# 4.1201 - Design Review Overall Process

|  |  |  |
| --- | --- | --- |
| 4.1201.B.6 – Code Compliance |       |
| 4.1201.B.7 – Code Exemptions |       |
| 4.1210 – Design Principles*Describe how the proposed project will address each of the design principles.* |
|  | A. Reflect Neighborhood Identity |       |
|  | B. Support a Mixed-Use Community |       |
|  | C. Provide Pedestrian and Transit Orientation |       |
|  | D. Create Active Streetscapes |       |
|  | E. Enhance Connectivity |       |
|  | F. Integrate Public Amenities and Green Space |       |
|  | G. Utilize Sustainable Development Practices |       |
|  | H. Promote High-Quality Design |       |
|  | I. Design at a Human Scale |       |
| 4.1226 – Permitted Land Uses |       |

# 4.1230 – Civic Neighborhood Sub-District Standards

**Table 4.1230.A: Sub-District Standards**

|  | **N/A** | **Findings** |
| --- | --- | --- |
| Building Height(s) / floors | **[ ]**  |       |
| Floor Area Ratio (for non-residential and mixed-use projects) | **[ ]**  |       |
| Residential Net Density (Units Per Net Acre)  | **[ ]**  |       |
| Screening and Buffering | **[ ]**  |       |
| Clear Vision Area | **[ ]**  |       |
| Height Transition | **[ ]**  |       |

**Table 4.1230.B: Setback Standards**

*Setbacks are based on the site’s primary street frontage. See Section 4.1240 Civic Neighborhood Street Types and Map 4.1243.A: Civic Neighborhood Streets and Future Streets to identify the primary street type.*

|  | **N/A** | **Findings** |
| --- | --- | --- |
| Street Type(s) abutting the site | **[ ]**  |       |
| Development Type (mark all that apply): **[ ]  Single Family Attached Dwellings (Townhouse)** **[ ]  Attached Dwellings on a Single Lot (Apartments)** **[ ]  Attached Dwellings on a Single Lot (Townhouse Style)** **[ ]  Commercial, Industrial, Institutional** **[ ]  Other:**       |
| Building Setbacks provided(for multiple buildings/uses, provide a supplementary sheet identifying the setbacks for each building/use) | **[ ]**  |       |
|  | Front | **[ ]**  |       |
|  | Street Side | **[ ]**  |       |
|  | Side | **[ ]**  |       |
|  | Rear | **[ ]**  |       |

# Single Family Attached Dwellings (Townhouse) - Lot Dimensions

|  | **N/A** | **Findings** |
| --- | --- | --- |
| Width at Building Line | **[ ]**  |       |
|  | Interior Lot | **[ ]**  |       |
|  | Corner Lot | **[ ]**  |       |

# 4.1232 Limitations on Outdoor Commercial Activity

|  | **N/A** | **Findings** |
| --- | --- | --- |
| 4.1232 – Limitations on Outdoor Commercial Activity | **[ ]**  |       |

# 4.1234-4.1238 Alternative Energy Standards

|  | **N/A** | **Findings** |
| --- | --- | --- |
| For any alternative energy systems proposed, identify scale of system, type, height and setbacks. |
| 4.1234 – Solar Energy Standards | **[ ]**  |       |
| 4.1235 – Wind Energy Standards  | **[ ]**  |       |
| 4.1236 – Biomass Energy Standards | **[ ]**  |       |
| 4.1237 – Geothermal Energy Standards | **[ ]**  |       |
| 4.1238 – Micro-Hydro Energy Standards | **[ ]**  |       |

# 4.1141 - Public Works Standards Coordination

|  |  |  |
| --- | --- | --- |
|  | **N/A** | **Findings** |
| 4.1242 - Public Works Standards Coordination | **[ ]**  |       |

