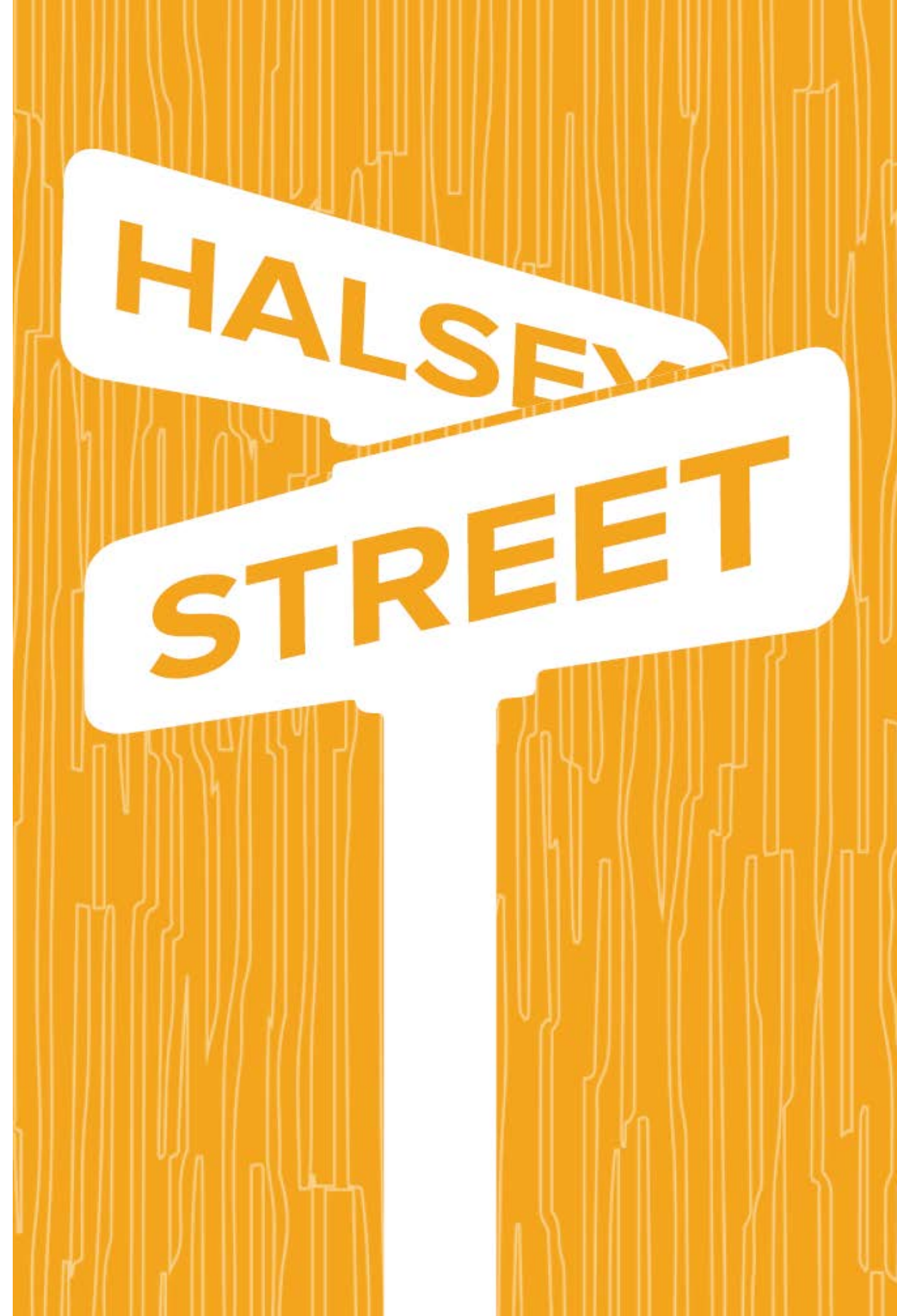
SWCA  
ENVIRONMENTAL CONSULTANTS



FREGONESE  
ASSOCIATES

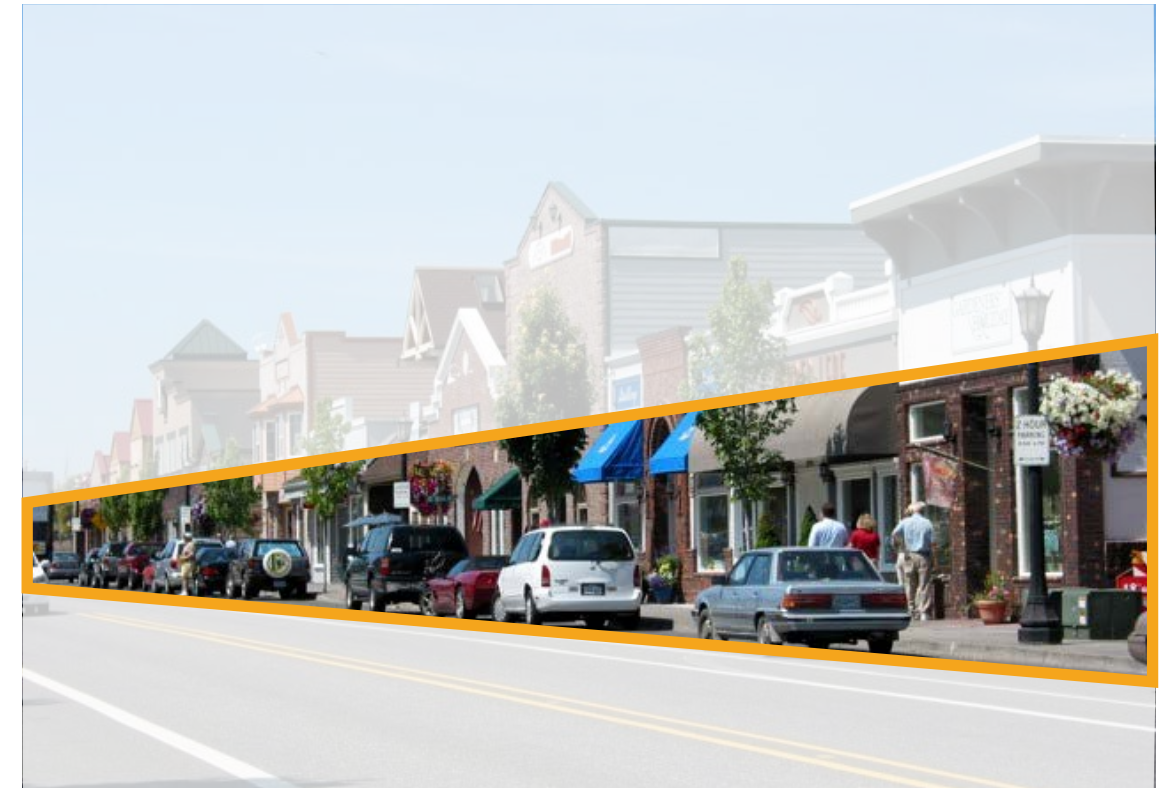
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# STOREFRONT DISTRICTS



## STOREFRONT DISTRICTS | **What are Storefront Districts?**

- Concentrations of commercial uses and activity which provide a destination for residents and visitors
- Walkable environment that is oriented around the pedestrian experience and the ground floor of buildings
- Opportunities to create a distinct identity or sense of place for Halsey Street as a whole and each individual city
- Good locations for civic uses and spaces



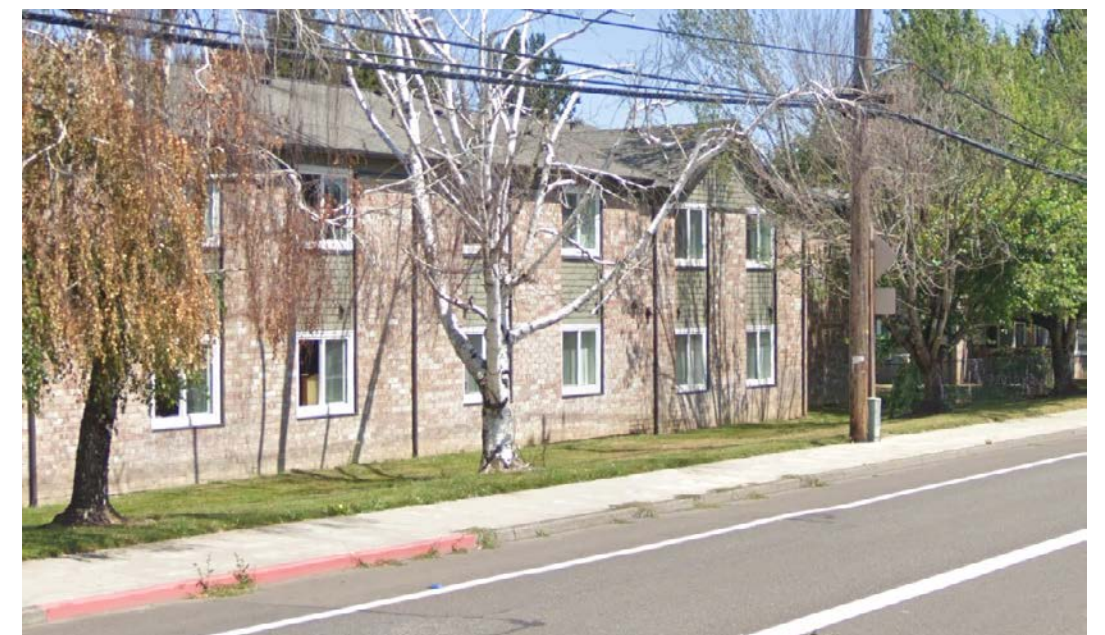


**Ground floor commercial uses are desired on Halsey, but are not consistently required and are difficult to deliver in all locations.**

- Requirements for commercial or mixed uses are inconsistent across Halsey.
- Housing adds to the Main Street by bringing people close to businesses and transit
- Housing can detract from a Main Street if it is an
  - Inefficient use of land,
  - Consumes valuable street frontage
  - Creates a monotonous pedestrian experience

