

Draft for Discussion Purposes

Site and Building Design Review

Revised with Planning Commission and Staff worksession comments 2-4-08

Section xxx *(code section numbers will be assigned post-commission review)*

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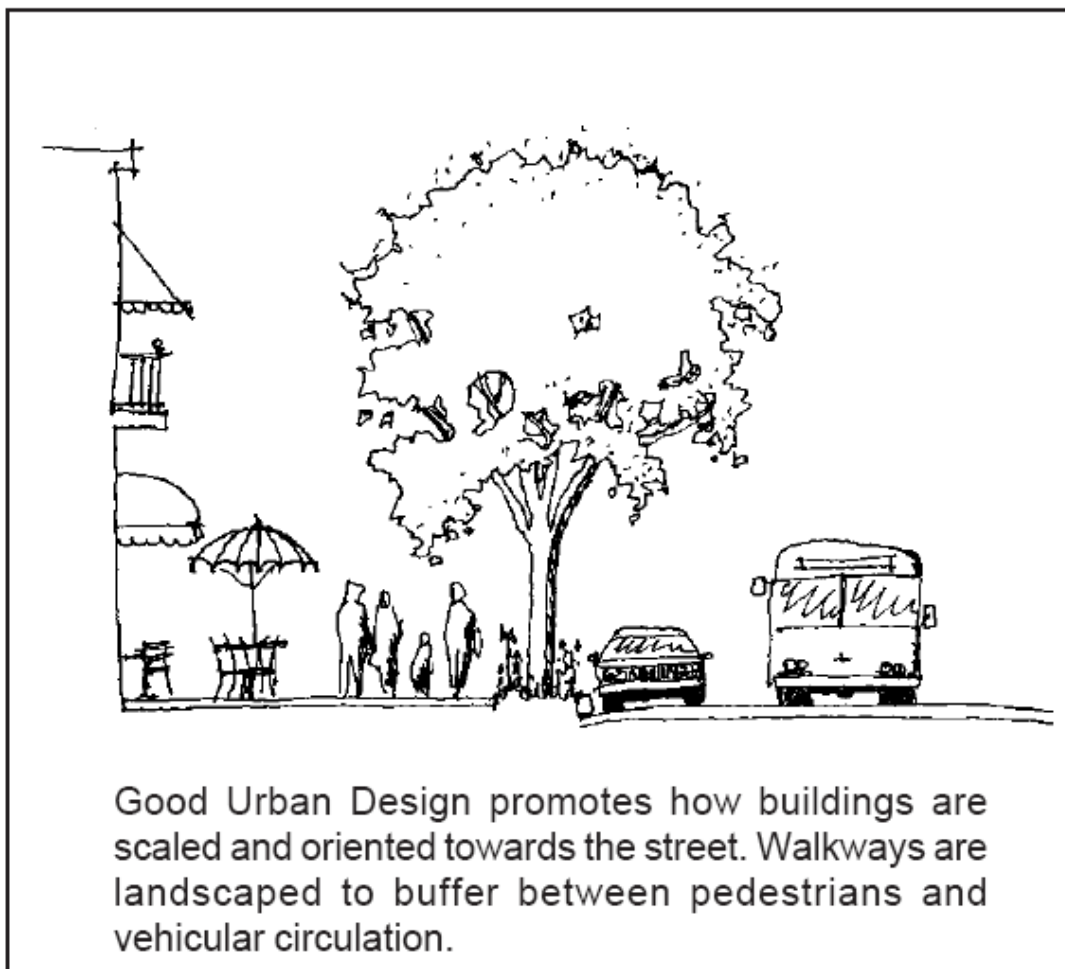
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Purpose Statement

The purpose of Site and Building Design Review is to:

- *Provide guidance, regulation, and development standards for non-residential, commercial development within the commercial zones of Prineville and other commercial service areas that may be located in other zones;*
- *Implement development patterns that promote quality design, support economic development, and promote the plan of the City Council and its Comprehensive Plan policies in an efficient and effective manner;*
- *Provide development standards that do not exceed the carrying capacity of the land, public facilities, and required drainage systems;*
- *Encourage the conservation of energy resources through modern building construction and site design; and,*
- *Encourage efficient use of land resources, full utilization of urban services, mixed uses, transportation options, and detailed, human-scaled design while protecting public health, safety, and general welfare of the community.*



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Applicability and Procedure

In all commercial zones and other properties intended for commercial uses, all new uses, buildings, outdoor storage, sales areas, parking lots or alteration of use or expansion of use shall be subject to the provisions of this section.

Exceptions

Existing, lawfully developed, sites that do not conform to the current site development standards are only required to meet those standards on the portions of the site development affected by the proposed alteration/expansion. Exceptions to this requirement will require Planning Commission approval. Exceptions for such things as alternate exterior materials, parking location, amenities, and landscaping may be granted by the Planning Commission based upon findings that the exception is consistent with the objectives of this code and Comprehensive Plan.

Design Review approval is not required for the following activities unless they require issuance of a building permit.

1. Maintenance of the exterior of an existing structure such as re-painting, re-roofing or re-siding where the materials and colors proposed are the same as the existing materials or materials that comply with the provisions of this ordinance.
2. Interior remodeling or new tenant improvements that do not change existing windows or the shape and materials of existing signage.
3. Reconstruction of nonconforming structures consistent with city regulations.
4. Parking lot expansions not exceeding 25% of the gross square footage of the original lot and where the total amount of parking does not exceed the parking allowed by 50%. In any case, the existing landscaping shall be retained unless an alternative plan is approved.
5. Buildings that are listed in the Inventory of Historic Sites within the Prineville Comprehensive Plan, or buildings designated on the Historic National Landmarks Register.



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Figure xx.x *This photo shows how the new infill structure on the right does not respect the existing historic architecture of the building on the left. Note how the infill structure is single story and has little or no wall articulation.*

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General Submission Requirements

Step One – Attend the mandatory City of Prineville Pre-application meeting. City staff will advise applicants of the time and place for the meeting.

Step Two – Prepare and submit an application in conformance with the provisions of this section, the City of Prineville Procedures Ordinance, and, any other applicable section of the City Code of Ordinances.

The application shall include the following information:

“Existing” Site Analysis Information

At a minimum, existing features on a development site shall be identified as described below:

- a. A map of the applicant’s entire property and those parcels/uses within 300 feet surrounding the applicant’s property. The map shall be to an Engineer’s scale and show the relationship between the proposed development site, adjacent property, and other developments. The property boundaries, dimensions, and gross area shall be identified.
- b. A vicinity map showing where the property is in relation to the city limits and/or urban growth boundary;
- c. Topographic contour lines shown at 6-inch intervals for slopes 5% or less. For slopes greater than 5%, contour lines shall be shown at 1-foot intervals. Applicant shall identify slopes greater than 25%;
- d. The location and width of all public and private streets, drives, sidewalks, pathways, rights of way, and easements on the site and adjoining the site;
- e. Potential natural hazard areas, including any areas identified as subject to a 100-year flood, areas subject to high water table, and areas mapped by the City, County, or State as having a potential for geologic hazards;
- f. Resource areas, such as, but not limited to, marsh, riparian, and/or wetland areas, streams, rimrock, and wildlife habitat identified by the City or any natural resource regulatory agency as requiring protection;

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- g. Site features, such as existing structures, pavement, large rock outcroppings, areas having unique views, existing and proposed drainage ways, canals and ditches, etc.;
- h. The location, size, and species of trees and other vegetation having a caliper (diameter) of six (6) inches or greater at four feet above natural ground grade;
- i. Locally or federally designated historic and cultural resources on the site and the adjacent parcels.
- j. North arrow, scale, names, and addresses of all persons listed as owners of the subject property on the most recently recorded deed; and,
- k. Name, address and telephone number of project designer, engineer, surveyor, and/or planner, if applicable.

Note: All data described above may be consolidated on one map sheet.

Additional Information

The City may require, at the applicant's expense, studies, reports, or exhibits prepared by qualified professionals to address specific site features.

"Proposed" Site Development Plan Information

General Information Required

The site development plan for the new or proposed use shall contain the following information necessary to provide proper evaluation of the proposed development (as applicable):

- a. The proposed development site, including boundaries, dimensions, and gross area;
- b. Existing site features, including trees, identified on the site analysis map, if any, which are proposed to be retained or modified by the proposed development;
- c. The location and dimensions of all existing and proposed structures, utilities, mail boxes, pavement, loading and service areas for waste disposal, drainage facility, loading and delivery; outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements; and any other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;
- d. The location and dimensions of all site circulation for vehicles, buses, pedestrians and bicycles including entrances and exits to the site, loading and service areas;
- f. The location and dimensions of all vehicle-parking areas (show striping for parking stalls and wheel stops, if applicable, and bicycle facilities; and,

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g. Other information determined by the City. The City may require studies, reports, or exhibits prepared by qualified professionals to address specific or unique site features (e.g., traffic, noise, environmental features, natural hazards, etc.), in conformance with this code.

Title Report and Deed Restrictions

The applicant shall submit a current (prepared within 30 days of application submittal) copy of a complete Title Report for the subject property.

Architectural Drawings

The Applicant shall provide “to scale” architectural drawings and other information as applicable:

- a. Building elevations with building height and width dimensions;
- b. Complete floor plans and entrances;
- c. Description and samples of building materials, colors and type, including paint chips;
- d. Lighting, including type and height; and, cut sheets and specifications;
- e. Signage, including colors proposed and lighting type including “to scale” illustrations in conformance with the City’s Sign Code;
- f. Required accommodations for Disabled Persons and Compliance with the Federal Americans with Disabilities Act; and,
- g. The name, address, and phone number of the architect, builder, and/or designer.