# Civic Neighborhood Street Type Standards

4.1243.A - Urban Boulevard (Arterial)

|  | **N/A** | **Findings** |
| --- | --- | --- |
| 4.1243.A.1- A.2 – Review Diagrams A.1 and A.2 for typical cross section and plan view of the Urban Boulevard (Arterial) Street type. Applicants shall also consult the Public Works Standards and standards included elsewhere in the Gresham Community Development Code. |
| 4.1243.A.3 – Clear Accessible Walking Route | **[ ]**  |       |
| 4.1243.A.4 – Minimum Amenity Zone Width | **[ ]**  |       |
| 4.1243.A.5 – Street Trees | **[ ]**  |       |
| 4.1243.A.6 – Curbed Bulb-Outs for On-Street Parking | **[ ]**  |       |
| 4.1243.A.7 – Street Lights | **[ ]**  |       |
| 4.1243.A.8 – Clear Vision Area | **[ ]**  |       |
| 4.1243.A.9 – Crosswalk Design | **[ ]**  |       |

4.1243.B – Civic Drive

|  |  |  |
| --- | --- | --- |
|  | **N/A** | **Findings** |
| 4.1243.B.1- B.2 – Review Diagrams B.1 and B.2 for typical cross section and plan view of the Civic Drive Street type. Applicants shall also consult the Public Works Standards and standards included elsewhere in the Gresham Community Development Code. |
| 4.1243.B.3 – Clear Accessible Walking Route | **[ ]**  |       |
| 4.1243.B.4 – Minimum Amenity Zone Width | **[ ]**  |       |
| 4.1243.B.5 – Street Trees | **[ ]**  |       |
| 4.1243.B.6 – Curbed Bulb-Outs for On-Street Parking | **[ ]**  |       |
| 4.1243.B.7 – Street Lights | **[ ]**  |       |
| 4.1243.B.8 – Crosswalk Design | **[ ]**  |       |

4.1243.C – Wallula Avenue

|  | **N/A** | **Findings** |
| --- | --- | --- |
| 4.1243.C.1- C.2 – Review Diagrams C.1 and C.2 for typical cross section and plan view of the Wallula Avenue Street type. Applicants shall also consult the Public Works Standards and standards included elsewhere in the Gresham Community Development Code. |
| 4.1243.C.3 – Clear Accessible Walking Route | **[ ]**  |       |
| 4.1243.C.4 – Minimum Amenity Zone Width | **[ ]**  |       |
| 4.1243.C.5 – Alternative Walking Route and Amenity Zone Plan | **[ ]**  |       |
| 4.1243.C.6 – Street Trees | **[ ]**  |       |
| 4.1243.C.7 – Street Lights | **[ ]**  |       |
| 4.1243.C.8 – Crosswalk Design | **[ ]**  |       |

4.1243.D – Civic Neighborhood Connector

|  |  |  |
| --- | --- | --- |
|  | **N/A** | **Findings** |
| 4.1243.D.1- D.2 – Review Diagrams B.1 and B.2 for typical cross section and plan view of the Civic Neighborhood Connector Street type. Applicants shall also consult the Public Works Standards and standards included elsewhere in the Gresham Community Development Code. |
| 4.1243.D.3 – Clear Accessible Walking Route | **[ ]**  |       |
| 4.1243.D.4 – Minimum Amenity Zone Width | **[ ]**  |       |
| 4.1243.D.5 – Street Trees | **[ ]**  |       |
| 4.1243.D.6 – Curbed Bulb-Outs for On-Street Parking | **[ ]**  |       |
| 4.1243.D.7 – Street Lights | **[ ]**  |       |
| 4.1243.D.8 – Crosswalk Design | **[ ]**  |       |

4.1243.E – Civic Neighborhood Local

|  |  |  |
| --- | --- | --- |
|  | **N/A** | **Findings** |
| 4.1243.E.1- E.2 – Review Diagrams B.1 and B.2 for typical cross section and plan view of the Civic Neighborhood Connector Street type. Applicants shall also consult the Public Works Standards and standards included elsewhere in the Gresham Community Development Code. |
| 4.1243.E.3 – Clear Accessible Walking Route | **[ ]**  |       |
| 4.1243.E.4 – Minimum Amenity Zone Width | **[ ]**  |       |
| 4.1243.E.5 – Street Trees | **[ ]**  |       |
| 4.1243.E.6 – Curbed Bulb-Outs for On-Street Parking | **[ ]**  |       |
| 4.1243.E.7 – Street Lights | **[ ]**  |       |
| 4.1243.E.8 – Crosswalk Design | **[ ]**  |       |

