

SILVERTON PLANNING COMMISSION
WORK SESSION
SILVERTON COMMUNITY CENTER
421 S. WATER STREET
JUNE 23, 2015 - 6:00 PM

AGENDA

I. Roll Call

II. Business From The Floor

Items Not On The Agenda

III. Agenda items

3.1 Continue Review of General Commercial District Design Standards

V. Adjournment

AMERICANS WITH DISABILITIES ACT: The City of Silverton intends to comply with the A.D.A. The meeting location is accessible to individuals needing special accommodations such as a sign language interpreter, headphones, or other special accommodations for the hearing impaired. To participate, please contact the City Clerk at 503-874-2216 at least 48 hours prior to the meeting.

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MEMO

DATE: June 17, 2015
FROM: Jason Gottgetreu, Community Development Director
TO: Planning Commission
RE: GC Design Standards

The following is a draft framework for the General Commercial District Design Standards update. I started by using the existing standards and expanding provisions to address specifics with regard to roofs, materials, detail, awnings, etc. This is meant as a starting point and can be changed based on the Planning Commissions needs. Passages that are ~~stuck-out~~ are proposed to be removed with items that are *italicized* are new provisions. .

2.3.180 General commercial district design standards.

A. Purpose. This section promotes the public health, safety, and welfare by requiring at least a minimum level of design on every building in the general commercial district. Design is important to identifying Silverton as a unique place with successful commercial areas. The design standards are intended to:

1. Encourage architecture that is consistent with the character of Silverton.
2. Ensure that new development creates a close, intimate human scale and architectural designs address all four sides of a building.
3. Encourage the use of contextually appropriate materials, textures and colors.
4. Promote pedestrian-oriented uses by orienting buildings and their entrances to the street or to civic spaces abutting the street.
5. Create vibrant civic spaces (e.g., plazas, public art, cafe seating areas, etc.) oriented to take advantage of southern exposures; civic spaces should help identify the village, create intrigue, and offer weather protection and comfort to pedestrians while adding value to adjoining properties.
6. Break down large building masses and provide visual interest along the street.

7. Balance rhythm and continuity – encourage creativity in the design of building elevations, rooflines and facade elements.
8. Treat corner lots as focal points with vertical elements, public art, seating, and other design features.
9. Provide weather protection where commercial and mixed-use buildings abut the street.

B. Applicability. The following standards are applied through design review prior to building permit review. The applicant is required to demonstrate that the standards are met by complying with the criteria under each standard. Remodels of, or additions to, designated historic residential structures are subject to the requirements under Chapter 3.5 SDC. The provisions of this section may be adjusted through the design performance option in SDC [4.2.510](#).

C. Pedestrian Orientation. The design of all buildings on a site shall support a safe and attractive pedestrian environment. This standard is met when the approval body finds that all of the criteria in subsections (C)(1) through (8) of this section are met. Alternatively, the approval body may approve an alternate design under SDC [4.2.510](#) through a Type III procedure upon finding that the proposed design equally or better achieves the above standard.

1. The building orientation standards under SDC [2.3.150](#) are met;
2. Primary building entrances shall open directly to the outside and, if not abutting a street, shall have walkways connecting them to the street sidewalk; every building shall have at least one primary entrance that does not require passage through a parking lot or garage to gain access;
3. Corner buildings (i.e., buildings within 20 feet of a corner as defined by the intersecting curbs) shall have corner entrances, or shall provide at least one entrance within 20 feet of the street corner or corner plaza;
4. At least 50 percent of a building's street-facing elevation(s) shall be located at the build-to line or closer to the street; build-to lines are prescribed by SDC [2.3.120](#);
5. Ground floor windows or window displays shall be provided along at least 50 percent of the building's (ground floor) street-facing elevation(s). Design elements such as large, regularly spaced and similarly shaped windows with window trim, and with transom or clerestory windows above building entrances, are counted; windows and display boxes shall be integral to the building design and not mounted to an exterior wall;
6. Windows shall cover no more than 90 percent of the ground floor facade length, and shall not begin less than 18 inches or more than 30 inches above the ~~sidewalk~~ *walkway* (except transom windows). Second and third story windows shall match the vertical and horizontal character of ground level windows;

7. Street-facing elevations shall be designed with weather protection, such as awnings, canopies, overhangs, or similar features. Such weather protection shall project a minimum of four feet and a maximum of eight feet over sidewalks or other pedestrian space;

a. Awnings shall be flat or sloping. Awnings shall be made of metal, wood, canvas or similar materials. Rounded bubble or plastic awnings are prohibited.

b. Awnings shall not be internally illuminated. However, lighting which is intended to provide illumination to the walkway and signage is permitted.