Preliminary Grading Plan

A preliminary grading plan prepared by a registered engineer shall be required to be in conformance with the City’s Grading Ordinance and/or the City Standards and Specifications. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment plans may also be required, in accordance with City/State regulations.

Landscape Plan

The applicant shall submit a landscape plan consistent with the regulations of the underlying zone, including accommodation for storm water detention facilities. The following details shall be included on the plan, as applicable:

- a. The location, size, and species of the existing and proposed plant materials at time of planting (An arborist’s report may be required for sites with mature trees that require special protection.);
- b. Existing and proposed building and pavement outlines;
- c. Specifications for soil at time of planting, irrigation if plantings are not drought-tolerant (may be automatic or other approved method of irrigation) and proposed planting schedule;
- d. The location, size, and species of the existing and proposed plant materials. Street trees shall be those species that comply with Exhibit E. Street trees shall be located and

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tree wells, irrigation and tree grates constructed in compliance with the City Standards and Specifications;

e. The location of existing and proposed terraces, drainage swales, retaining walls, decks, patios, shelters, and play areas; and,

f. Other information as deemed appropriate by the City.

Narrative

The applicant shall submit a letter or narrative report documenting compliance with the submittal requirements and the applicable approval criteria.

xxx.xx Site and Building Design Review Approval Criteria
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The City shall approve, approve with conditions, or disapprove the proposed site and building design plan. In approving the plan, the City shall find that all provisions of the ordinance are met. The following criteria shall be considered and evaluated:

1. The proposed land use is a permitted use or conditional use as defined by the underlying land use zone or district;
2. The land use, building/yard setback, lot area, lot dimension, density, lot coverage, building height and other applicable standards of the underlying land use district or zone are met;
3. All applicable building and fire code standards are met;
4. All required public facilities have adequate capacity as determined by the City, to serve the proposed use;
5. The proposed architectural design of the structure is in conformance with the required design features shown in Exhibit "A."
6. The proposed exterior walls and building materials are in conformance with those listed in Exhibit "B."
7. The proposed paint colors are in conformance with those listed in Exhibit "C." Any bright, reflective, neon-tone, or other color not shown in Exhibit "C" may not be used as a primary wall color and may only be used for trim color not exceeding 5% of the area of any building façade;
8. Flashing lights or flashing signage is not permitted unless when using neutral tones of Liquid Crystal Devices (LCD's) to express time, date and weather temperature. Such devices shall not exceed 20% of the allowable sign area, and in no circumstance shall they interfere with traffic control devices as determined by the City Engineer;
9. Any glazing or windows facing street frontages must allow visual access into interior spaces and not be blocked by attaching temporary devices to the glazing/window such as fabric, soaping, paper, wood panels, paint, and the like. Interior window blinds and shutters for glazing areas facing street frontages are permitted subject to the color regulations of Exhibit "B."
10. Temporary signs are not allowed unless part of an approved, moveable type, reader board sign;
11. New, single-story buildings require Planning Commission approval; and,

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12. Multiple-story buildings with first floor covered parking and upper story housing are highly encouraged.

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Phased Development

Phasing of development plans may be requested at the time of application for Site and Building Design Review, subject to the following standards and procedures:

1. A proposed phasing plan shall be submitted with the Site and Building Design Review application. The City shall approve a time schedule for developing a site in phases, but in no case shall the total time for all phases be greater than five years without obtaining Planning Commission approval. The first phase of the project shall begin no later than 12 months from the date of City approval for Site and Building Design Review.

2. Approval of a phased site development proposal requires satisfaction of all of the following criteria:

- a. The public facilities required to serve each phase are constructed in conjunction with or before each phase, or bonded at the discretion of the City Engineer;
- b. The phased development shall not result in requiring the City or other property owners to construct public facilities that are necessary to support the development proposal; and,
- c. An application for phasing may be approved *after* Site and Building Design Review approval as a modification to the approved plan, in accordance with the City Procedures Ordinance.
- d. Requests for phasing periods longer than 5 years shall include supportable analysis showing why such an extension is warranted.

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Development in Accordance with Permit Approval

Development shall not commence until:

- a. The applicant has received all of the appropriate land use and development approvals (i.e., site development review approval), grading permits and building permits;
- b. Construction of public improvements shall not commence until the City has approved all required public improvement plans (e.g., utilities, streets, recorded public land dedication, etc.); and,
- c. The applicant has entered into an improvement agreement with the City (e.g., for phased developments and developments with required off-site public improvements), and required bonding or other assurances for improvements have been submitted to City.

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Expiration of Approval

Unless an extension is approved by the Planning Commission, any Site and Building Design Review approval shall lapse, and a new application shall be required, if a building permit has not been issued within 12 months of Site and Building Design Review approval, or if development of the site is in violation of the approved plan or other applicable codes.

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Bonding and Assurances

Performance Bonds for Public Improvements

On any project where public improvements are required, the City shall require a bond in an amount equal to 120% of the cost of the public improvements or other adequate assurances as a condition of site development approval in order to guarantee the public improvements for a 13-month period. If it is determined at the 12th month of the 13-month period, the improvements do not meet City requirements; an additional amount of bonding time may be required.

Release of Performance Bonds

The bond or assurance shall be released when the City Planning Director and City Engineer find the completed project conforms to the site development approval, including all conditions of approval.

Completion of Landscape Installation

Landscaping, including, but not limited to, installations of art, fountains, and pedestrian amenities, shall be installed before building occupancy and/or before commencement of the approved use in accordance with the land use approval. For unusual circumstances necessitating delayed landscape installation, a bond or other approved security instrument, equal to the cost of the landscaping as determined by the City, may be accepted at the discretion of the City in lieu of landscape installation. The bond or security instrument shall assure such installation within six months after occupancy. If the installation of the landscaping is not completed within the six-month period, the bond or security instrument may be used by the City to complete the installation.

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Exhibit “A”

Required Design Features for Various Zones and Districts

Downtown Commercial Core District Standards

Improving the function and appearance of the community’s commercial areas is an important goal of the Prineville Comprehensive Plan. Programs, policies, and implementations strategies outlined in the Plan focus on the ways and means to improve the built environment in the key commercial areas, like the downtown core.

Prineville’s Downtown Commercial Core District contains a mixture of historic and newer structures. The historic structures are built of wood, stone, brick, and concrete. Newer structures often include various elements of the historic structures by developing multiple stories and mixed uses utilizing construction materials and architectural styles such as parapets, brick, stone, awnings, highly defined entrances, plazas, pocket parks, wide sidewalks, and pedestrian-oriented site designs reminiscent of Prineville’s historic past as a small town.

Small blocks, alleys, wide right of ways, opportunities for residential units above commercial areas, and ample parking provide the basic components to support a vibrant downtown commercial core. In addition to key design features, it will be necessary to require new development to develop as efficiently as possible with multiple stories and mixed-uses, particularly in an area with a high water table prone to flooding. Thus, any new and/or expanded building within Prineville’s Downtown Commercial Core District, as mapped on Exhibit “D”, shall be designed with architectural and site design characteristics consistent with the following regulations, photos, and graphics.

Exterior Construction Materials and Color

The predominant building materials shall be characteristic of Prineville’s history and include brick, wood, native stone, stone veneers, fabric or metal awnings, balconies, and tinted/textured concrete masonry units and/or glass products. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and not dominate the exterior of the structure. Metal roofs may be allowed if compatible with the overall architectural design of the building or hidden by parapets. A full listing of exterior construction materials and wall styles are shown on Exhibit “B.”

Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors such as black, neon, metallic, or fluorescent tones for the exterior facade and/or roof of the building are prohibited except as approved for building trim consistent with Exhibit “C” and other provisions of this section. Exhibit “C” is a color

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guide providing samples of approved and prohibited colors. The use of trademark or franchise colors for dominant exterior wall/sign colors may be restricted or not allowed.