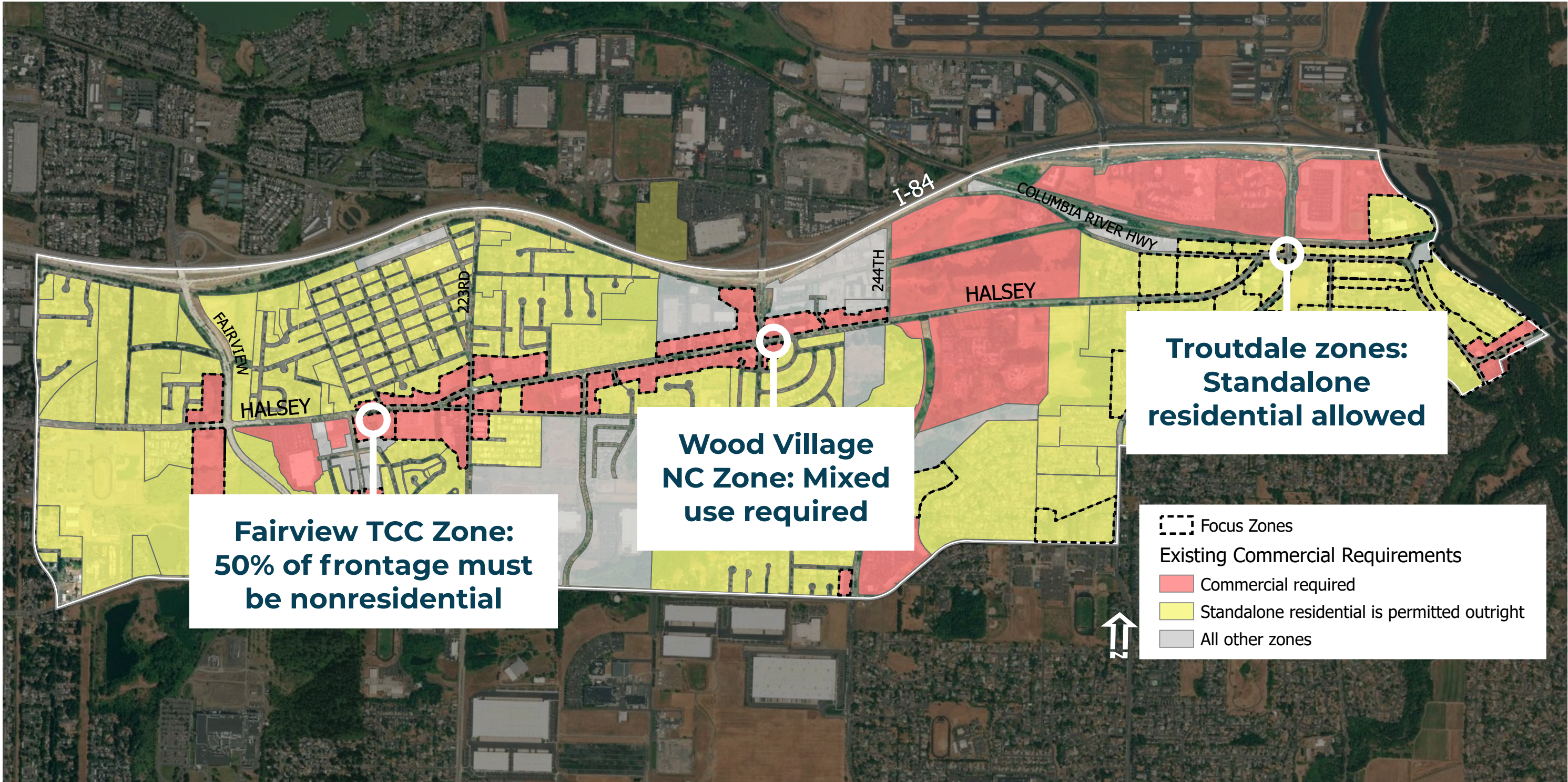


Housing with active uses in on ground floor



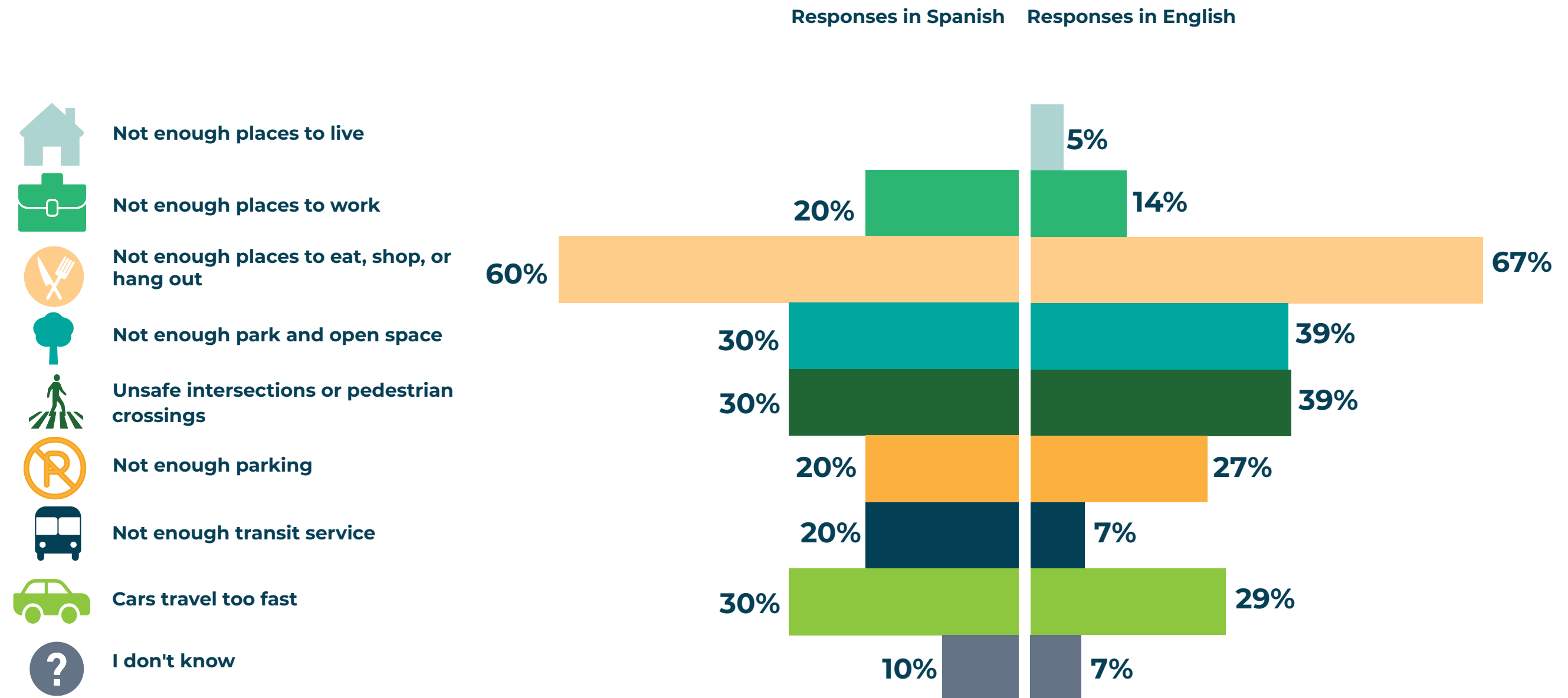
Housing on the ground floor with no entrances facing the street







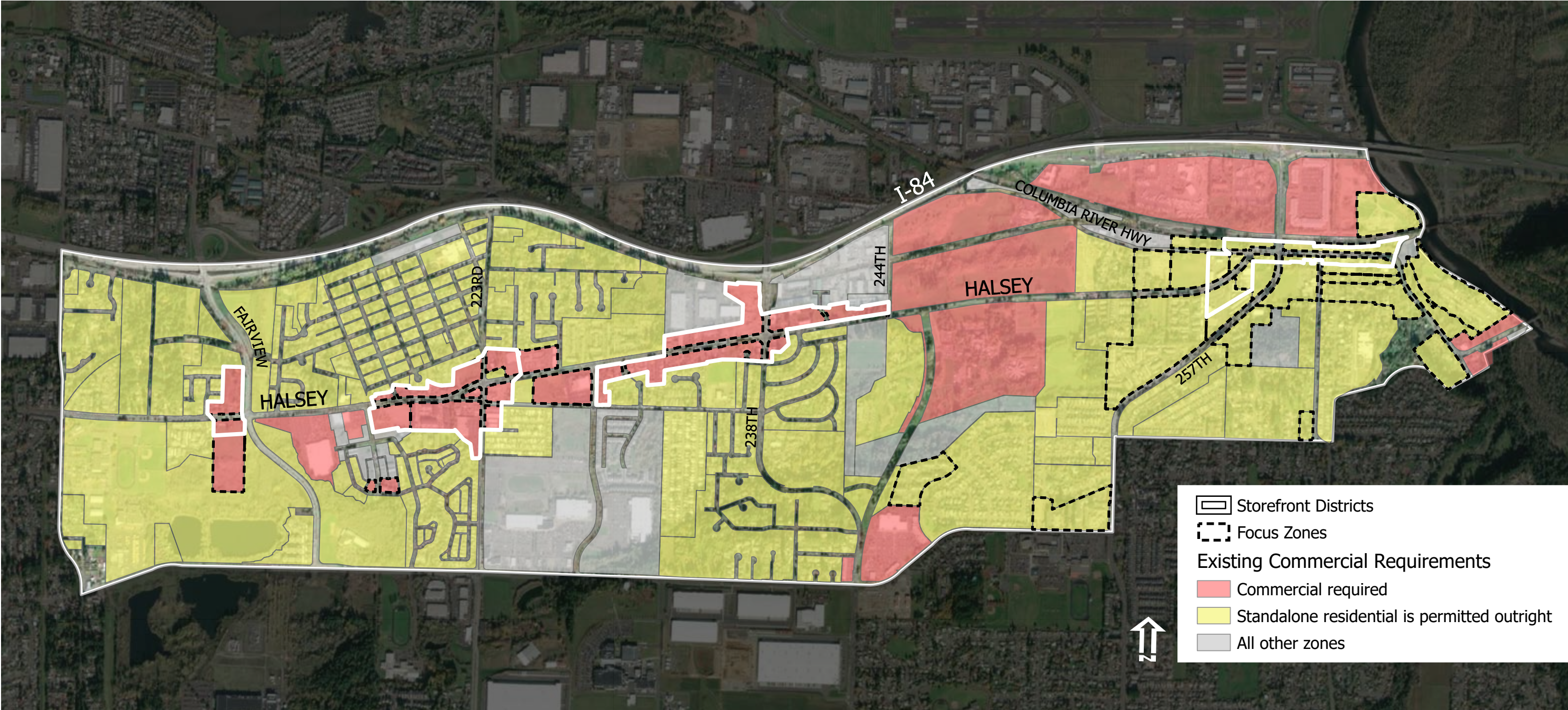
## What are the biggest issues on Halsey? *(Choose top 3)*





**REVISED**

# STOREFRONT DISTRICTS | Proposed Storefront Districts





# STOREFRONT DISTRICTS | Proposed Storefront Districts - Fairview East





**NEW**

# STOREFRONT DISTRICTS | Proposed Storefront Districts - Fairview West





**REVISED**

# STOREFRONT DISTRICTS | Proposed Storefront Districts - Wood Village





# STOREFRONT DISTRICTS | Proposed Storefront Districts - Troutdale



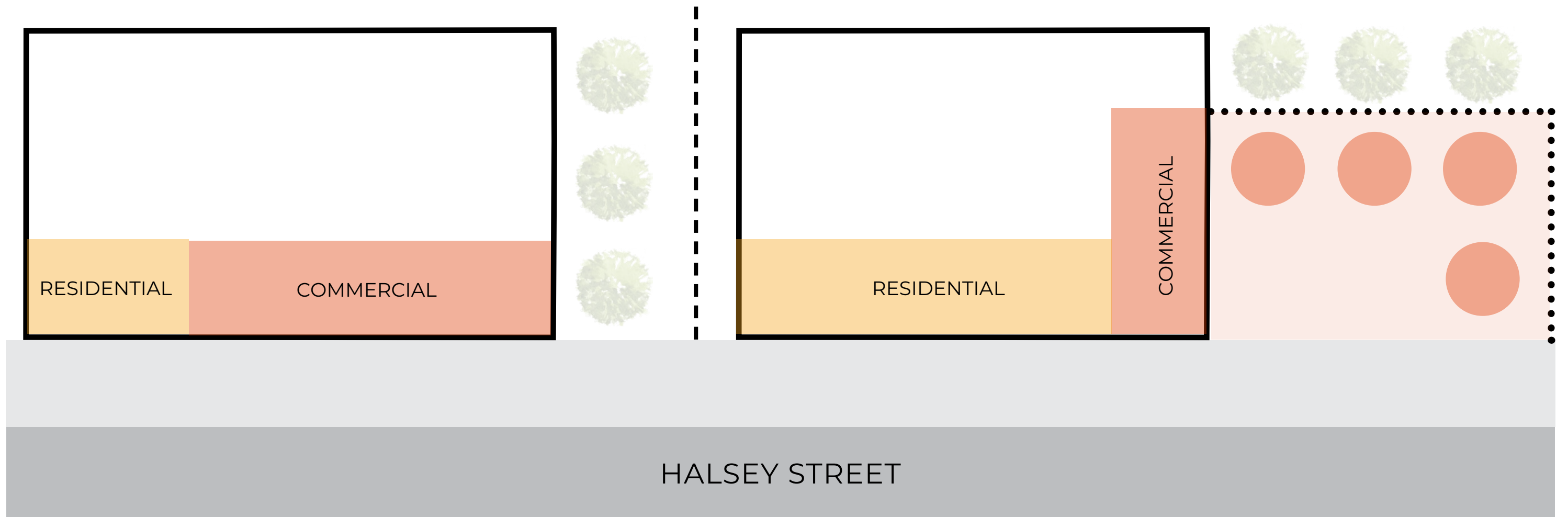


# STOREFRONT DISTRICTS | Commercial Use Requirements in Storefront Districts

- Commercial uses required on the ground floor to activate the street
- Two options to meet this requirement:

**Conventional** indoor commercial spaces that occupy at least [25-50%] of the street frontage of the site

**Adaptive** indoor or outdoor spaces that have capacity for at least [4-6] retail tenants per [200] linear feet of street frontage