# CIVIC NEIGHBORHOOD DESIGN GUIDELINES AND STANDARDS

Please choose whether you are complying with the guideline (G) or standard (S) and provide your factual information supporting your compliance in the Findings box.

G: Guideline S: Standard N/A: Non-Applicable

# 4.1250.A - SITE DESIGN

## 4.1250.A.1 Integrated Site Design

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.1 G1 or S1 - Future Street Plan | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.1 G2 or S2 - Public Street, Traffic Calming | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.1 G3 or S3 - Maximum Block Length | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.1 G4 or S4 - Pedestrian Pathway | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.1 G5 or S5 - Primary Internal Drives | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Commercial, Industrial, and Institutional

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.1 G6 or S6 - Future Street Plan | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Multifamily and Single-Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.1 G7 or S7 - Private Driveway Access | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.A.2 Building Frontage and Placement

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.2 G1 or S1 - Building Frontage | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.2 G2 or S2 - Building Placement | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.2 G3 or S3 - Frontage Credit for Pedestrian-Oriented Open Spaces | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.2 G4 or S4 - Open Space-Building Massing | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.2 G5 or S5 - Setback Exceptions for Civic Uses | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Multifamily and Single Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.2 G6 or S6 - Building Separation | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Additional Standards for Single Family Attached and Townhouse Style

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.2 G7 or S7 - Minimum Separation for Townhouse and Townhouse Style Buildings (not individual units) | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.A.3 Pedestrian Circulation

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.3 G1 or S1 - On-Site Pedestrian Circulation System | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.3 G2 or S2 - Walkway Design | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.3 G3 or S3 - Pedestrian Circulation Through Parking Lots | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.3 G4 or S4 - Addressing | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.A.4 Parking, Loading, and Service Areas

### All Development

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 4.1250.A.4 G1 or S1 - Location of Off-Street Parking, Loading, etc. | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.4 G2 or S2 - Limited Number of Driveways | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.4 G3 or S3 - On-Street Parking | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.4 G4 or S4 - Surface and Structured Parking Adjacent to Streets | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.4 G5 or S5 - Structured Parking | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.4 G6 or S6 - Surface Parking Lots (Greater than 100 spaces) | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.4 G7 or S7 - Location and Screening of Loading Areas | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.4 G8 or S8 - Screening of Waste and Recycling Collection Areas | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.4 G9 or S9 - Waste Collection Adjacent to Residential Zones | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Multifamily

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.4 G10 or S10 - Bike Parking | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Multifamily and Single Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.4 G11 or S11 - Personal Storage | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.4 G12 or S12 - Parking and Garages | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Additional Standards for Single Family Attached and Townhouse Style

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.4 G13 or S13 - Street Facing Garages | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.4 G14 or S14 - Driveways and Unit Access | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.A.5 Open Spaces

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.5 G1 or S1 - Public Open Space Adjacent to Light Rail  | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.5 G2 or S2 - Public Open Space: Operation, Size, Location, etc. | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.5 G3 or S3 - Public Open Space: Minimum Design Elements | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Commercial, Industrial, and Institutional

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.5 G4 or S4 - Required Public Open Space (for sites larger than 20,000 sq ft) | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.5 G5 or S5 - Enhanced Streetscapes | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Multifamily

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.5 G6 or S6 - Outdoor Private Space | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.5 G7 or S7 - Shared Open Space (for developments with 4 or more units) | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.5 G8 or S8 - Children’s Play Area: Size, Location, and Elements) | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.5 G9 or S9 - Deed Restrictions  | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.5 G10 or S10 - Visibility of Common Areas and Streets | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Single Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.5 G11 or S11 - Outdoor Private Space | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.5 G12 or S12 - Shared Open Space | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.5 G13 or S13 - Children’s Play Area (for developments with 20 or more units) | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.A.6 Landscaping