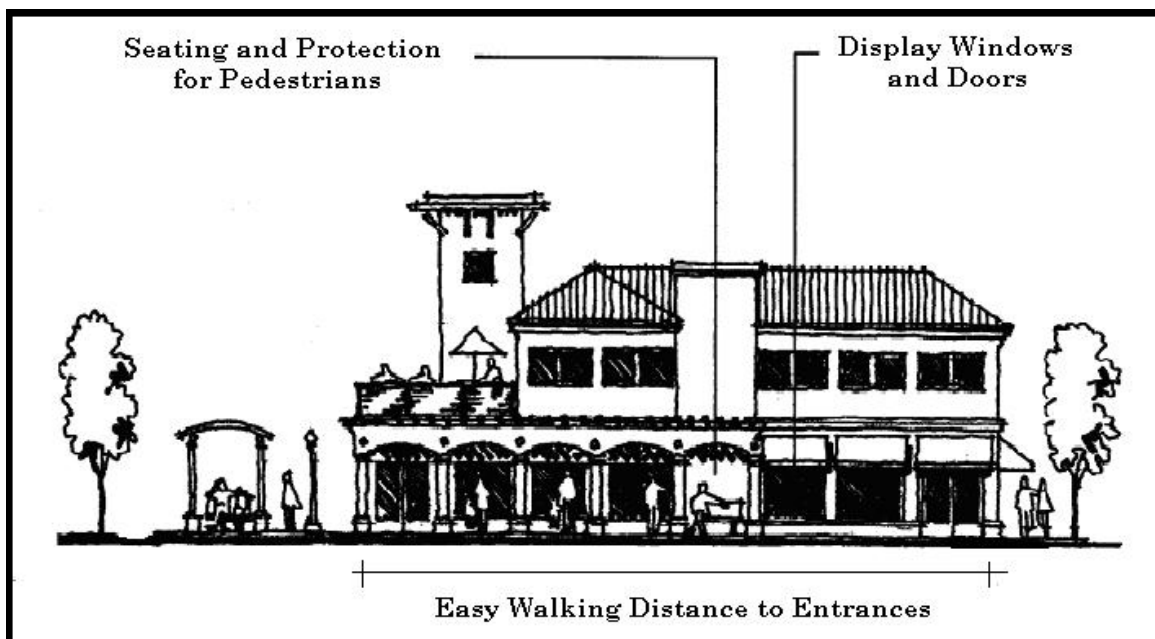


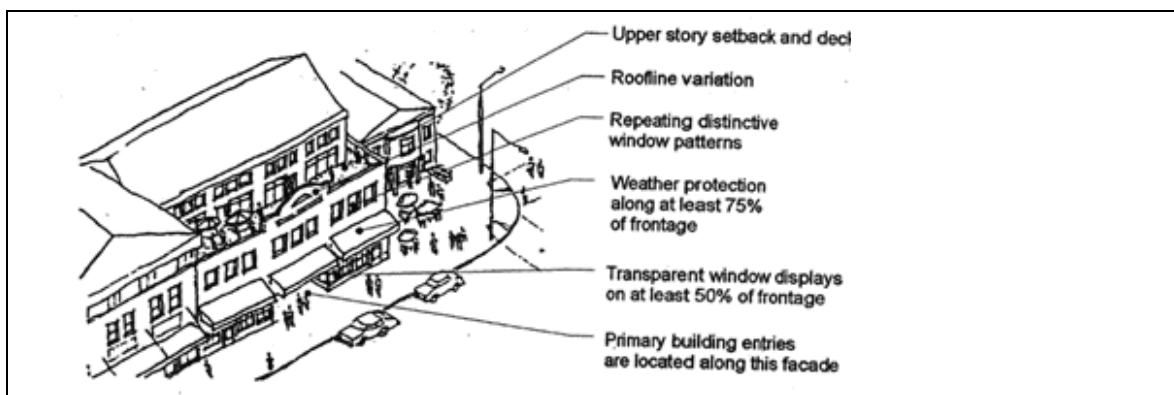
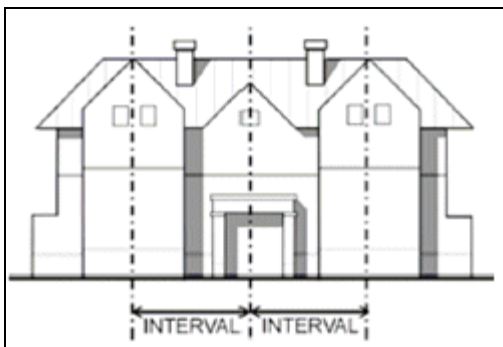
Figure xx.x *Note: The above illustration shows how key elements of design such as pedestrian amenities, glazing, entrances, and arcades can enhance the downtown commercial core. The example shown above illustrates examples of building design elements, and should not be interpreted as a required design style.*

Building Articulation Requirements

What does “Articulation” mean?

Building articulation includes those street frontage design elements, both horizontal and vertical, that help create a streetscape of interest. The appropriate scale for articulation is often a function of the size of the building and the adjacent public spaces including sidewalks, planting zones, and roadways. The treatment of edges, corners, surface articulation of windows and the visual weight of a building all contribute to the articulation of the structure. Building articulation gives emphasis to architectural elements (windows, balconies, porches, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. Ground-floor building articulation is critical in creating a street that welcomes and supports pedestrian activity by providing visual interest and a sense of security and community identity. The importance of articulation on the upper stories of a building varies with the height of the building.

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Figures xx.x Examples of building articulation. Note how the commercial building facades are broken with various building projections and features that increase variety.

Exterior building design shall include variation with regard to projections, glazing, setbacks, landscaping, pedestrian amenities, and entrances.

Buildings with exterior walls and/or rooflines greater than 25 feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials.

Architectural features include, but are not limited to the following: recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window projections, landscape structures or other features that complement the design style of the structure and are acceptable to the City.

All mechanical units shall be screened from public view. Screening materials shall be consistent with the primary architectural style of the building.

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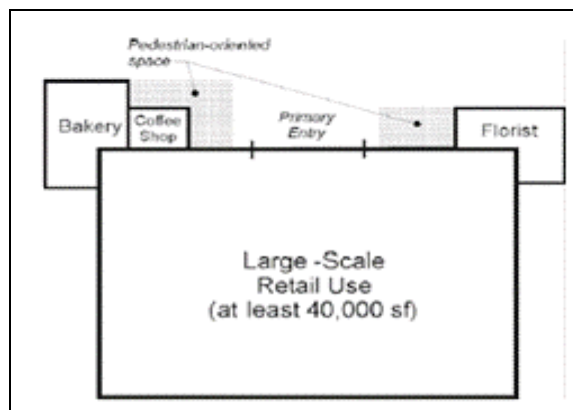


Figure xx.x The illustration above shows how the mass of large buildings can be visually reduced with building projections containing a variety of uses, as in the situation where a retail anchor store is flanked with other retail uses.

Exterior walls that can be directly accessed from public sidewalks/streets shall be designed with windows/glazing totaling a minimum of 35% of the wall area, unless restricted by the current building or energy code. Landscaping in these areas should be limited to wide sidewalks that incorporate street trees and tree wells for areas where the exterior wall faces the primary frontage. Less dominant walls, such as side streets, and rear alleys, shall incorporate a combination of architectural and pedestrian/amenity features, and landscaping (including drainage swales) for at least 50% of the wall length as shown in the figure below.

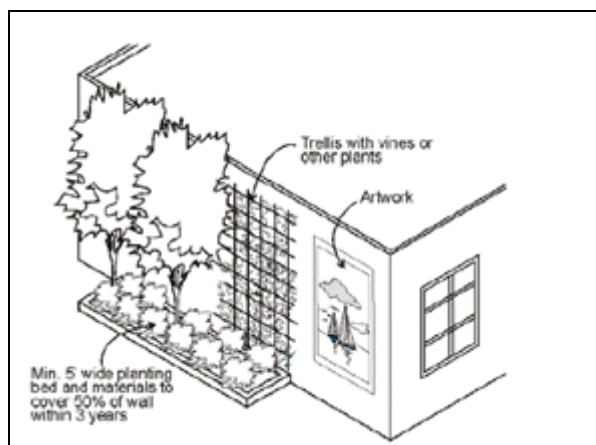


Figure xx.x The illustration above shows how less dominant building facades can incorporate landscaping and other features to improve building articulation.

Typical architectural features and amenities include: clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, integral planters, patio/seating areas; and, water features, art work or sculpture, clock

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towers, drinking fountains, pedestrian plazas with park benches, etc. located in areas accessible to the public. Such features, when outside of the building, may be calculated as part of the landscaping requirement.

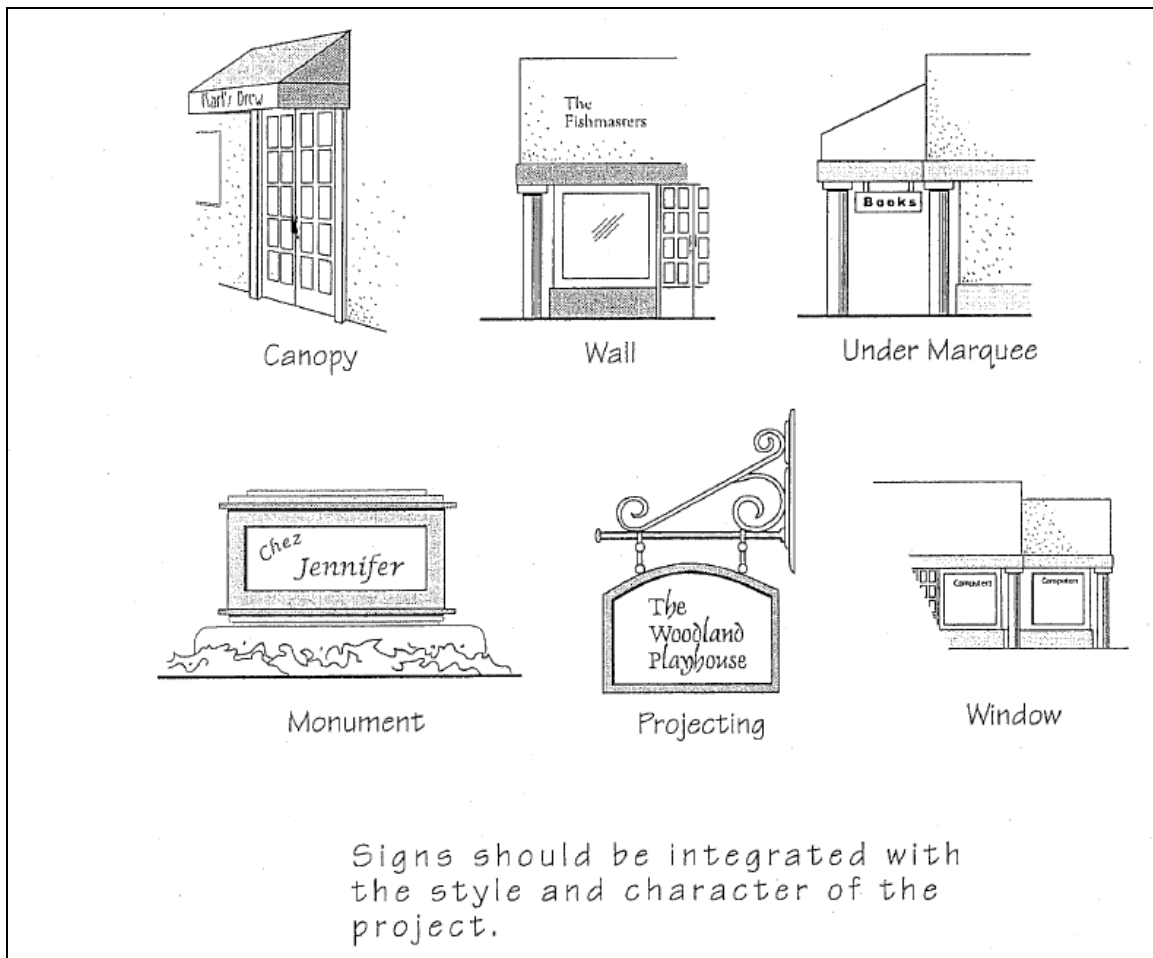
Parking

Parking in the downtown core is limited due to ODOT access restrictions and historic building development. Therefore, greater emphasis on site planning for on site parking and well as preservation of the street parking is necessary for the vitality of the commercial core.