Food cart pod



Food cart pod + enclosed space



Micro retail pod





## STOREFRONT DISTRICTS | **Adaptive Commercial Spaces - Regulatory Issues**

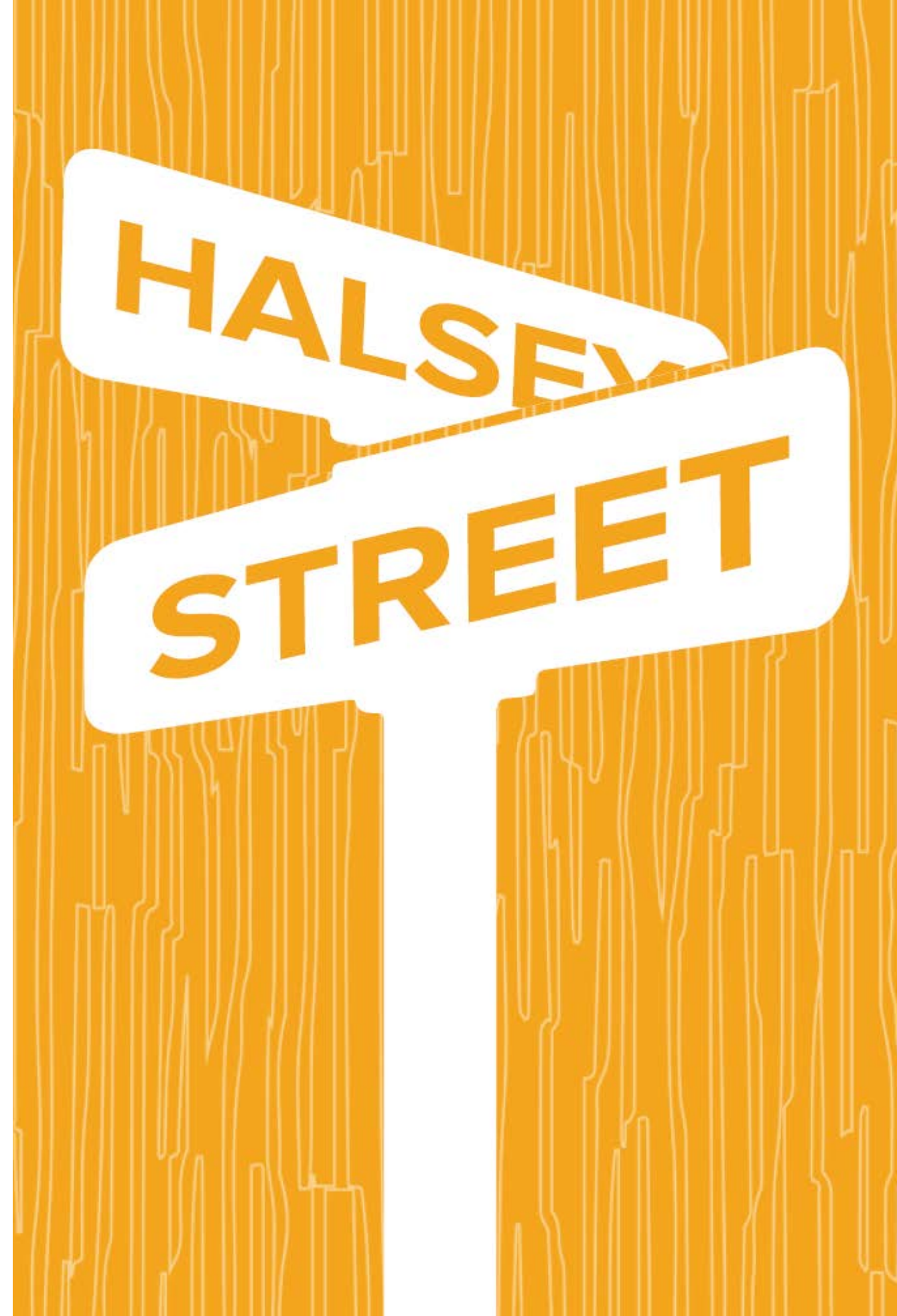
- Minimum standards for the number of spaces/tenants to ensure an active street environment
- Minimum standards for permanent improvements and facilities (paving, restrooms, trash and recycling, lighting)
- Design standards for individual structures
- Special setback and screening standards
- Applicability of SDCs and building code requirements





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# BUILDING HEIGHT AND BULK





## HEIGHT AND BULK | Code Audit Key Issues

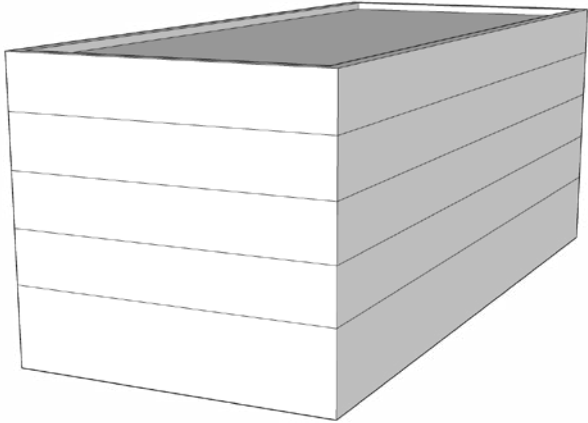
- Height limits that are too restrictive may result in lost opportunities to bring more residents and activity to businesses and transit lines on Halsey
- Maximum height of 3 stories or 35' can be a significant barrier to vertical mixed use development
- The visual impacts of buildings taller than 3-4 stories varies across the Halsey corridor
- There is limited and inconsistent use of other regulatory tools to address height and bulk, including step backs, bonuses, and maximum floor area ratio (FAR)



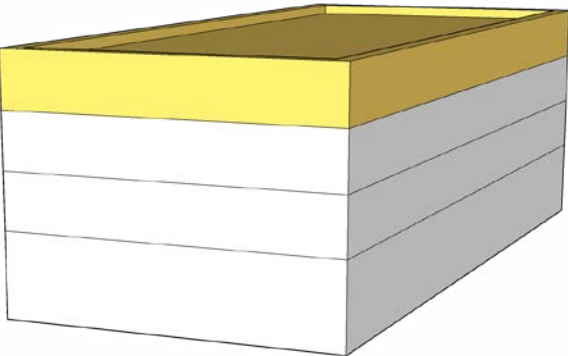
Street width and height of existing buildings vary across the corridor



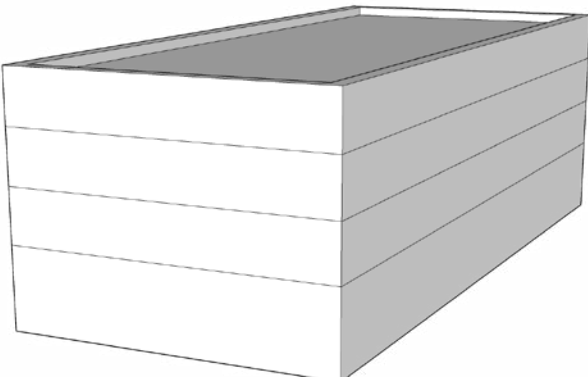
# HEIGHT AND BULK | Existing Maximum Height Standards



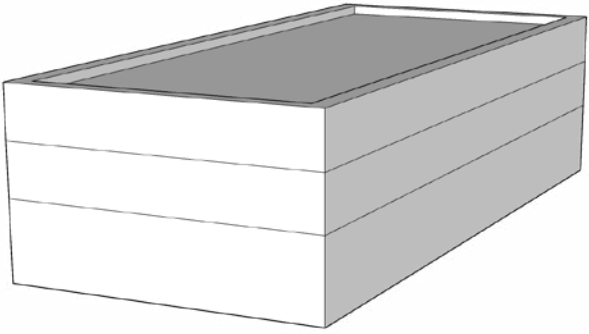
55 ft (5 stories)



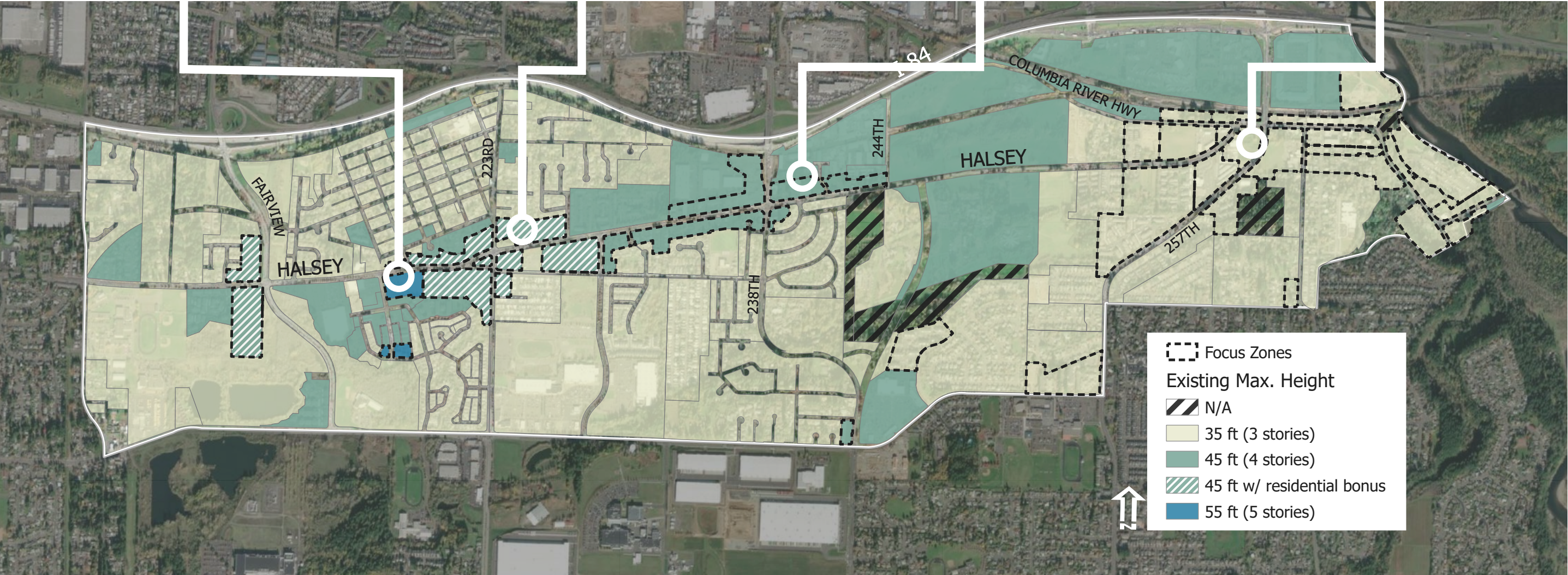
45-57 ft (4 stories w/res. bonus)



45 ft (4 stories)



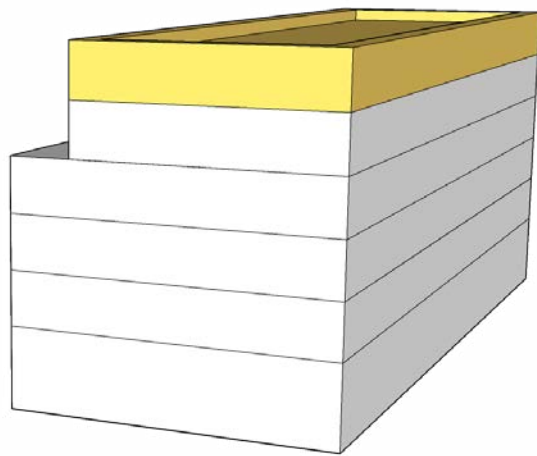
35 ft (3 stories)





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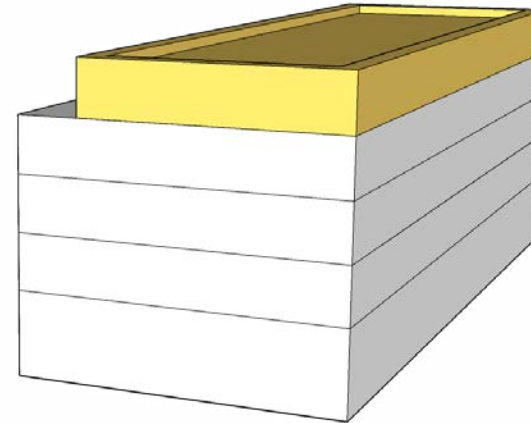
# HEIGHT AND BULK | Recommendation: Overall Height