### All Development

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 4.1250.A.6 G1 or S1 - Landscape Plan Preparation | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G2 or S2 - Site Landscaping | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G3 or S3 - Irrigation | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G4 or S4 - Minimum Plant Size at Time of Planting | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G5 or S5 - Plant Variety | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G6 or S6 - Drought Resistant Landscaping | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G7 or S7 - Retention and Replacement of Regulated Trees (DBH of 8 inches or greater) | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G8 or S8 - Required Site Trees | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G9 or S9 - Minimum Hardscape Shading, After 5 Years | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G10 or S10 - Mulch Color | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G11 or S11 - Recycled Content in Hardscape Materials | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G12 or S12 - Sustainable Site Design Practices and Strategies | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G13 or S13 - Sustainable Site Furnishings | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G14 or S14 - Parking Area: Landscaping | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G15 or S15 - Parking Area: Screening and Buffering | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G16 or S16 - Parking Area: Internal Landscaping Rows and Islands | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G17 or S17 - Landscape Maintenance | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Commercial, Industrial, and Institutional

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.6 G18 or S18 - Minimum Landscape Area (15 percent gross site area) | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Multifamily and Single Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.6 G19 or S19 - Minimum Landscape Area (20 percent gross site area) | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G20 or S20 - Minimum Street Facing Front Yard Landscaping | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G21 or S21 - Landscaping of Yard Setbacks | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.6 G22 or S22 - Interior Drive Trees | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Single Family Attached and Townhouse Style

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.6 G23 or S23 - Landscape Between Driveways | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.A.7 Site Lighting

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.A.7 G1 or S1 - Site Illumination and Photometric Plan (per Table 4.1250.A.7) | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.7 G2 or S2 - Full Cut-off Lighting Fixtures | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.A.7 G3 or S3 - Light Fixture Height and Design | **[ ]**  | **[ ]**  | **[ ]**  |       |

# 4.1250.B - BUILDING DESIGN

## 4.1250.B.1 Building Massing and Articulation

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.1 G1 or S1 - Building Massing | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.1 G2 or S2 - Upper Floor Articulation  | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Commercial, Industrial, and Institutional

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.1 G3 or S3 - First Floor Height | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.1 G4 or S4 - Wall Articulation | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.1 G5 or S5 - Colonnades | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Multifamily

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.1 G6 or S6 - Wall Articulation | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Multifamily and Single Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.1 G7 or S7 - Wall Articulation | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.1 G8 or S8 - Change in Wall Planes | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.1 G9 or S9 - Blank Walls | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Additional Standards for Single Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.1 G10 or S10 - Building Length | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Additional Standards for Single Family Attached and Townhouse Style

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.1 G11 or S11 - Offset of Dwelling Units | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.1 G12 or S12 - Massing Reflects Unit Modules | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.1 G13 or S13 - Buildings at Corners | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.B.2 Roofs and Parapets

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.2 G1 or S1 - Roof Form | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.2 G2 or S2 - Buildings with Flat Roofs | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.2 G3 or S3 - Buildings with Sloping Roofs | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.B.3 Entries

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.3 G1 or S1 - Weather Protection | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.3 G2 or S2 - Entry Door Materials | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.3 G3 or S3 - Entry on Primary Street Frontage | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.3 G4 or S4 - Primary Materials Around Primary or Shared Entries | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Commercial, Industrial, and Institutional

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.3 G5 or S5 - Entry Orientation and Appearance | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.3 G6 or S6 - Prominent Entry Elements  | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.3 G7 or S7 - Entries Required on Multiple Building Facades | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Multifamily and Single Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.3 G8 or S8 - Entries for Ground-floor Units | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.3 G9 or S9 - Individual Entry Elements | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.3 G10 or S10 - Railing Transparency | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Additional Standards for Single Family Attached and Townhouse Style