Onsite parking shall be located on the sides or rear of buildings to reduce the negative effect of private driveways onto the State Highway and other, higher order street classification, except where ADA requirements are implemented. Alleys shall be utilized for access to drive-through businesses, such as fast food, gas stations, and banks.

Signage

Monument or ground mounted signs and wall signs, including projecting signs are permitted subject to the requirements of this section and City sign code regulations, except that pole signs are prohibited.



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Special Amenities Required

Buildings greater than 5,000 square feet in area shall provide at least one, buildings greater than 10,000 square feet shall provide at least two, and buildings greater than 20,000 square feet shall provide three of the pedestrian amenities listed below.

Pedestrian amenities may be provided within a public right-of-way (i.e., on the sidewalk, curb, or street pavement) when approved by the City (for City streets), Crook County (for County roads), or the Oregon Department of Transportation (“ODOT”) (for State Highways).

Pedestrian Amenities

- A plaza, courtyard, square, or extra-wide sidewalk with an unobstructed minimum width of 8 feet, next to the building entrance;
- Sitting space (i.e., dining area, benches or ledges) between the building entrance and sidewalk) with a minimum height meeting ADA standards;
- Self-supporting (no poles or supports in the sidewalk) building canopy or awning or pergola, or similar weather protection with minimum projection of 5 feet over a sidewalk or other pedestrian space;
- Public art that incorporates seating (e.g., fountain, sculpture, etc.) or wall decoration such as an illustrative mural that is not designed for use as signage; and/or,
- Covered parking areas.

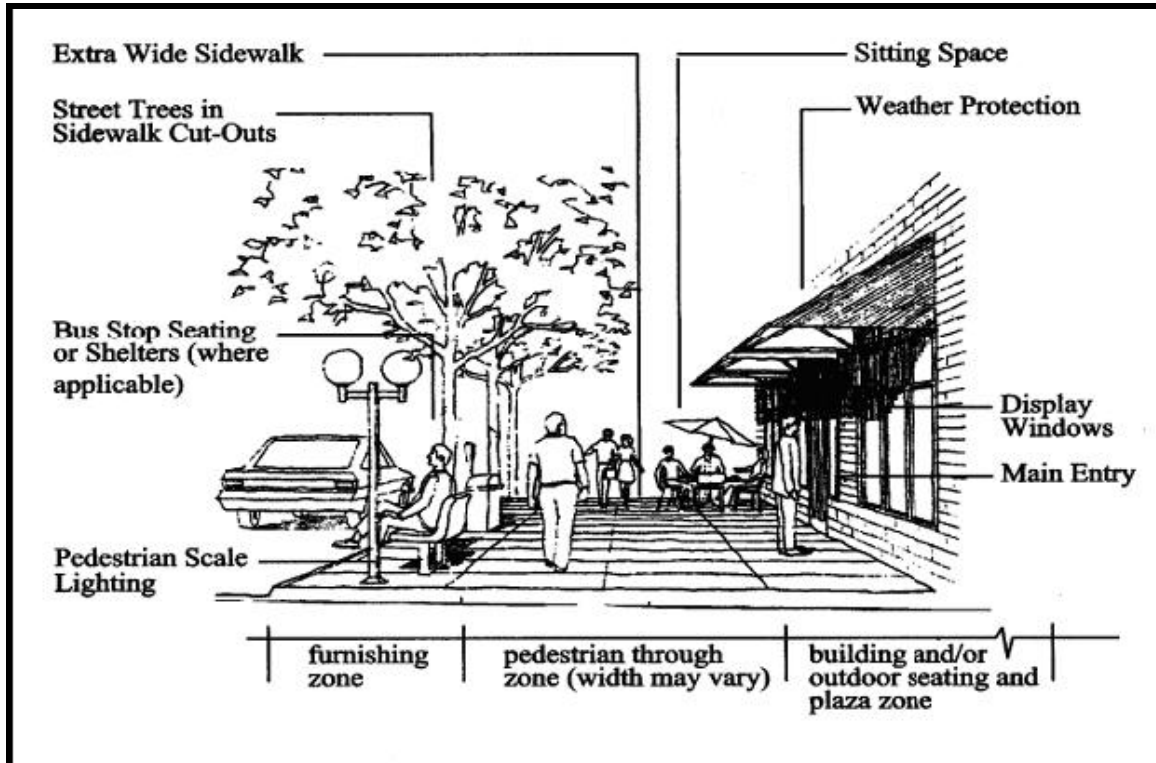


Figure xx.x Note: the example shown above is meant to illustrate examples of pedestrian amenities. Other types of amenities and designs may be used when approved by City.

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Special Prohibitions and Processes

- a. Radio and private transmission towers are prohibited except for antennae as approved by the Planning Commission.
- b. Any unapproved, post or vertical obstruction in the sidewalk or right of way.
- c. Mirrored glass windows.
- d. Buildings under 30 feet in height require approval of a conditional use permit or exception.

Strip Commercial Area Standards

Commercial areas (outside of the Downtown Core) at the edges of the City and along the highways and other higher order roads have been developed in a “strip fashion” as mapped on Exhibit “D.” While strip commercial is not a desirable design technique, various site and building design elements can be utilized to improve the efficiency and visual aspects of such areas.

Exterior Construction Materials and Color

The predominant building materials shall be characteristic of Prineville’s history and include brick, wood, native stone, stone veneers, fabric or metal awnings, balconies, and tinted/textured concrete masonry units and/or glass products. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure unless the mass of the building is broken up into various facades with varied articulation. Metal roofs may be allowed if compatible with the overall architectural design of the building or hidden by parapets. A full listing of exterior construction materials and wall styles are shown on Exhibit “B.”

Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors such as black, neon, metallic or fluorescent for the exterior facade and/or roof of the building are prohibited except as approved for building trim consistent with Exhibit “C” and other provisions of this section. Exhibit “C” is a color guide providing samples of approved and prohibited colors. The use of trademark or franchise colors for dominant exterior wall/sign colors may be restricted or not allowed.

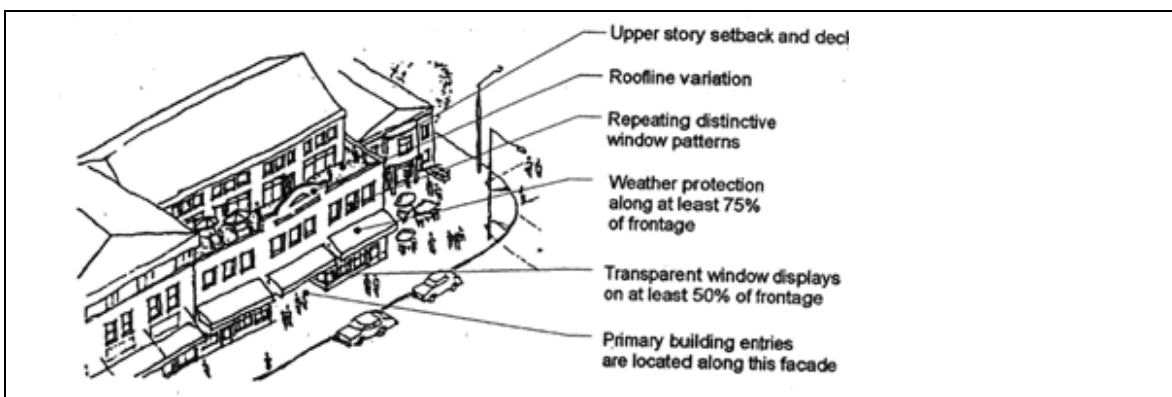
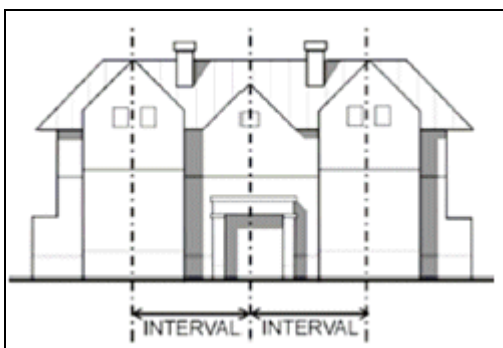
Building Articulation

What does “Articulation” mean?

Building articulation includes the many street frontage design elements, both horizontal and vertical, that help create a streetscape of interest. The appropriate scale for articulation is often a function of the size of the building and the adjacent public spaces including sidewalks, planting zones, and roadways. The treatment of edges, corners, surface articulation of windows and the visual weight of a building all contribute to the

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articulation of the structure. Building articulation gives emphasis to architectural elements (windows, balconies, porches, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. Ground-floor building articulation is critical in creating a street that welcomes and supports pedestrian activity by providing visual interest and a sense of security and community identity. The importance of articulation on the upper stories of a building varies with the height of the building.