+ 1 story bonus

5 story base

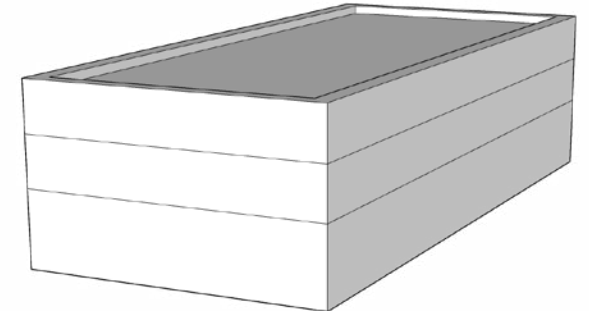
**6 story max**



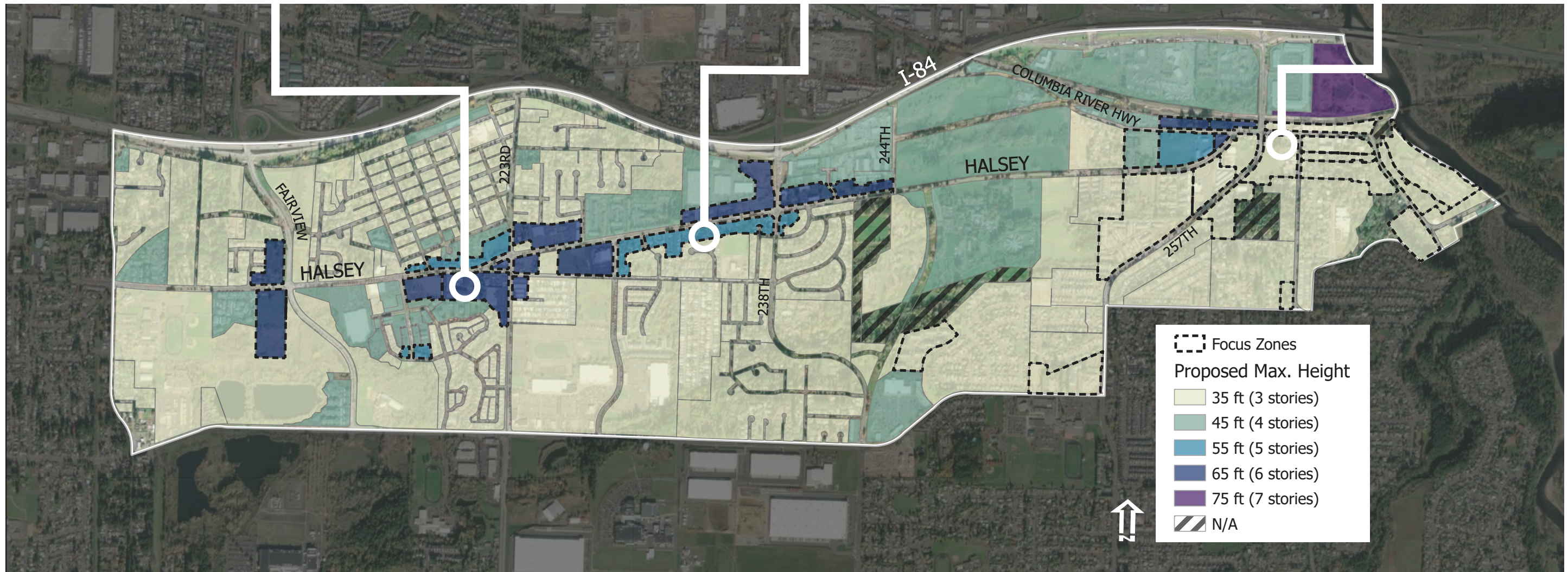
+ 1 story bonus

4 story base

**5 story max**



**3 story max**





# REVISED

## HEIGHT AND BULK | Height Bonus Options



### Height bonus of one story provided in exchange for community benefits or amenities

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#### Vertical mixed use development

Residential above commercial that occupies 75% of the width of the ground floor



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#### Affordable housing

20% of units at 80% of MFI OR 10% of units at 60% of MFI

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#### Small scale retail spaces

Three retail spaces that are no more than 800 sf per space



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#### Public plaza or open space

Minimum 500 square feet, with improvements

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#### High quality design features

Achieve an additional 5 points on the ground floor/site design features menu

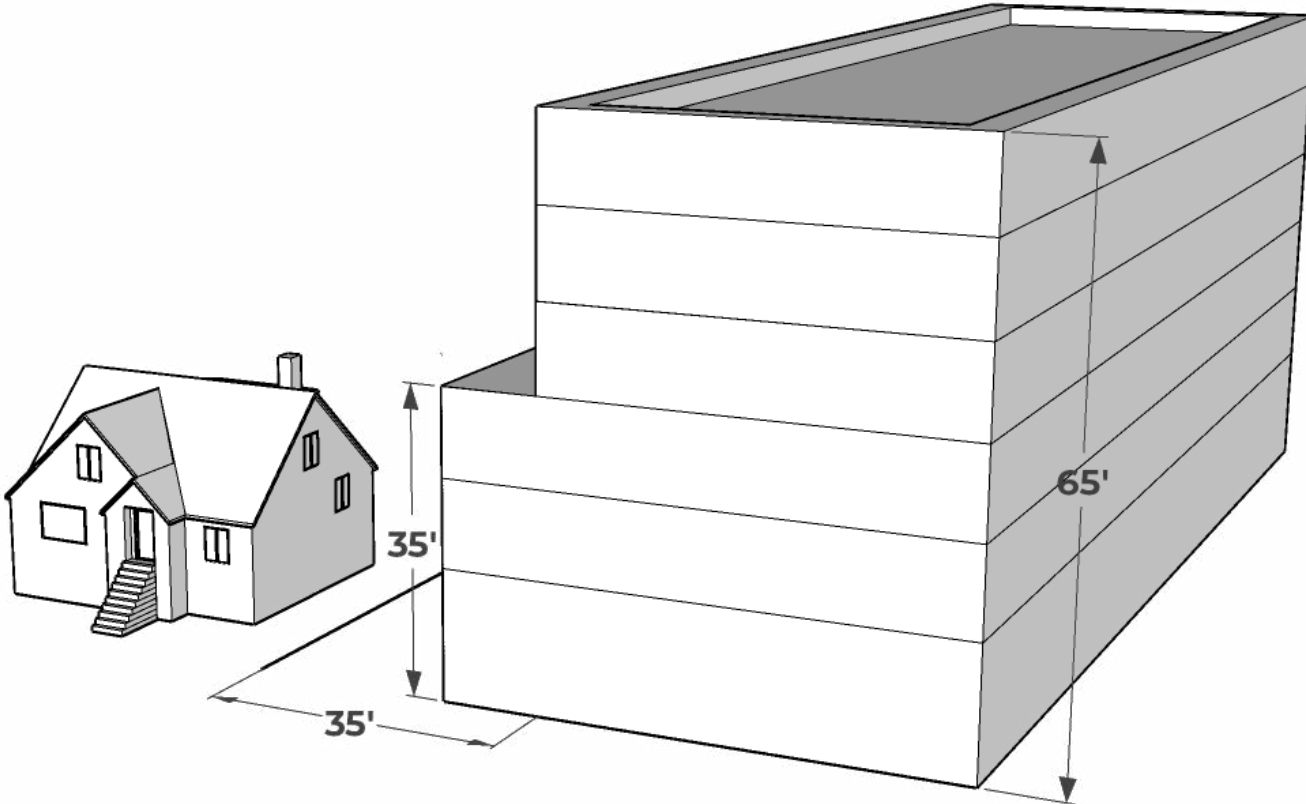
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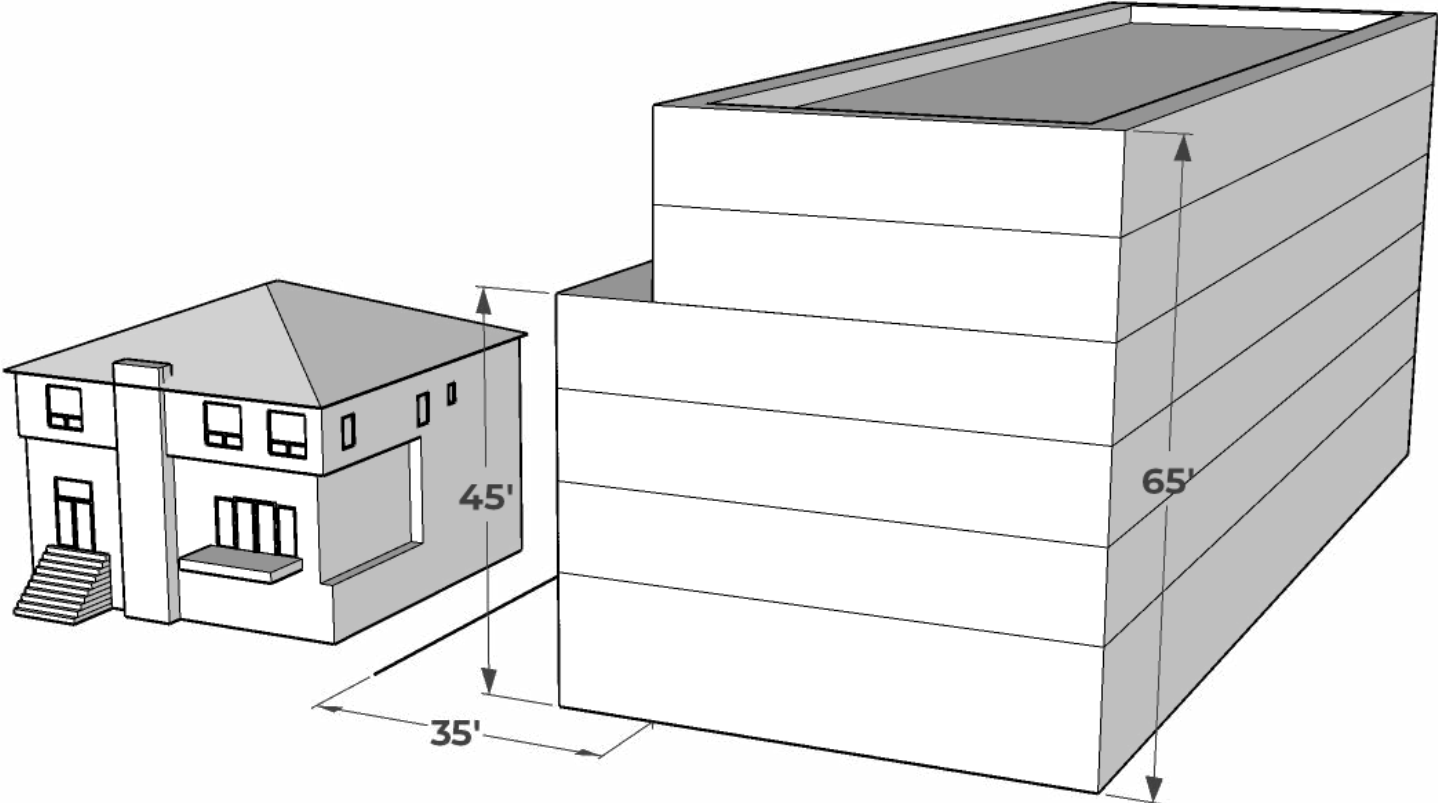
# HEIGHT AND BULK | Height Step Downs Adjacent to Residential Zone

**Recommendation: Step down maximum height to 35-45 feet on portions of the site adjacent to residentially zoned lots**

Adjacent to Single-Family Zone



Adjacent to Multi-Family Zone



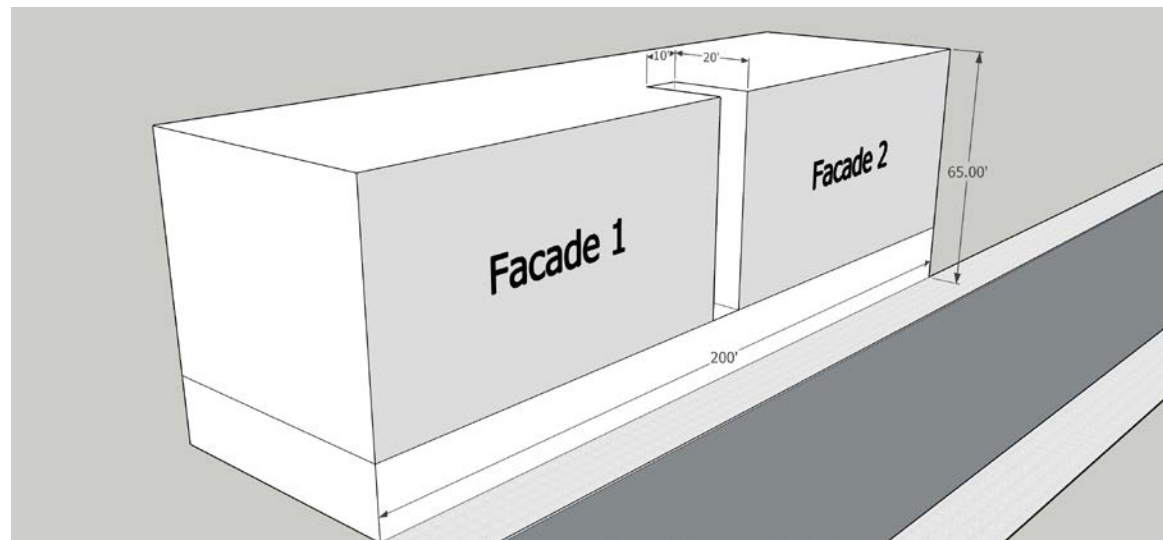


# HEIGHT AND BULK | Maximum Building Length and Facade Articulation

- Apply a maximum building length to street-facing facade
- Apply a facade articulation standard to street-facing and residential-facing facade