8. Drive-up and drive-through facilities, when allowed, shall conform to SDC [2.3.160](#).

D. Compatibility. All new buildings and major remodels shall be designed consistent with the architectural context in which they are located. This standard is met when the approval body finds that all of the criteria in subsections (D)(1) through (6) of this section are met. Alternatively, the applicant may propose different design elements as provided under SDC [4.2.510](#), Design review – Adjustments (performance option).

1. There is continuity or effective transitions in building sizes between new and existing buildings;

2. *A standardized prototype or franchise design and color scheme shall be modified if necessary to meet the provisions of this section.*

3. The ground floor and upper floor elevations and architectural detailing are compatible with adjacent commercial buildings;

~~3. Roof elevation is compatible with adjacent commercial buildings (roof pitch, shape, height step-down);~~

4. *Roof Pitch, Materials and Parapets.*

a. Pitched (gabled or hipped) roofs are required on all new buildings with a span of 50 feet or less with a minimum pitch of 4:12. Pitched roof surfaces visible from an abutting public street shall provide a secondary roof detail every 30 feet, such as a dormer, decorative brackets, exposed beams, etc. Visible roof materials must be wood shingle or architectural grade composition shingle, slate, or concrete tile. Metal with standing or batten seam may also be used conforming to the Silverton Color Palette.

b. Mansard roofs are generally not permitted as the primary roof type, unless approved by the Planning Commission through SDC 4.2.510.

b. When a building requires a roof span greater than 50-feet, or the internal function of the building or a portion of the building makes construction of a pitched roof impractical, the reviewing body may allow an alternative roof form. Stepped parapets and detailed coursing shall be provided on those elevations visible from an abutting public street. Parapets shall be varied so that the length of a parapet does not exceed 30 feet without a change in the parapet height of at least 2 feet or as necessary to hide rooftop equipment. A decorative cornice shall be provided along the

elevations visible from an abutting street. Parapet corners shall be stepped and the parapet be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.

5. There is continuity in the rhythm of windows and doors on the proposed building(s);

6. The relationship of buildings to public spaces, such as streets, plazas, other areas, and public parking, including on-street parking, is strengthened by the proposed building(s);

~~7. The materials, colors, and architectural style are compatible with Silverton's character. Compatible materials include masonry, tile, stucco, split-face concrete blocks, or wood. Unadorned poured or tilt-up concrete or metal siding is subject to design review. Entirely pre-cast concrete buildings are not permitted. Where blank walls are required for structural reasons, all such walls visible from public streets shall include a combination of architectural elements and features such as offsets, entry treatments, patterns of varied materials and colors, decorative murals and divisions into bays, or similar features.~~

8. Materials, Color and Design

a. Preferred building materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the city's desired traditional character are as follows:

i. Brick or better.

ii. Basalt stone or basalt veneer.

iii. Narrow horizontal wood or composite siding (generally five inches wide or less); wider siding will be considered where there is a historic precedent.

iv. Board and baton siding.

v. Other materials subject to approval by the community development director.

vi. Plywood with battens or fiber/composite panels with concealed fasteners and contiguous aluminum sections at each joint that are either horizontally or vertically aligned.

vii. Stucco shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

b. Prohibited materials. The following materials shall be prohibited in visible locations unless an exception is granted by the community development director based on the integration of the material into the overall design of the structure.

i. Vinyl or plywood siding (including T-111 or similar plywood).

- ii. *Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building facade.*
- iii. *Corrugated fiberglass.*
- iv. *Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).*

[v.] Crushed colored rock/crushed tumbled glass.