Figures xx.x Examples of building articulation. Note how the commercial building facades are broken with various building projections and features that increase variety.

Exterior building design shall include variation with regard to projections, glazing, setbacks, landscaping, pedestrian amenities, and entrances.

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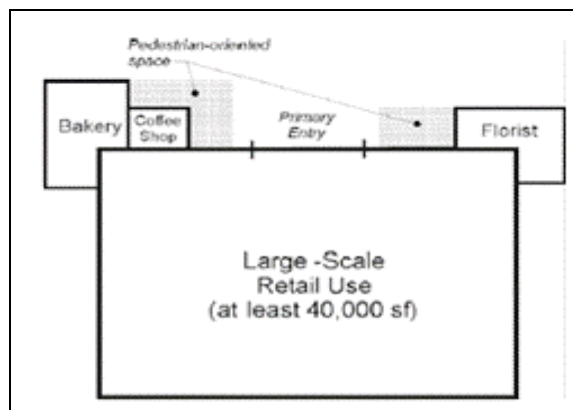


Figure xx.x The illustration above shows how the mass of large buildings can be visually reduced with building projections containing a variety of uses, as in the situation where a retail anchor store is flanked with other retail uses.

Buildings with exterior walls greater than 35 feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials. Architectural features include, but are not limited to the following: recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window projections, landscape structures or other features that complement the design style of the structure and are acceptable to the City.

Exterior walls that can be directly accessed from public sidewalks/streets shall be designed with windows/glazing totaling a minimum of 35% of the wall area. Less dominant walls shall incorporate a combination of architectural and pedestrian features, and landscaping (including drainage swales) for at least 50% of the wall length as shown below.

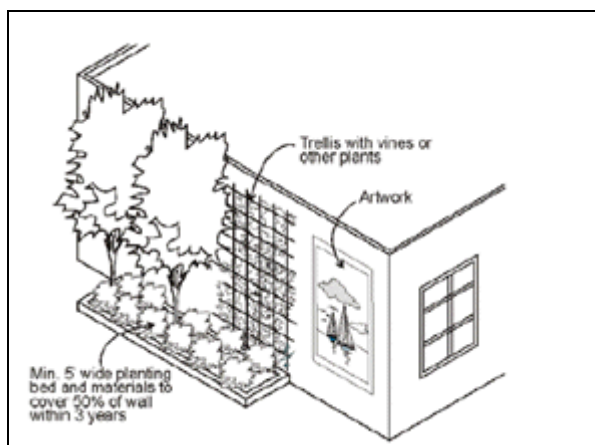


Figure xx.x The illustration above shows how less dominant building facades can incorporate landscaping and other features to improve building articulation.

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Typical architectural features and amenities include: clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, integral planters, patio/seating areas; and, water features, art work or sculpture, clock towers, drinking fountains, pedestrian plazas with park benches, etc. located in areas accessible to the public. Such features may be calculated as part of the landscaping requirement.

When buildings are located at the front property line abutting the sidewalk, landscaping in the front yard area may be limited to wide sidewalks that incorporate street trees and tree wells, particularly for areas where the exterior wall faces the primary frontage.

Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest, and be appropriate to the architectural style of the building. Variations within one architectural style are highly encouraged. Architectural methods shall be used to conceal flat rooftops however; a maximum of 30% of the building elevations visible from the adjacent right-of-way may include flat roof components. Visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged as well as overhanging eaves, sloped roofs, articulated parapet walls and multiple roof elements. All mechanical units shall be screened from public view. Screening shall be consistent with the primary architectural style of the building.

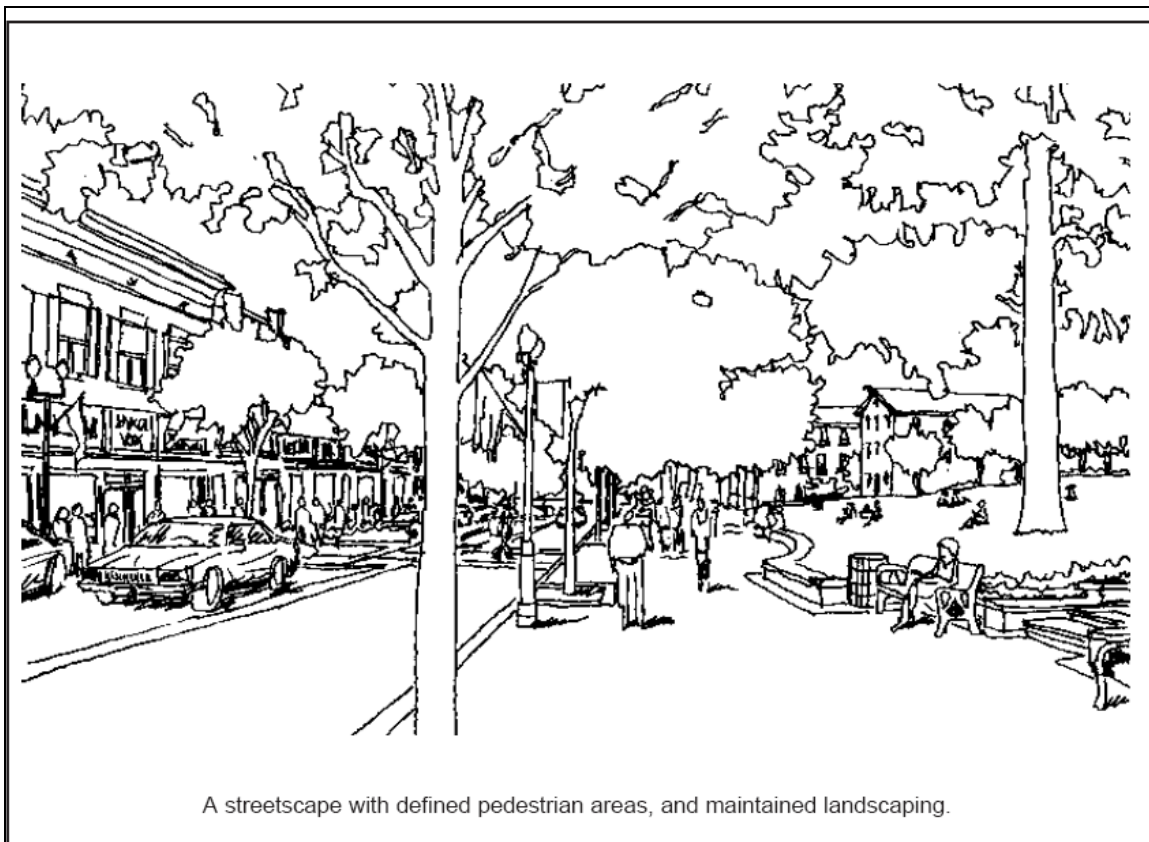
Clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, and/or integral planters are required.

Community amenities such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public are encouraged and, when outside of the building, may be calculated as part of the landscaping requirement.

Parking

Onsite parking shall be internal to the shopping area and not located along the front yard facing the highway unless approved by the Planning Commission. Parking should be distributed around the sides, and/or rear of buildings to reduce the negative effect of large amounts of asphalt and/or traffic congestion. Alleys or separate drive areas, if available, should be utilized for access to drive-through businesses, such as fast food, gas stations, and banks.

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Special Amenities Required

Buildings greater than 5,000 square feet in area shall provide at least one, buildings greater than 10,000 square feet shall provide at least two, and buildings greater than 20,000 square feet shall provide three of the pedestrian amenities listed below.

Pedestrian amenities may be provided within a public right-of-way (i.e., on the sidewalk, curb, or street pavement) when approved by the City (for City streets), Crook County (for County roads), or the Oregon Department of Transportation (“ODOT”) (for State Highways).

Pedestrian Amenities

- a. A plaza, courtyard, square, or extra-wide sidewalk with unobstructed width of 8 feet, next to the building entrance;
- b. Sitting space (i.e., dining area, benches or ledges) between the building entrance and sidewalk) with a minimum height meeting ADA standards;
- c. Self-supporting (no poles or supports in the sidewalk) building canopy or awning or pergola, or similar weather protection with minimum projection of 5 feet over a sidewalk or other pedestrian space;

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- d. Public art that incorporates seating (e.g., fountain, sculpture, etc.) or wall decoration such as an illustrative mural that is not designed for use as signage; and,
- e. Covered parking areas.