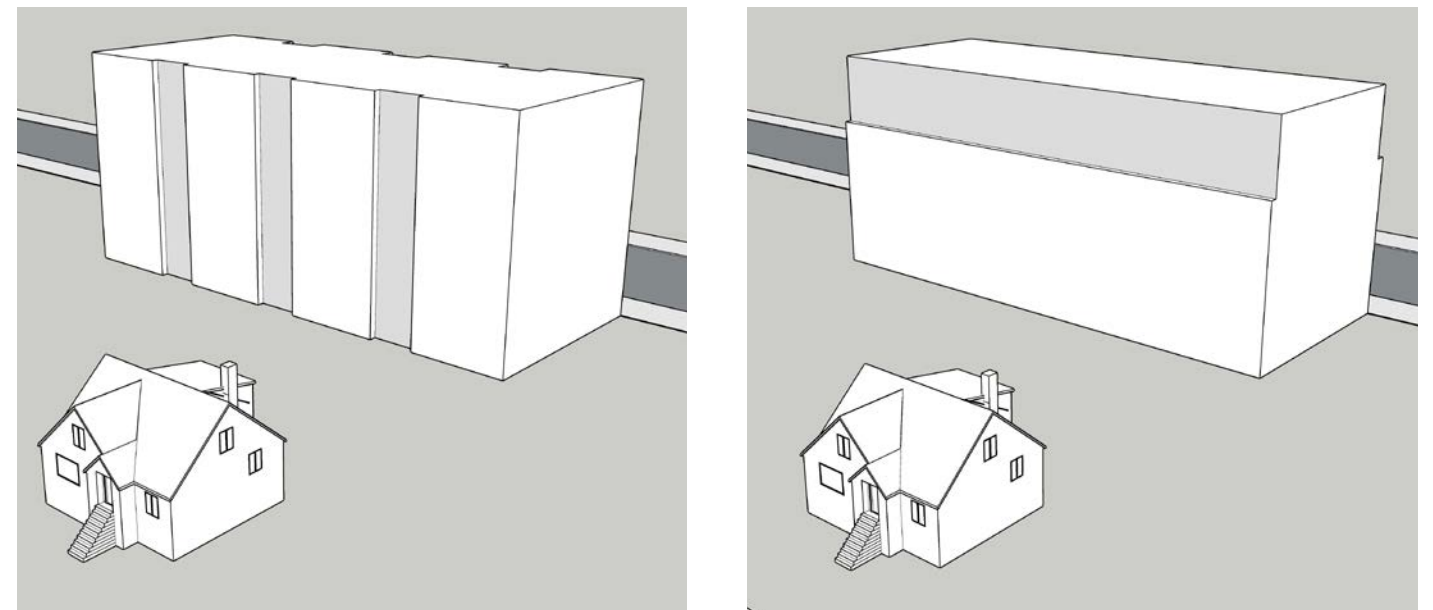
## Street-facing facade

Maximum Building Length

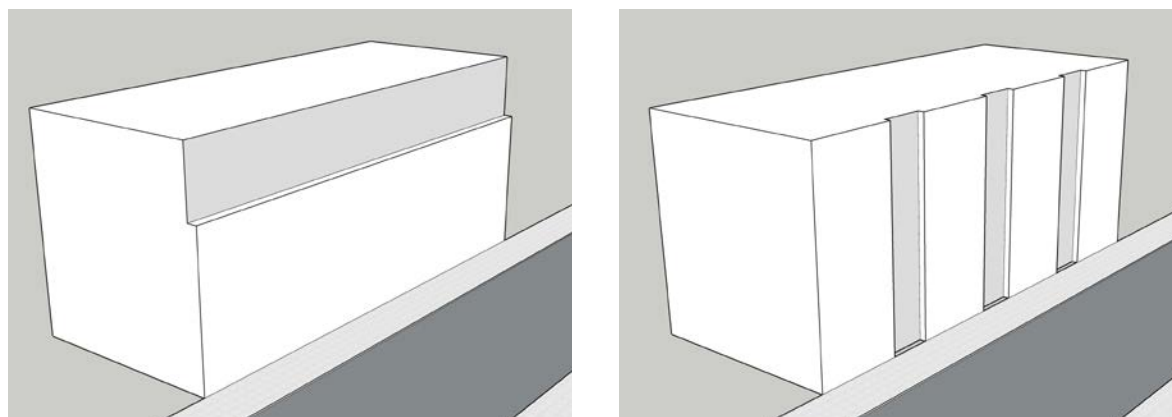


## Residential-facing facade

Facade Articulation



Facade Articulation





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HEIGHT AND BULK | **Visualization on Halsey and 223rd**





HEIGHT AND BULK | **Visualization on Halsey and 223rd**





# HEIGHT AND BULK | Recommendation: Overall Height - Fairview West





# HEIGHT AND BULK | Recommendation: Overall Height - Fairview East



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



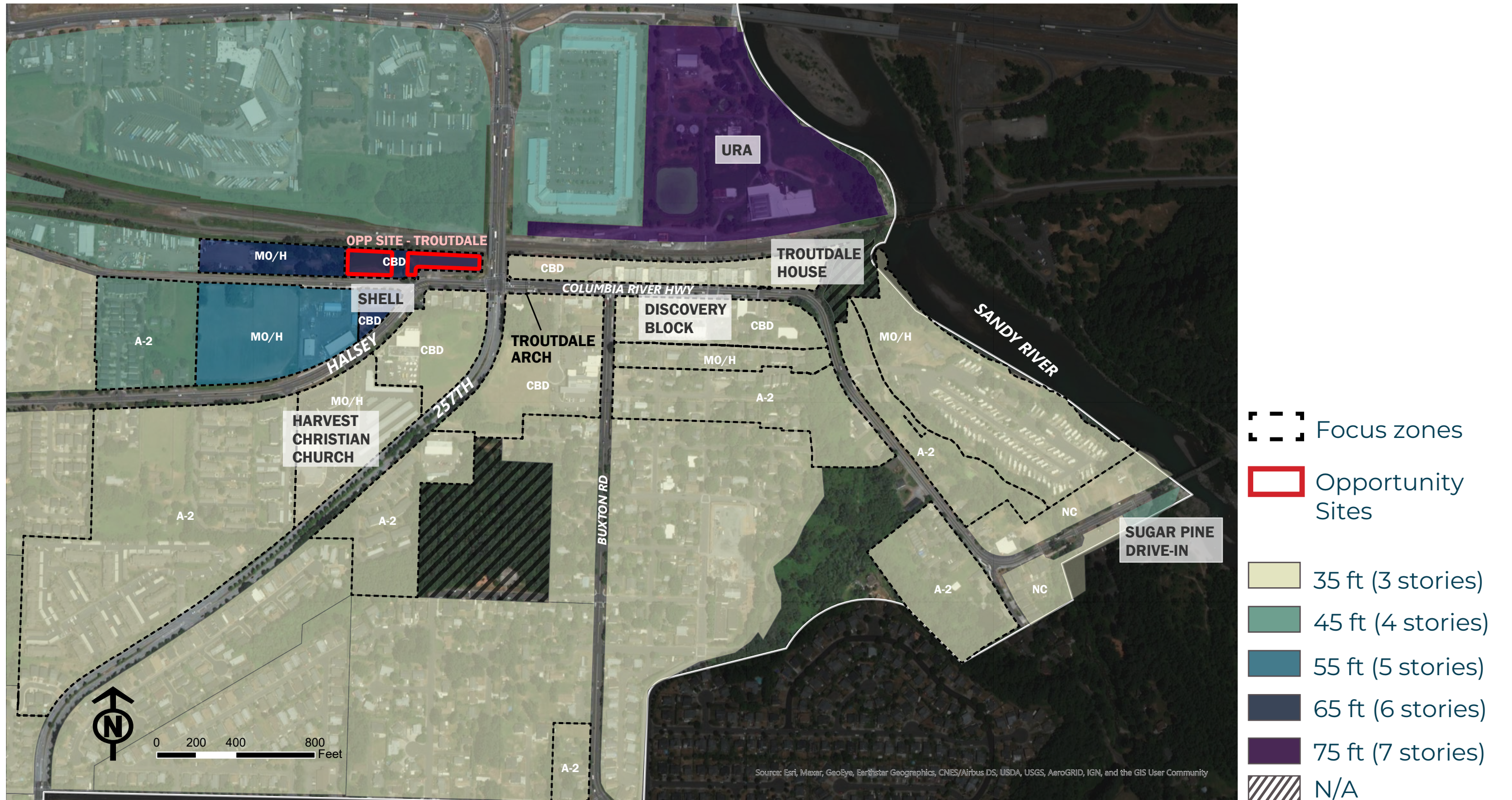
# HEIGHT AND BULK | Recommendation: Overall Height - Wood Village





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# HEIGHT AND BULK | Recommendation: Overall Height - Troutdale





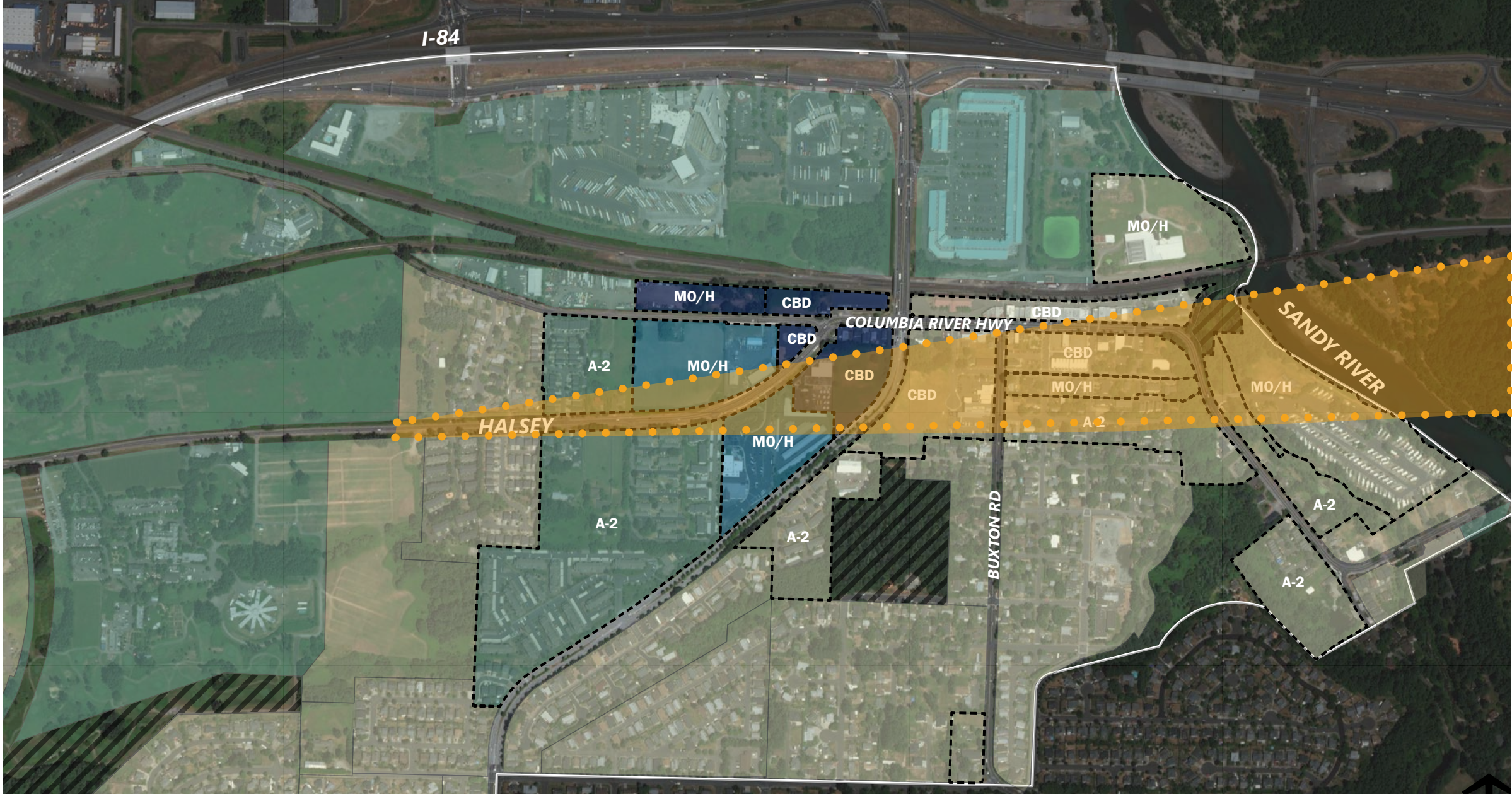
# HEIGHT AND BULK | Broughton Bluff View Corridor