[vi.] Non-corrugated and highly reflective sheet metal.

c. *Special material standards: The following materials are allowed if they comply with the requirements found below:*

- i. *Concrete block. When used for the front facade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall.*
- ii. *Metal siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level).*
- iii. *Exterior Insulation and Finish System (EIFS) and similar toweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.*
- iv. *Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.*

d. *Color - Building exteriors shall comply with the following standards:*

- i. *Permitted colors include warm earth tones (tans, browns, reds, grays and greens) conforming to the Silverton Color Palette.*
- ii. *High-intensity primary colors, metallic colors and black, may be utilized as trim and detail colors only, not to exceed five percent (5%) of the surface area of any elevation. Such color shall not be used as primary wall colors.*
- iii. *Day-glow colors, highly reflective colors, and similar colors are not permitted.*

e. *Design Elements – Each building shall incorporate at least four of the following elements listed below.*

- i. *Canopies, porticos or pergolas;*

- ii. Overhangs;*
- iii. Recesses/projections;*
- iv. Arcades;*
- v. Raised corniced parapets over the door;*
- vi. Clock tower;*
- vii. Arches;*
- viii. Outdoor patios;*
- ix. Architectural details such as tile work, moldings, trellises, or lighting which are integrated into the building structure and design;*
- x. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.*
- xi. Cobbled, patterned or paved stone or enhanced concrete.*
- xii. Planter boxes and street furniture placed in the right-of-way shall be approved for use according to materials, scale and type.*

E. Human Scale. The design of all buildings shall be to a human scale. This standard is met when the approval body finds that all of the criteria in subsections (E)(1) through (8) of this section are met. Alternatively, the applicant may propose different design elements as provided under [SDC4.2.510](#), Design review – Adjustments (performance option). Figure 2.3.180.E contrasts examples of building elevations that are consistent/inconsistent with human scale criteria.

1. Regularly spaced and similarly shaped windows are provided on all building stories;
2. Ground floor retail spaces have tall ceilings (i.e., 12 to 16 feet) with display windows on the ground floor;
3. Display windows are trimmed, recessed, or otherwise defined by wainscoting, sills, water tables, or similar architectural features;
4. On multi-story buildings, ground floors are defined and separated from upper stories by appropriate architectural features (e.g., cornices, trim, awnings, canopies, arbors, trellises, overhangs, or other features) that visually identify the transition from ground floor to upper story; such features should be compatible with the surrounding architecture;
5. The tops of flat roofs are treated with appropriate detailing (i.e., cornice, pediment, flashing, trim, or other detailing) that is compatible with the surrounding architecture;
6. Pitched roofs have eaves, brackets, gables with decorative vents, or other detailing that is consistent with the surrounding architecture;

7. Historic design and compatibility requirements under Chapter 3.5 SDC, where applicable, are met; and

8. Where buildings with greater than 10,000 square feet of enclosed ground-floor space are proposed, they shall provide articulated facades on all street-facing elevations. This criterion is met when there is a major break in the building plane not less than once for every 30 feet of a building's horizontal length. Breaks in the building plane include windows, primary entrances, weather protection (awnings, canopies, arbors, arcades), offsets/projections/changes in elevation or horizontal direction, sheltering roofs, terraces, a distinct pattern of divisions in surface materials, ornamentation, screening trees, small-scale lighting (e.g., wall-mounted lighting or up-lighting), and/or similar features as generally shown in Figure 2.3.180.E. See also subsection (C) of this section.

9. Utility equipment within landscaped areas or attached to structures shall be screened from view from public rights-of-way.

Proposed color palette, taken from Benjamin Moore Historic Colors. Proposed paint colors are required to match colors on the approved palette but do not need to be Benjamin Moore brand. The Director will review all proposed exterior paint colors to ensure compliance with the approved palette.



Guide:

A guide can be prepared to show examples of Planning Commission desired elements and examples of what not to do. Care should be taken to use generic examples or examples from buildings outside of Silverton in the 'what not to do' section to avoid hard feelings among existing building owners. This guide will be expanded as the Planning Commission works through the desired features and what is to be avoided.

For example:

Mansard Roofs are generally not permitted.



Mansard roof with colors not conforming to the Silverton Color Palette.