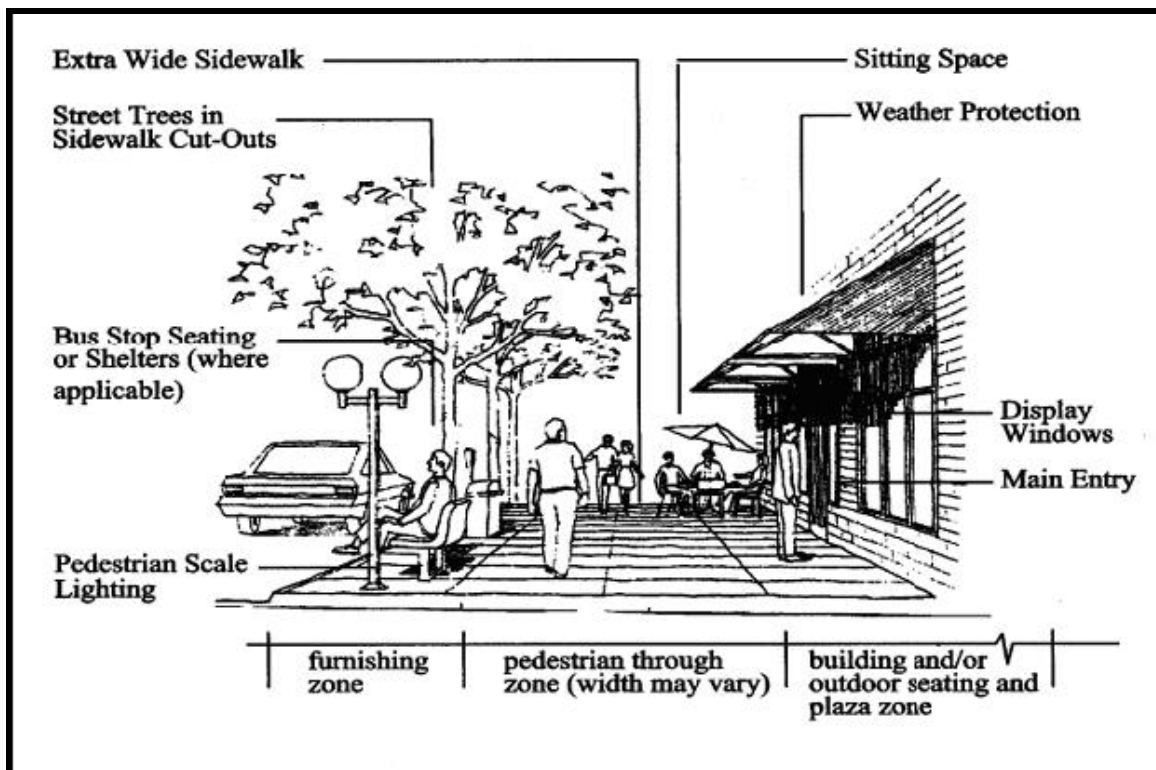


Figure xx.x *Note: the illustration shown above is meant to illustrate examples of pedestrian amenities and how they look in the commercial environment. Other types of amenities and designs may be used as long as they provide similar enhancement to the commercial zone.*

Signage

Ground mounted monument signs and wall signs are permitted subject to the requirements of this section and City sign code regulations. One ground mounted (not pole type) sign per primary shopping center entrance or primary building is allowed.

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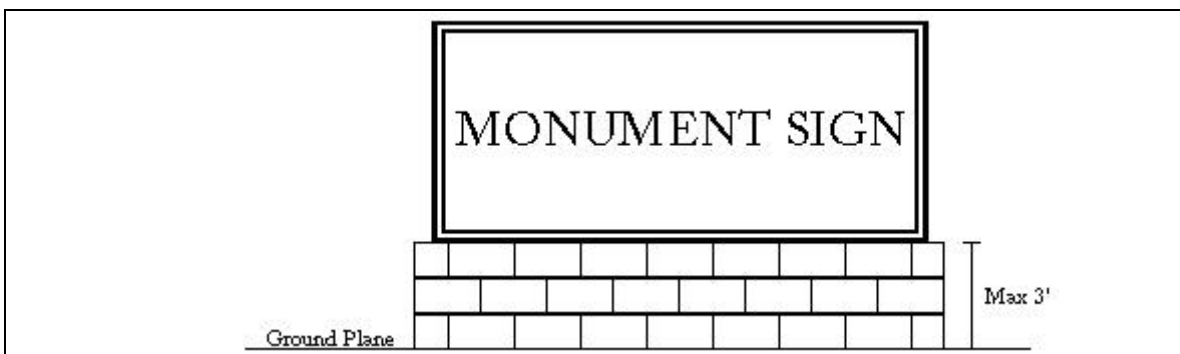
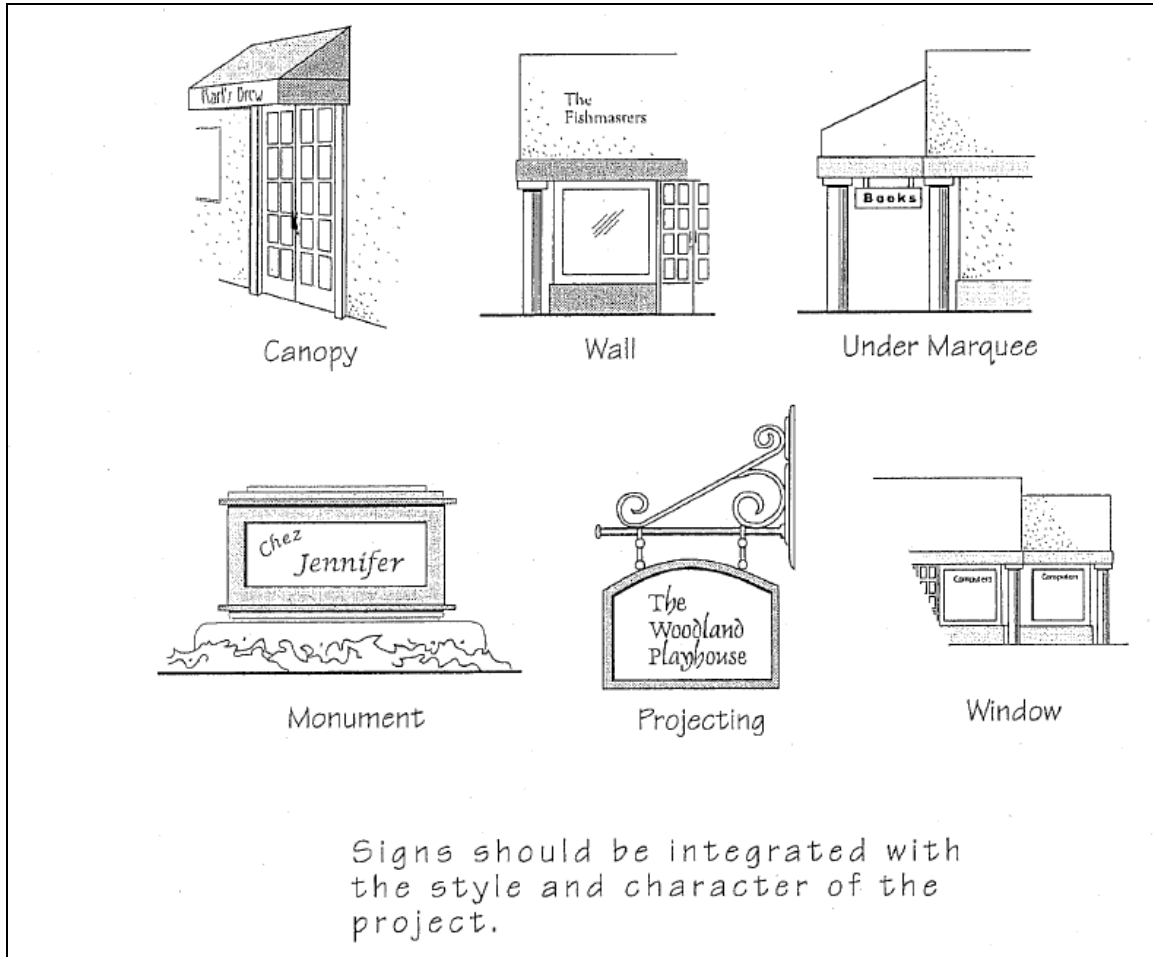


Figure xx.x Example of a ground mounted monument sign.

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Service Commercial Areas and Neighborhood Commercial Nodes

Various Service Commercial and Neighborhood Commercial Nodes are distributed throughout the community as mapped on Exhibit “D.” These low-intensity commercial areas also have special design standards. The standards are necessary to assure a smooth transition from low intensity service commercial areas to established residential areas and new mixed-use areas. Residential units located above commercial uses are highly encouraged.

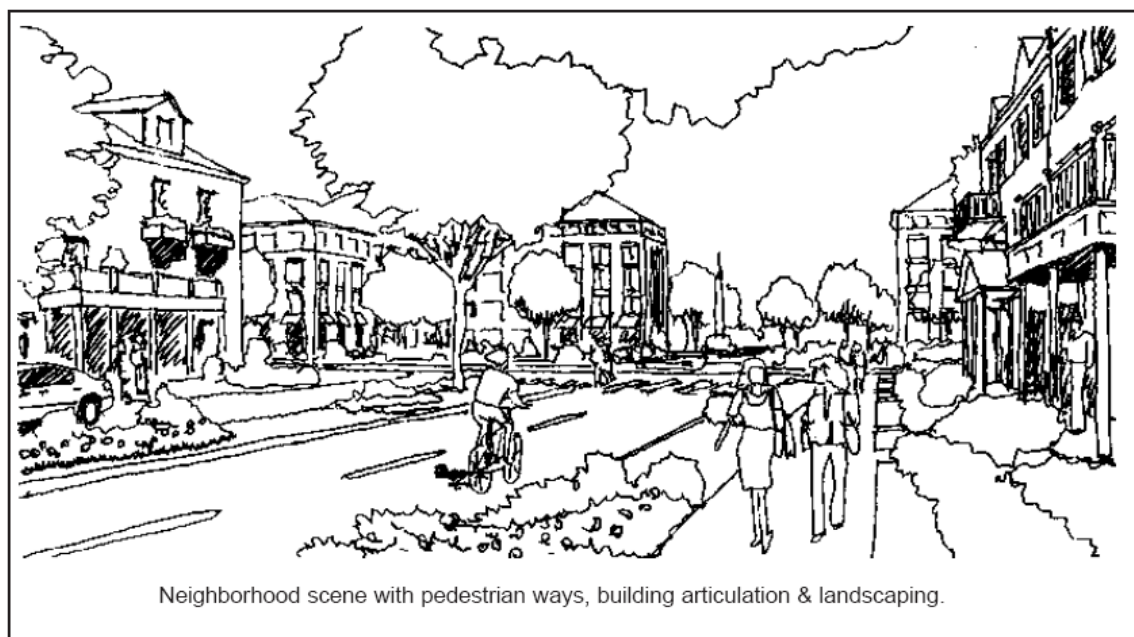


Figure xx.x The above illustration shows how the various components of pedestrian

Exterior Construction Materials and Color

The predominant building materials shall be characteristic of Prineville’s history and include brick, wood, native stone, stone veneers, fabric or metal awnings, balconies, and tinted/textured concrete masonry units and/or glass products. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure unless the mass of the building is broken up into various facades with varied articulation. Metal roofs may be allowed if compatible with the overall architectural

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design of the building or hidden by parapets. A full listing of exterior construction materials and wall styles are shown on Exhibit “B.”

Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors such as black, neon, metallic or fluorescent for the facade and/or roof of the building are prohibited except as approved for building trim consistent with Exhibit “C” and other provisions of this section. Exhibit “C” is a color guide providing samples of approved and prohibited colors. The use of trademark or franchise colors for dominant exterior wall/sign colors may be restricted or not allowed.

Building Articulation

What does “Articulation” mean?

Building articulation includes the many street frontage design elements, both horizontal and vertical, that help create a streetscape of interest. The appropriate scale for articulation is often a function of the size of the building and the adjacent public spaces including sidewalks, planting zones, and roadways. The treatment of edges, corners, surface articulation of windows and the visual weight of a building all contribute to the articulation of the structure. Building articulation gives emphasis to architectural elements (windows, balconies, porches, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. Ground-floor building articulation is critical in creating a street that welcomes and supports pedestrian activity by providing visual interest and a sense of security and community identity. The importance of articulation on the upper stories of a building varies with the height of the building.

Exterior building design shall include variation with regard to projections, glazing, setbacks, landscaping, pedestrian amenities, and entrances.

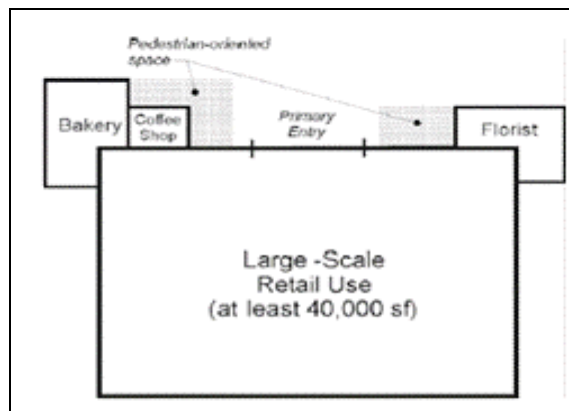


Figure xx.x The illustration above shows how the mass of large buildings can be visually reduced with building projections containing a variety of uses, as in the situation where a retail anchor store is flanked with other retail uses.

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Buildings with exterior walls greater than 25 feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials.

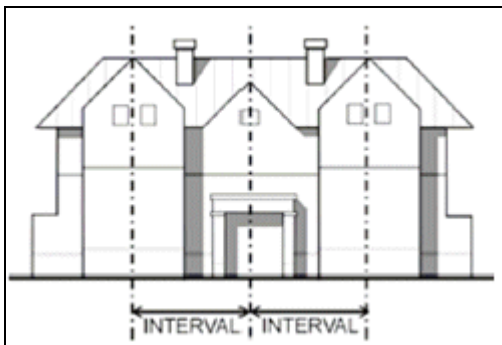
Architectural features include, but are not limited to the following: recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window projections, landscape structures or other features that complement the design style of the structure and are acceptable to the City.

Exterior walls that can be directly accessed from public sidewalks/streets shall be designed with windows/glazing totaling a minimum of 35% of the wall area. In addition, a portion of the on-site landscaping shall abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street.

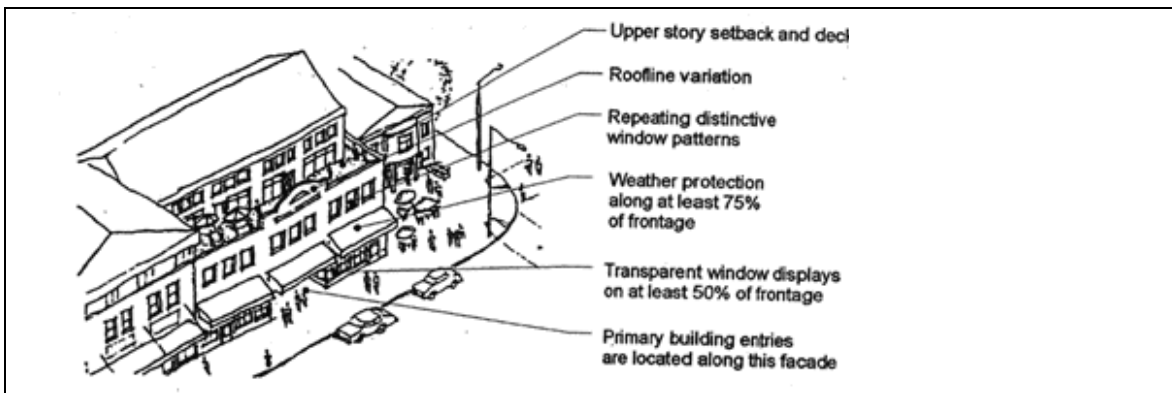
Typical architectural features and amenities include: clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, integral planters, patio/seating areas; and, water features, art work or sculpture, clock towers, drinking fountains, pedestrian plazas with park benches, etc. located in areas accessible to the public. Such features, when outside of the building, may be calculated as part of the landscaping requirement.

Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest, and be appropriate to the architectural style of the building. Variations within one architectural style are highly encouraged.

Architectural methods (such as sloped rooflines) shall be used to conceal flat rooftops. Visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged as well as overhanging eaves, articulated parapet walls and multiple roof elements. Clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, and/or integral planters are required. All mechanical units shall be screened from public view. Screening shall be consistent with the primary architectural style of the building.

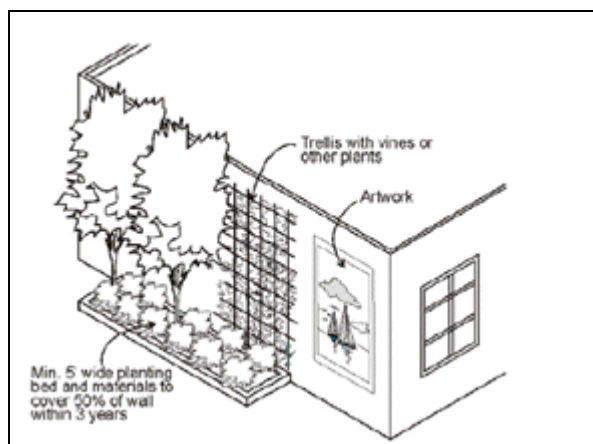


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Figures xx.x Examples of building articulation. Note how the commercial building facades are broken with various building projections and features that increase variety.

Community amenities such as patio/seating areas, water features, artwork or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public are encouraged and may be calculated as part of the landscaping requirement.



Figures xx.x The illustration above shows how less dominant building facades can incorporate landscaping and other features to improve building articulation.

Parking

Onsite parking should not be consolidated into one area but should be distributed around the sides, and/or rear of buildings to reduce the negative effect of large amounts of asphalt and/or traffic congestion unless approved by the Planning Commission. Alleys, separate drive areas, trails, and other pedestrian paths/sidewalks, if available, should be utilized for access to commercial service businesses.

Special Amenities Required

Buildings greater than 5,000 square feet in area shall provide at least one, buildings greater than 10,000 square feet shall provide at least two, and buildings greater than

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20,000 square feet shall provide three of the pedestrian amenities listed below. Pedestrian amenities may be provided within a public right-of-way (i.e., on the sidewalk, curb, or street pavement) when approved by the City (for City streets), Crook County (for County roads), or the Oregon Department of Transportation (“ODOT”) (for State Highways).

Pedestrian Amenities

- a. A plaza, courtyard, square, or extra-wide sidewalk (minimum width of 8 feet) next to the building entrance;
- b. Sitting space (i.e., dining area, benches or ledges) between the building entrance and sidewalk) with a minimum height meeting ADA standards;
- c. Building canopy, awning, pergola, or similar weather protection with minimum projection of 5 feet over a sidewalk or other pedestrian space;
- d. Public art that incorporates seating (e.g., fountain, sculpture, etc.) or wall decoration such as an illustrative mural that is not designed for use as signage;
- e. Covered bus stop area, or other community amenity as approved by the City.