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# HEIGHT AND BULK | Broughton Bluff View Corridor



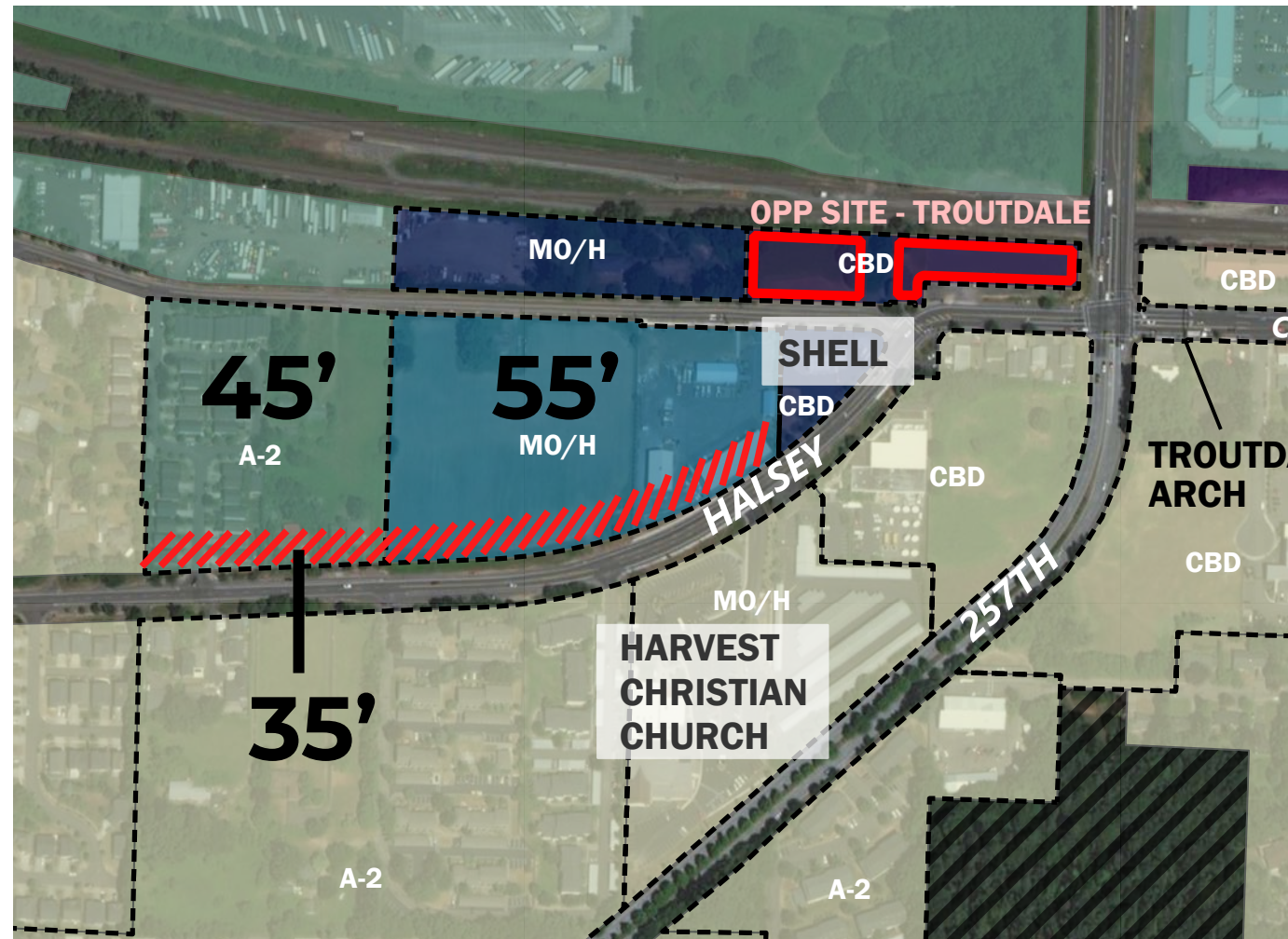


**NEW**

# HEIGHT AND BULK | Broughton Bluff View Corridor

## View corridor preserved through 75' height stepback

Height stepback map



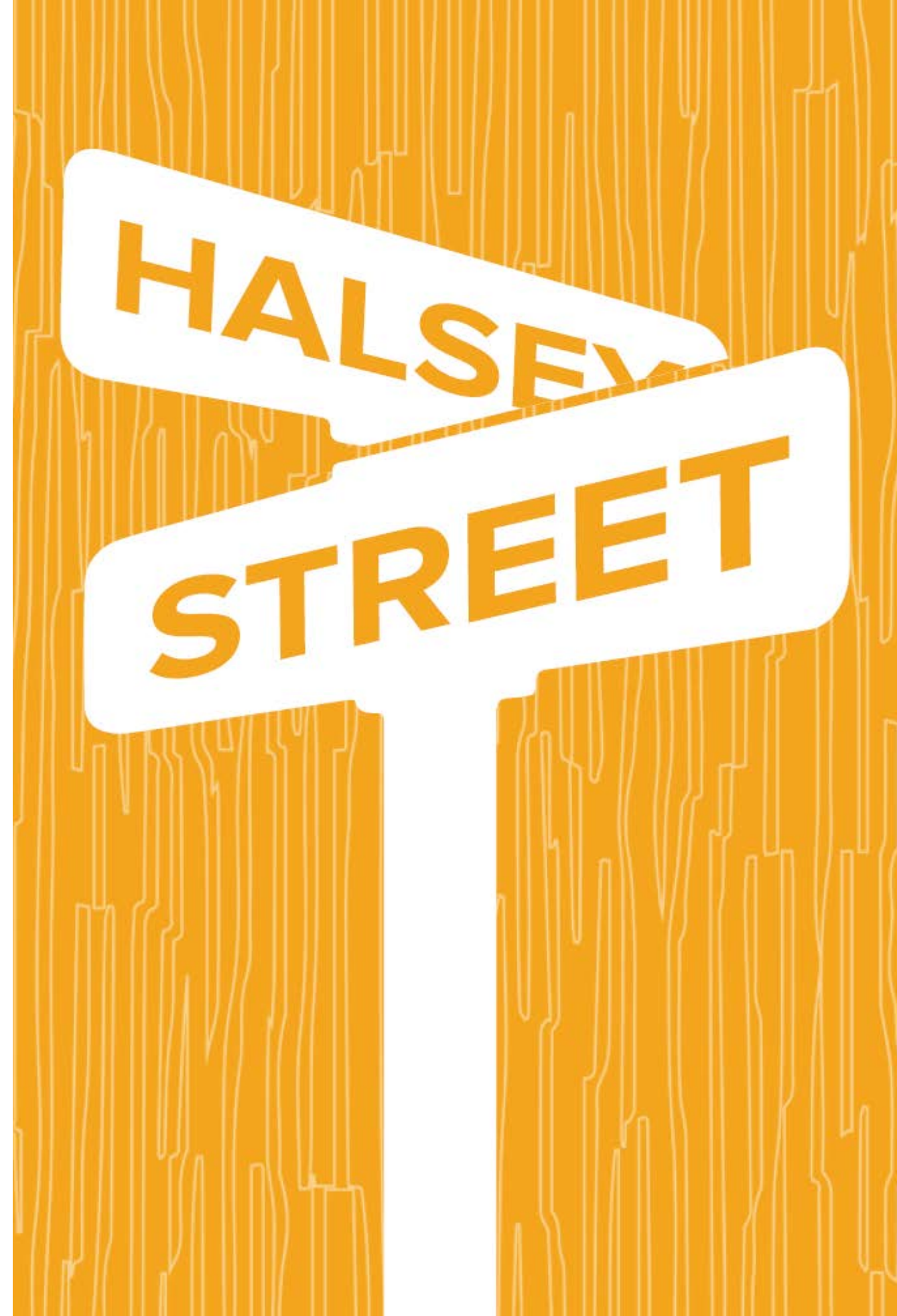
Visualization from Halsey St.





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# OFF-STREET PARKING





## OFF-STREET PARKING | Code Audit Key Issues

**Existing parking standards vary widely on Halsey. In many places, they may inhibit vertical mixed use development.**

	FAIRVIEW		WV	TROUTDALE		
	TCC	VO	NC	CBD	MO/H	A-2
<b>Residential - Multifamily</b>	None	1.5 per unit	1.5 per unit	2 per unit	2 per unit	2.33 per unit
<b>Residential - Mixed Use</b>	None	1.5 per unit	1.5 per unit	1 per unit	1 per unit	2.33 per unit
<b>Retail - Goods and Services</b>	None	2 per 1,000 sf	3.33 per 1,000 sf	None	None	4.1 per 1,000 sf
<b>Retail - Eating and Drinking</b>	None	10 per 1,000 sf	8 per 1,000 sf	None	None	10 per 1,000 sf
<b>Lodging</b>	None	1 per 1,000 sf	1 per room	None	None	1 per room
<b>Office</b>	None	2 per 1,000 sf	2.5 per 1,000 sf	None	None	2.7 per 1,000 sf



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# OFF-STREET PARKING | Recommended Standards

Except for Fairview TCC zone, no change to base requirement, but provide reductions in exchange for desirable features and community benefits.

FEATURE/BENEFIT	RESIDENTIAL	COMMERCIAL
<b>Vertical mixed use development</b> Residential above commercial that occupies 75% of the width of the ground floor	<b>10%</b>	<b>20%</b>
<b>Affordable housing</b> 20% of units at 80% of MFI OR 10% of units at 60% of MFI	<b>20%</b>	<b>N/A</b>
<b>Small scale retail spaces</b> Three retail spaces that are no more than 800 sf per space	<b>N/A</b>	<b>20%</b>
<b>Public plaza or open space</b> Minimum 500 square feet, with improvements	<b>10%</b>	<b>10%</b>
<b>High quality design features</b> Achieve an additional 5 points on the ground floor/site design menu	<b>10%</b>	<b>20%</b>
<b>Proximity to standard service transit</b> Site is within 500 feet of any transit stop 10%	<b>10%</b>	<b>10%</b>
<b>Proximity to frequent service transit</b> Site is within 500 feet of frequent service transit	<b>20%</b>	<b>20%</b>
<b>Limit on Total Reduction</b>	No less than 0.75 spaces per unit	No less than 2 spaces per 1,000 sf