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.3 G11 or S11 - Entry Porch or Portico | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.B.4 Façade Composition and Ground-Level Details

### All Development

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 4.1250.B.4 G1 or S1 - Equipment Screening | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.4 G2 or S2 - Through-Wall Heating/Cooling/Mechanical Equipment | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.4 G3 or S3 - Compatibility of Adjacent Buildings in a Development | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.4 G4 or S4 - Blank Wall Avoidance Strategies | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.4 G5 or S5 - Exterior Stairs and Corridors | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.4 G6 or S6 - Compatibility of Garage and Roll-up Doors | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.4 G7 or S7 - Sustainable Building Elements | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Commercial, Industrial, and Institutional

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.4 G8 or S8 - Base and Top Treatments | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.4 G9 or S9 - Ground Floor Details | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.4 G10 or S10 - Façade Composition | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.4 G11 or S11 - Elevation of Ground Floor Uses Above/Below Sidewalk | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Multifamily and Single Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.4 G12 or S12 - Base and Top Treatments | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.4 G13 or S13 - Transition Between Public and Private Space | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Additional Standards for Single Family Attached and Townhouse Style

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.4 G14 or S14 - Façade Details, Continuous | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.4 G15 or S15 - Architectural Elements | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.B.5 Transparency

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.5 G1 or S1 - Window Transparency | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G2 or S2 - Windows, Clear of Landscape Obstructions | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G3 or S3 - Blank Walls, When Required by Building Code | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G4 or S4 - Transparency Required for Doorways Accessing Outdoor Areas | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Commercial, Industrial, and Institutional

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 4.1250.B.5 G5 or S5 - Window Recesses | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G6 or S6 - Transparency, Primary Facades | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G7 or S7 - Transparency, Secondary Facades | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G8 or S8 - Solar Orientation | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G9 or S9 - Display Windows | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G10 or S10 - Parking Structures, Screening | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G11 or S11 - Energy Efficient and Operable Windows | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G12 or S12 - Windows, Vertical Proportion | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Multifamily and Single Family Attached

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 4.1250.B.5 G13 or S13 - Window Recesses | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G14 or S14 - Transparency, Primary Facades | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G15 or S15 - Transparency, Secondary Facades | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G16 or S16 - Transparency, Ground Floor Common Areas | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G17 or S17 - Visibility of Pedestrian Pathways | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G18 or S18 - Solar Orientation | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G19 or S19 - Sunshades | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G20 or S20 - Energy Efficient and Operable Windows | **[ ]**  | **[ ]**  | **[ ]**  |       |

### Additional Guidelines for Single Family Attached and Townhouse Style

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 4.1250.B.5 G21 or S21 - Visibility of Pedestrian Walkways | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.5 G22 or S22 - Visible Dwelling Front | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.B.6 Sign Design

Signage is not reviewed as part of the Design Review application. Signs will require a separate permit.

## 4.1250.B.7 Gateways

### All Development

|  |
| --- |
| *See Table 4.1250.B.7 to determine if the site is at Major or Minor Gateway intersection.* |
|  | **G** | **S** | **N/A** | **Findings** |
| 4.1250.B.7 G1 or S1 - Primary Entry Location | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.7 G2 or S2 - Connections | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.7 G3 or S3 - Sustainable Site Element | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.7 G4 or S4 - Gateway Architectural Elements | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.7 G5 or S5 - Public Space Inclusion | **[ ]**  | **[ ]**  | **[ ]**  |       |

## 4.1250.B.8 Materials

### All Development

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 4.1250.B.8 G1 or S1 - Primary, Secondary, and Accent Materials | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.8 G2 or S2 - Prohibited Materials | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.8 G3 or S3 - Fencing Materials | **[ ]**  | **[ ]**  | **[ ]**  |       |
| 4.1250.B.8 G4 or S4 - Sustainable Building Materials | **[ ]**  | **[ ]**  | **[ ]**  |       |