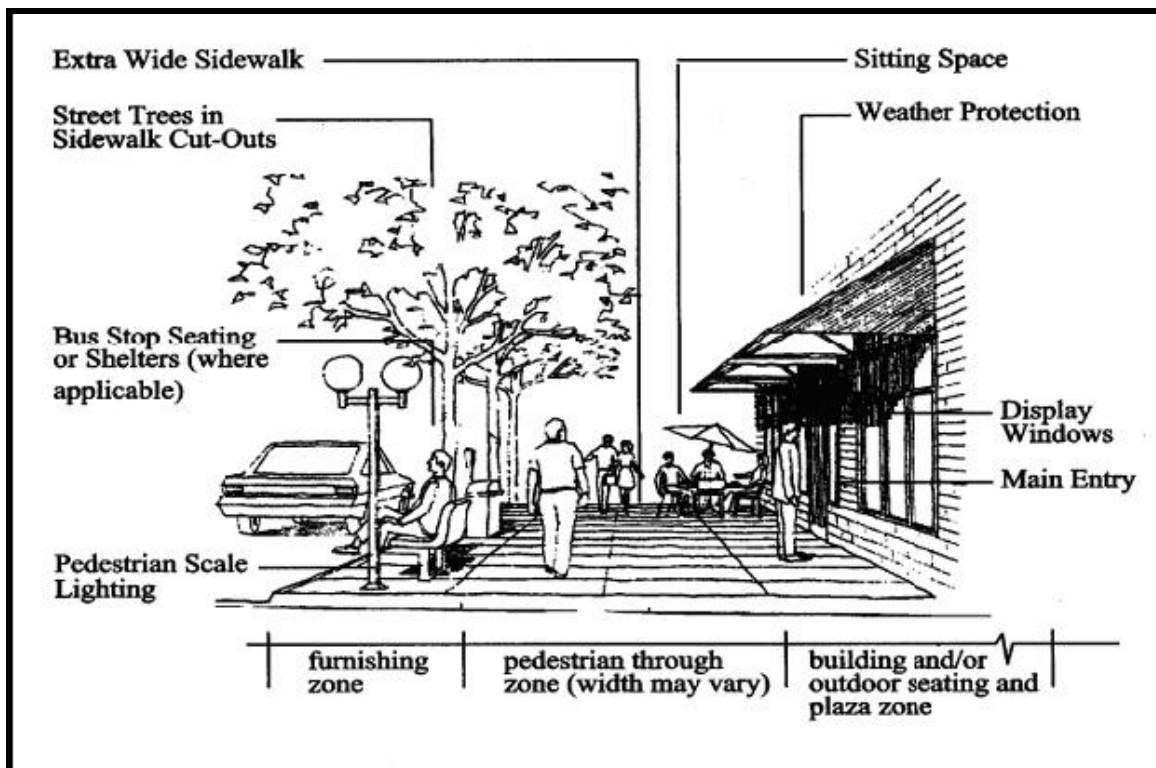
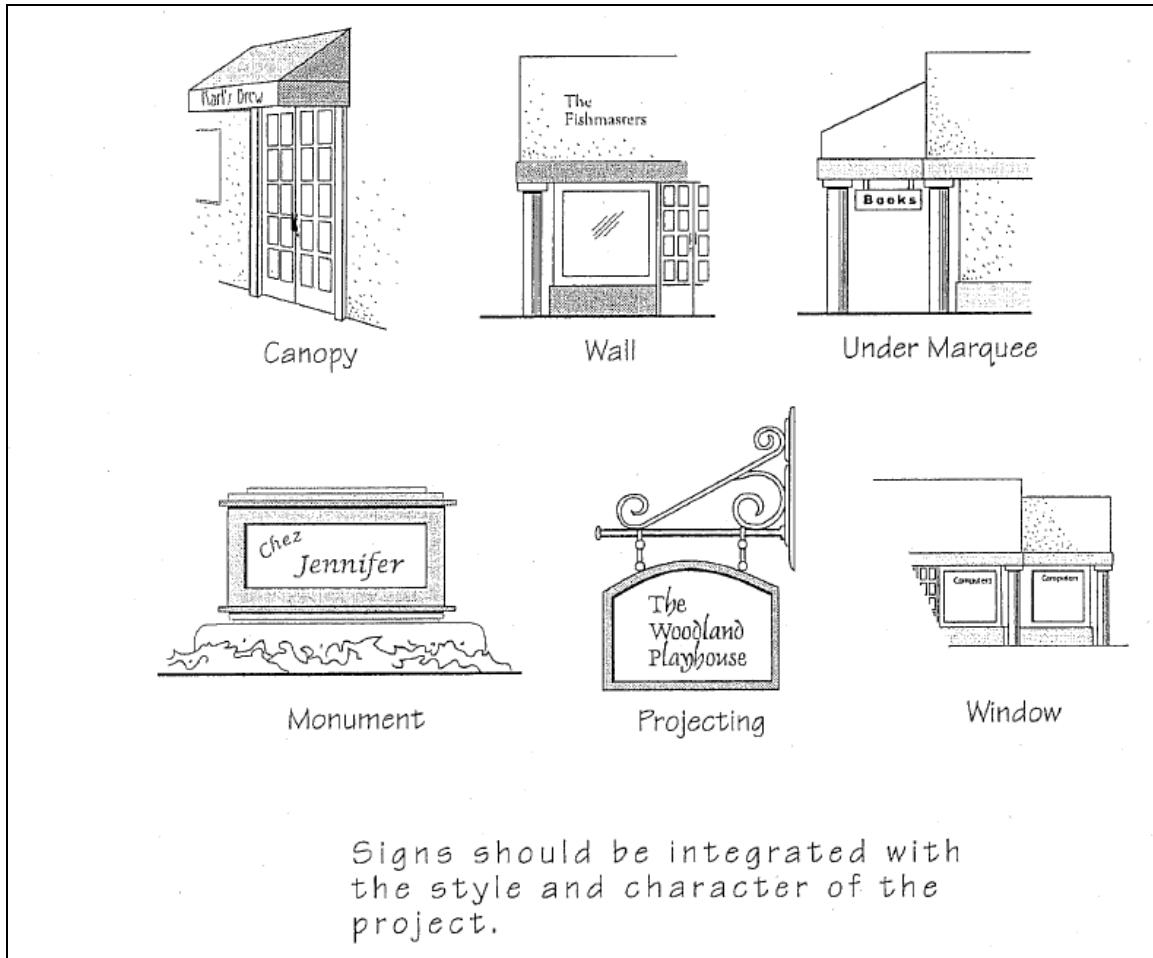


Figure xx.x Note: the example shown above is meant to illustrate examples of pedestrian amenities. Other types of amenities and designs may be used.

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Signage

Ground mounted signs and wall signs are permitted subject to the requirements of this section and City sign code regulations, except that pole signs are prohibited.



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Exhibit “B”

Exterior Walls and Building Materials

Building materials shall consist of primarily natural stone, wood, or similar materials. Plain concrete, block, metal, and plastic/vinyl materials will require approval of the Planning Commission.



Exhibit “C”

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Paint Colors

The City maintains color wheels and hundreds of chip samples to help citizens select appropriate colors for building exteriors. Certain colors will be prohibited outright or limited to trim or accents of no more than 5% of the front building façade. Use of colors not represented on the color samples or in excess of the 5% limitation will require Planning Commission approval.

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Exhibit “D”

Mapped Commercial Areas

Note: We will outline the Downtown Core, strip commercial areas, and examples of where we anticipate neighborhood or other service commercial areas. The Framework Plan Map (in process) will be of use here.

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Exhibit “E”

City Approved Street Tree Species

A. Growth Characteristics. Street trees shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. The following should guide tree selection:

1. Medium canopy tree, low mature height of less than 25 feet for use under power lines or in planting beds.

Species List

Amur Maple/Acer ginnala
Canada Red Cherry/Prunus Virginiana ‘Shubert’
Eastern Redbud / Cercis canadensis
Flowering Crabapple/Malus ‘variety’
Hawthorn/Crataegus ‘variety’
Japanese Lilac Tree/ Syringa reticulata
Serviceberry/Amelanchier

2. Medium canopy, but taller species with mature height of 30 to 45 feet, for use in areas where conflict with overhead utilities is not a concern.

Species List

American Hornbeam/Carpinus caroliniana
Callery Pear/Pyrus calleryana
Hedge Maple/Acer campestre
Mountain Ash/Sorbus acuparia ‘variety’

3. Large canopy trees with a mature height of over 50 feet, for use in areas where space can accommodate full tree height and drip line.

Species List

Green Ash/Fraxinus pennsylvanica
Honey Locust/Gleditsia tricanthos ‘variety’
Littleleaf Linden/Tilia cordata
Norway Maple/Acer platanoides ‘variety’
Pin Oak/Quercus palustris
Red Maple/Acer rubrum ‘variety’
Red Oak/Quercus rubra

Other Tree Species: The Planning Commission may approve other tree species as necessary to achieve the purposes of this code.

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B. Caliper Size. The minimum caliper size at planting shall be 2 ½ inches DBH (diameter at breast height, or four feet above ground), based on the American Association of Nurserymen Standards. If the required caliper is not available, the City may accept replacement trees with an extended maintenance guarantee of two (2) additional years depending on substituted size.

C. Spacing and Location. Street trees shall be planted within existing and proposed planting strips, or in City approved sidewalk tree wells on streets without planting strips.

Small stature trees shall be planted no closer to the curb or sidewalk than three (3) feet, medium trees - three (3) feet and large trees - four (4) feet. Root barriers may be required with street tree planting to protect the City's curb and sidewalk. Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity. Small canopy trees and columnar shaped trees shall be planted no further than 25 feet apart; medium and large canopy trees shall be planted no further than forty (30) feet apart, except where planting a tree would conflict with existing trees, retaining walls, utilities and similar physical barriers. A random spacing of street trees may be approved for the equivalent number of trees required for the length of the frontage.

D. Sidewalk Tree Wells. Street trees planted within sidewalk tree wells shall be installed with a City approved tree grate.

E. Soil Preparation, Planting, and Care. The owner/developer shall be responsible for planting street trees, including but not limited to, soil preparation, ground cover material, staking, and irrigation. The owner/developer shall also be responsible for tree care (pruning, watering, fertilization, and replacement as necessary) during the first year after planting unless an extended maintenance time is required.

F. Assurances. The City shall require the owner/developer to provide a performance and maintenance bond in an amount equal to 120 % of the actual cost to purchase, plant and maintain for a minimum of one full growing season, to ensure the planting of the tree(s) and care during the first year after planting.

G. Utility Easements. All street trees shall be placed outside utility easements unless the utilities can be placed in a conduit for maintenance. If the existing parking/planter strip contains such easements and is not wide enough to also accommodate street trees, the street tree location requirement in Section D above, may be adjusted as approved by the City.