**Fairview TCC Zone**

*Current standard:* No off-street parking requirements

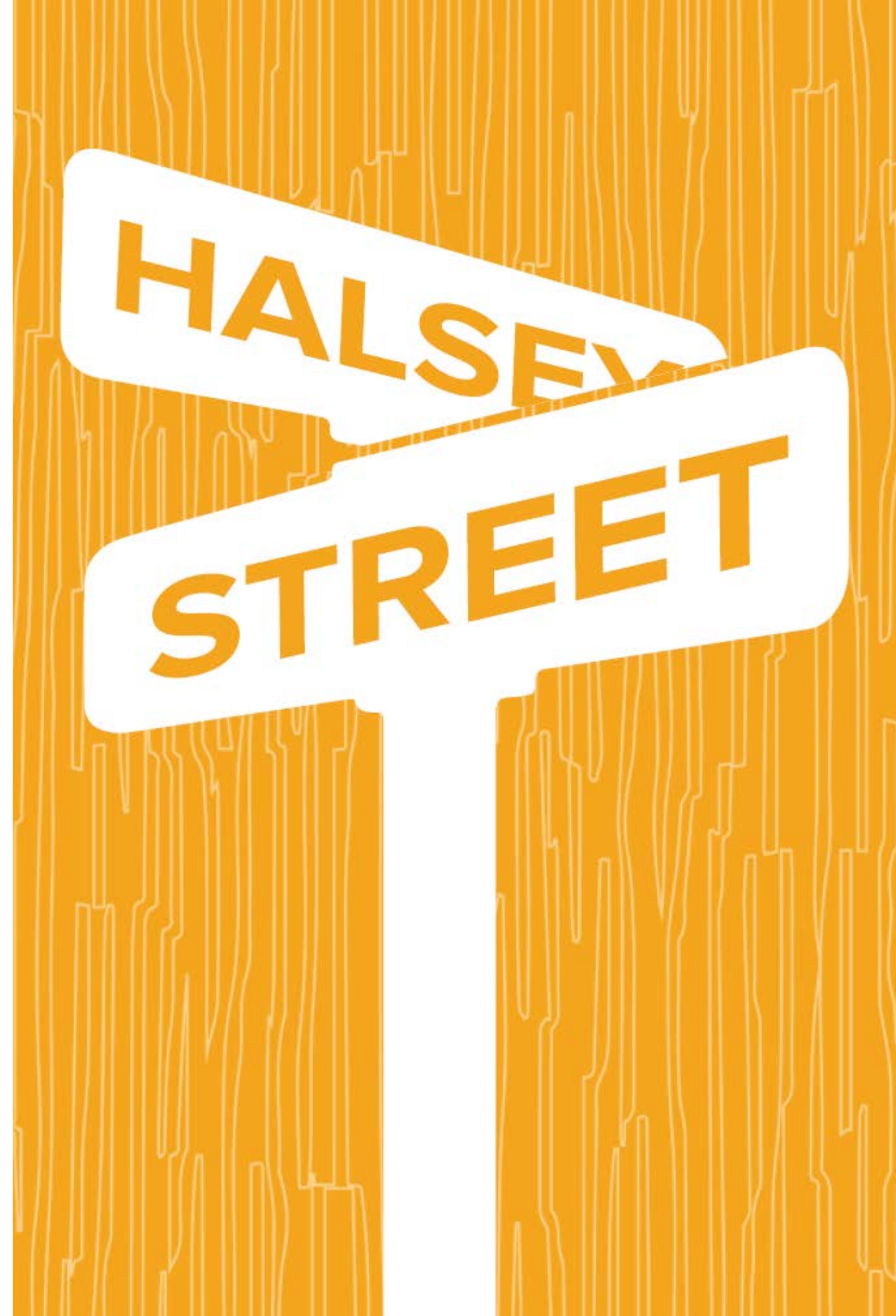
*Recommendation:*

- Apply citywide parking standards:
  - Residential: 1 - 1.75 spaces per unit
  - Retail: 4.1 spaces per 1,000 sf
  - Office: 3.9 spaces per 1,000 sf
- Except allow a reduction to the standard for eating and drinking establishments from 15.3 to 10 spaces per 1,000 sf.
- Allow for Main Streets on Halsey parking reduction incentives



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# BUILDING ORIENTATION





## BUILDING ORIENTATION | **Context**

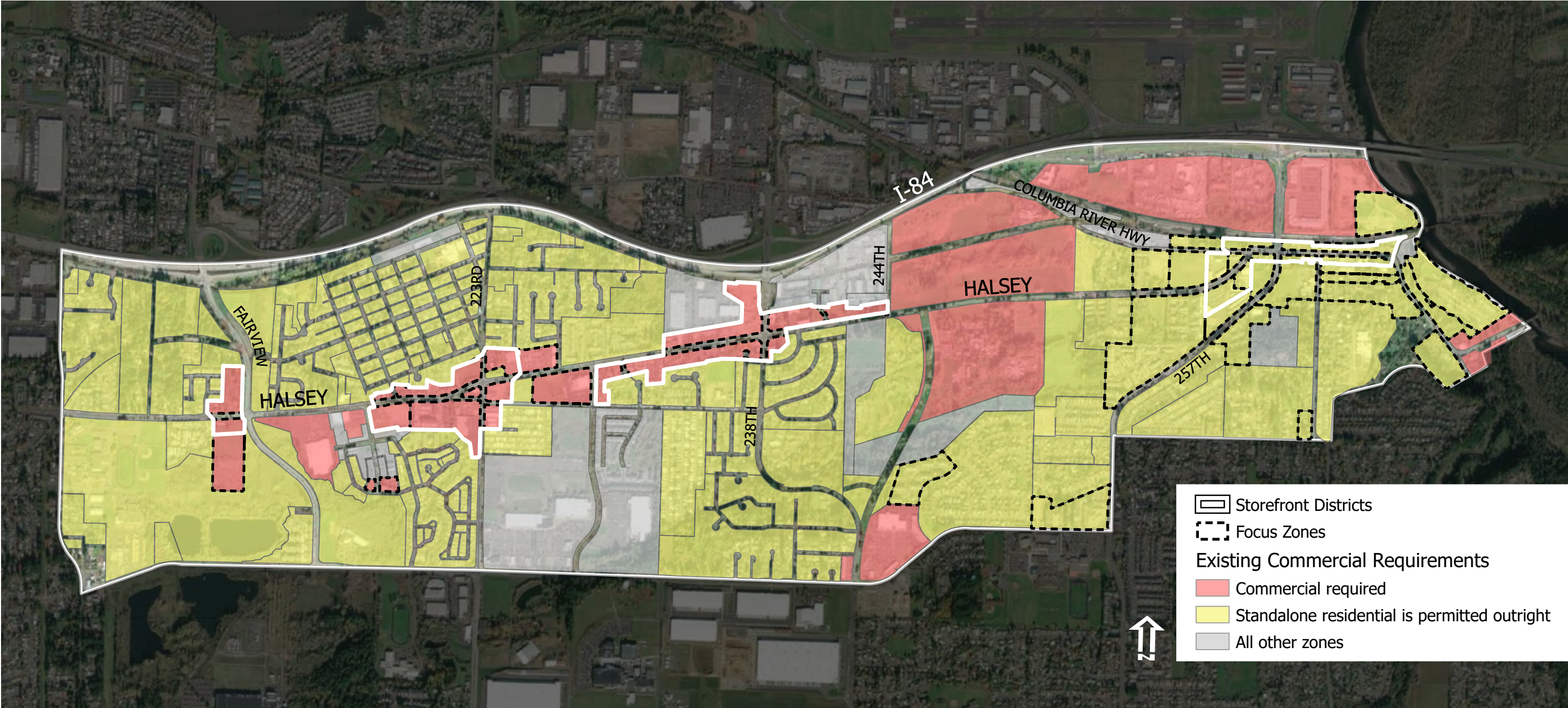
- One of the defining features of a Main Street is that buildings are oriented to and help frame the street
- This serves many important functions:
  - Providing "eyes on the street"
  - Creating a visually interesting and active environment for pedestrians
  - Supporting storefront shopping
  - Create 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





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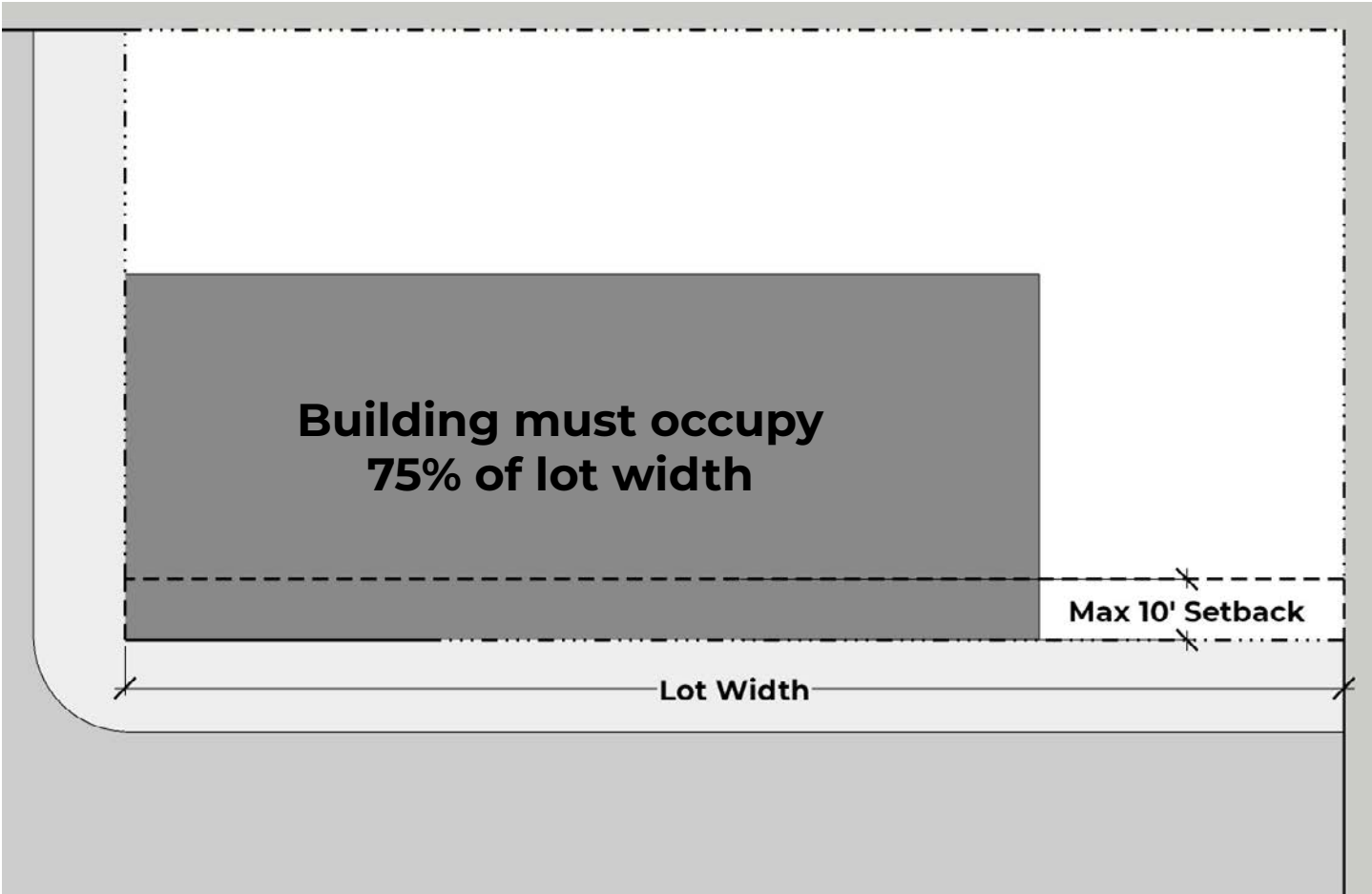
# BUILDING ORIENTATION | Storefront Districts



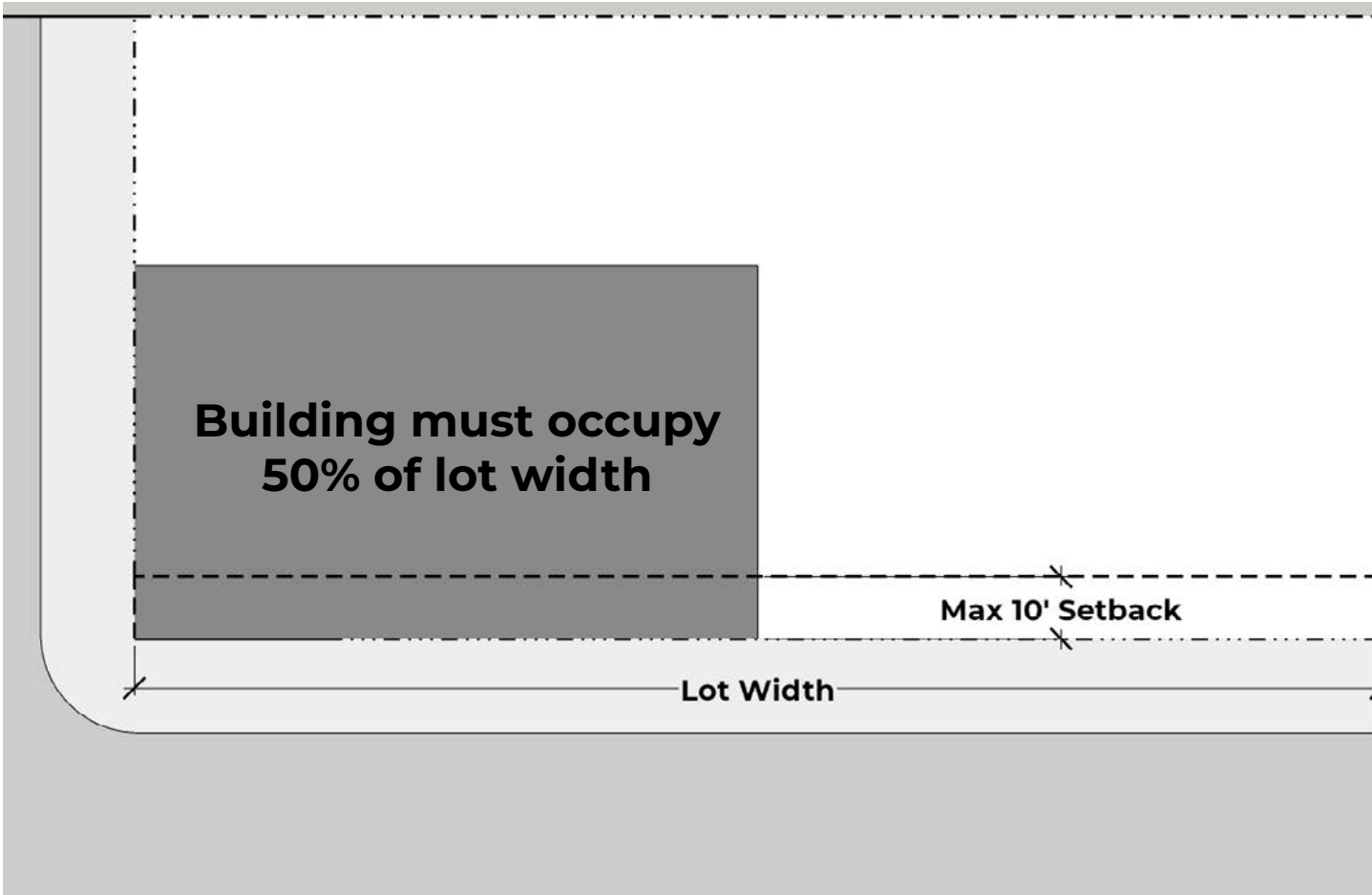


# BUILDING ORIENTATION | Recommendations: Maximum Setback

## Storefront Districts



## Main Street Corridor Areas





# BUILDING ORIENTATION | **Recommendations: Other Orientation Standards**

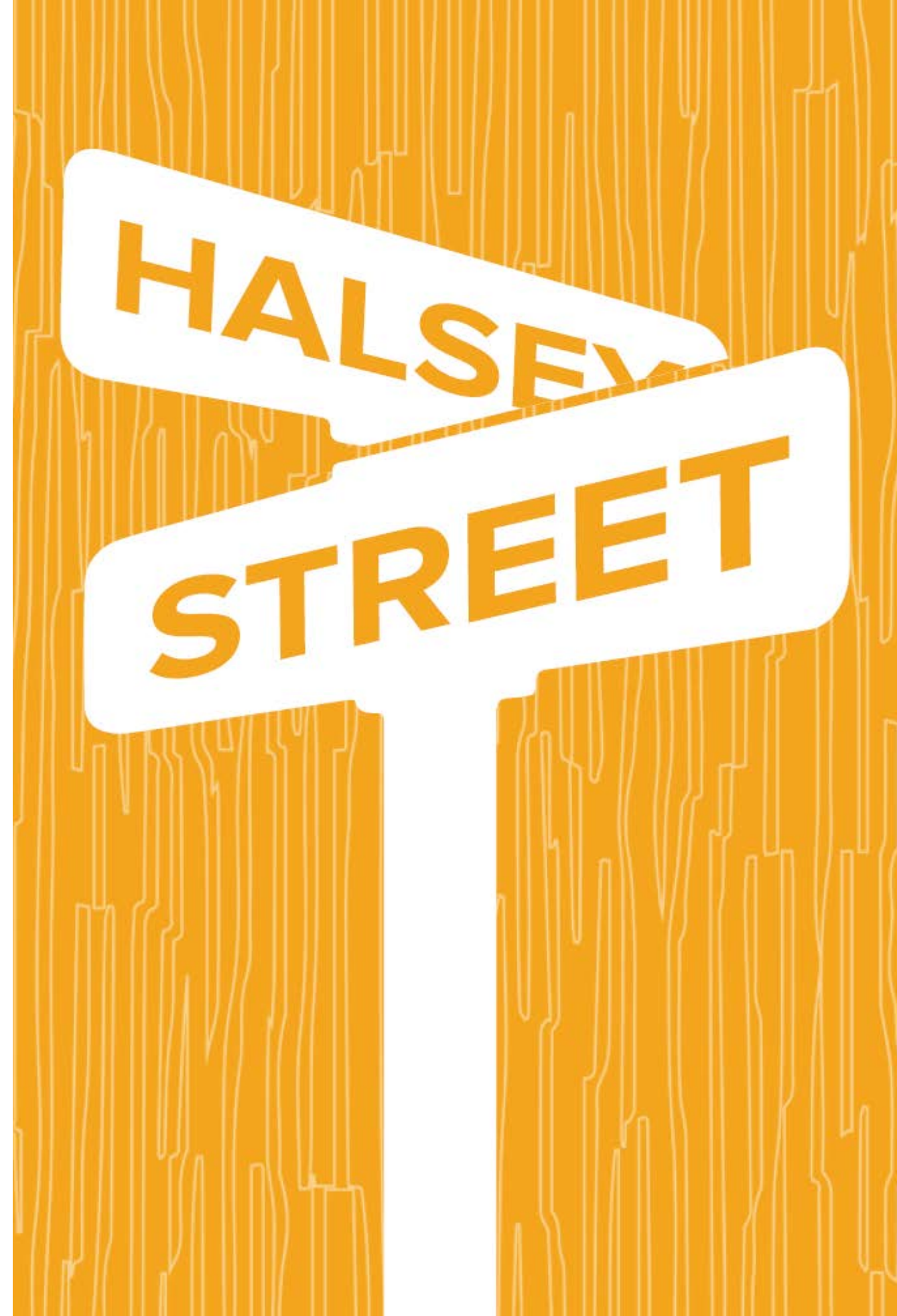
1. No parking between the building and the street
2. Larger parking areas require additional setback and landscaped buffer
3. Plazas and usable open space such as courtyards are encouraged, particularly in Storefront Districts
4. Landscaping allowed but must meet minimum planting standards
5. Main entrance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





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# BUILDING AND SITE DESIGN





**Many key building and site design issues are addressed today, but they are unlikely to result in a coherent pattern across Halsey**

Example of building design standards summary table from code audit

	FAIRVIEW		WV	TROUTDALE		
	TCC	VO	NC	CBD	MO/H	A-2
<b>Articulation/massing</b>	Yes - guidelines	--	Yes - guidelines	Yes - guidelines	Yes - res. only, standards	Yes - res. only, standards
<b>Roof forms</b>	Yes - guidelines	--	Yes - guidelines	Yes - guidelines	Yes - res. only, standards	Yes - res. only, standards
<b>Entrance design</b>	Yes - guidelines	--	Yes - guidelines	Yes - guidelines	--	--
<b>Ground floor windows</b>	Yes - guidelines	Yes - 50%	Yes - guidelines	Yes - 20% and guidelines	Yes - res. only, 10-15%	Yes - res. only, 10-15%
<b>Upper floor windows</b>	Yes - guidelines	--	Yes - guidelines	Yes - guidelines	Yes - res. only, 10-15%	Yes - res. only, 10-15%
<b>Detailed design elements</b>	Yes - guidelines	--	Yes - guidelines	Yes - guidelines	Yes - res. only, standards	Yes - res. only, standards
<b>Architectural style</b>	--	--	Yes - guidelines	Yes - guidelines	--	--
<b>Materials or colors</b>	--	--	Yes - guidelines	Yes - guidelines	--	--



Recommended Approach

**Halsey Main Street Core  
Design and Development Standards**

Storefront Districts  
Building Height and Bulk  
Off-Street Parking  
Building Orientation  
Building and Site Design

**Fairview**

Additional  
Local Standards  
and Guidelines

**Wood Village**

Additional  
Local Standards  
and Guidelines

**Troutdale**

Additional  
Local Standards  
and Guidelines



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# BUILDING AND SITE DESIGN | Design Standards Overview and Applicability

## Storefront Districts

## Main Street Corridor Areas

**Ground Floor Commercial**



**Required Standards**  
Storefront Districts

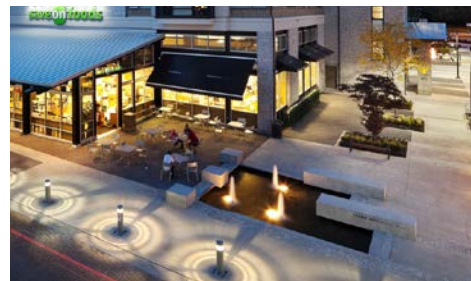
**Required Standards**  
Main Street Areas

**Ground Floor Residential**



**Required Standards**  
Residential Ground Floor Design

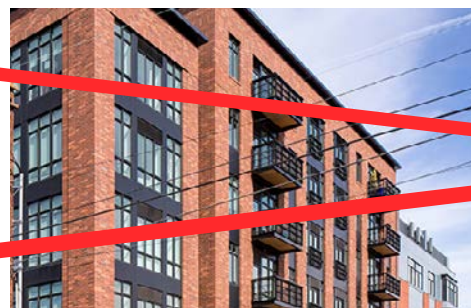
**Ground Floor and Site Design**



**Menu of Options**  
10 point minimum

**Menu of Options**  
5 point minimum

**Building Design**










**Required Standards**

**Menu of Options - 5 point minimum**



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**BUILDING AND SITE DESIGN | Ground Floor Commercial - Required Standards**

		Storefront Districts	Main Street Corridor Areas
<b>Ground floor height</b>		Minimum <b>12 feet</b>	Minimum <b>12 feet</b>
<b>Ground floor windows</b>		Minimum <b>60%</b> window area	Minimum <b>30%</b> window area
<b>Weather protection</b>		Minimum <b>75%</b> of facade width	Minimum <b>25%</b> of facade width
<b>Screening of utilities and equipment</b>		Required	Required
<b>NEW</b> <b>Corner orientation</b>		Required	Required
<b>Public plaza, courtyard, or usable open space</b>		Minimum 500 square feet with improvements	--
<b>Exterior lighting</b>		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 four optional elements to create a transition from public to private realm.

**Raised entry**



**Raised private open space**



**Low wall or fence**



**Landscaping**





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# 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**



**Small scale retail spaces**



**Extra window area**



**Extra weather protection**



**Distinct ground floor** NEW



**Extra plaza space**



**Transit stop amenities**



**Public seating**



**Extra corner feature** NEW



**Oversized opening**



**Outdoor recreation area**



**Public art feature**



**Pervious paving**



**Native plants**





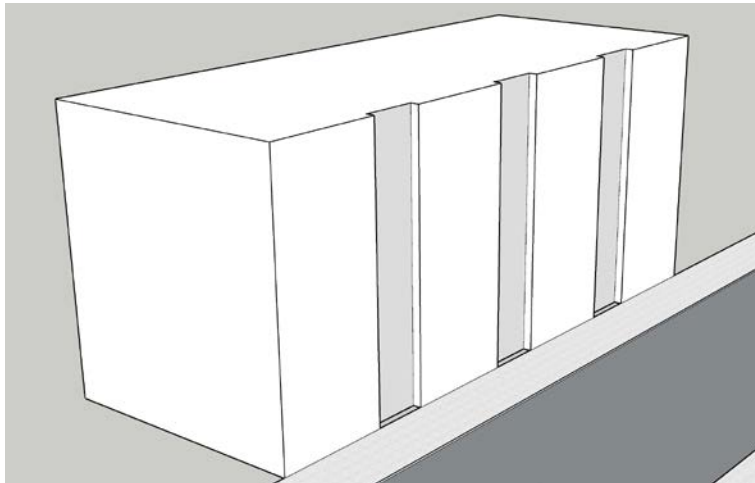
# REVISED

## BUILDING AND SITE DESIGN | Building Design

### Required Standards

↑ Addressed under Height and Bulk

#### Facade articulation



#### Window area - 15%



↑ Moved to required ground floor standards

#### Window trim or recesses



#### Corner orientation



### Menu of Options 5 point minimum

↑ Moved to ground floor/site menu

#### Distinct ground floor



#### Extra corner feature



#### Balconies face the street



#### Extra window area - 30%



#### Base-middle-top



#### High quality materials

