PLANNING COMMISSION

WEDNESDAY, JULY 8, 2026

WORK SESSION

2. Wilsonville Industrial Land Readiness (Basalt Creek Master Plan) (Myers/Lorenzen)(60 minutes)

PLANNING COMMISSION MEETING
STAFF REPORT

Meeting Date: July 8, 2026	**Subject: Proposed Code Amendments and Pattern Book Edits as part of the Basalt Creek Master Plan** **Staff Members:** Chris Myers, Senior Planner; Matt Lorenzen, Economic Development Manager; Amy Maag, Engineering **Department:** Community Development
Action Required	**Advisory Board/Commission Recommendation**
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:**
Staff Recommendation: Provide feedback on Proposed BCMP Code Amendments and Northwest Industrial Zone Pattern Book.	
Recommended Language for Motion: N/A	
Project / Issue Relates To:	

☒Council Goals/Priorities: Attract high-quality industry and support economic opportunity for all in Wilsonville	☒Adopted Master Plan(s): Wilsonville Economic Development Strategy; Wilsonville Comprehensive Plan; Basalt Creek Concept Plan	☐Not Applicable

ISSUE BEFORE COMMISSION:
Staff seeks feedback from the Planning Commission regarding the Development Code edits and BCMP Pattern Book (street cross sections and Regulating Plan graphics to be updated prior to public hearing) as part of the Basalt Creek Master Plan.

BACKGROUND
In 2018, the City of Wilsonville and City of Tualatin jointly adopted the Basalt Creek Concept Plan (BCCP), which established a long-term vision and conceptual framework for future urbanization of the Basalt Creek Planning Area (BCPA). The BCCP identified preferred land uses, transportation and infrastructure systems, natural resource considerations, and implementation strategies intended to guide future development within the area.

Since adoption of the BCCP, the City of Wilsonville has completed several key implementation actions, including amendments to the Urban Planning Area Agreement, Comprehensive Plan, and Transportation System Plan to support coordinated future development.

While the BCCP was prepared jointly by Wilsonville and Tualatin, the Basalt Creek Master Plan (BCMP) focuses specifically on Wilsonville's portion of the BCPA. The BCMP builds upon the vision established in the BCCP while providing a more refined and updated framework informed by additional technical analysis, infrastructure planning, environmental review, and stakeholder coordination. Stated differently, the BCCP was a joint planning effort, high level, and conceptual in nature, while the BCMP is the document that will guide and regulate actual development exclusively in the City of Wilsonville. The BCMP is by Wilsonville, for Wilsonville.

EXECUTIVE SUMMARY:
This Basalt Creek Master Plan represents the next step in advancing the BCPA from a long-range concept toward a long-term framework for future employment and industrial development that can help meet Wilsonville's economic development goals. As one of the City's last major industrial growth areas within the Urban Growth Boundary, the BCPA plays an important role in expanding Wilsonville's supply of land for future manufacturing, logistics, and employment uses. The Master Plan further refines the 2018 BCCP by identifying more detailed land use patterns, infrastructure needs, transportation improvements, funding strategies, and implementing policies intended to guide development over the next 10–20 years.

The BCMP builds upon the City's recently adopted Economic Opportunities Analysis (EOA) and Economic Development Strategy (EDS), which were reviewed by the Planning Commission during a work session on November 12, 2025, and a public hearing on February 11, 2026, before being adopted by the City Council following a public hearing on March 2, 2026. Those planning efforts identified Basalt Creek as one of Wilsonville's most significant long-term employment growth areas and established the economic development priorities that help guide the BCMP. While the BCMP represents another important step toward realizing Wilsonville's long-term vision for industrial and employment growth within the BCPA, future development will depend on the

continued alignment of infrastructure funding, market demand, environmental permitting, property owner participation, utility coordination, and regional transportation improvements over time.

Summary of Proposed Development Code Amendments

The proposed Development Code amendments implement the Basalt Creek Master Plan by updating existing industrial development regulations, modernizing outdated code language, establishing the Northwest Industrial (NWI) Zone as a standalone zoning district, and providing clear standards for future industrial and employment development. The amendments build upon the framework established by the Coffee Creek Master Plan while incorporating new planning concepts, contemporary industrial land uses, and design standards developed through the Basalt Creek Master Plan process. The Planning Commission first reviewed the proposed code amendments during a work session on September 10, 2025, with subsequent revisions informed by additional work sessions, technical analysis, consultant recommendations, and public feedback. Collectively, the proposed amendments improve code clarity, provide greater flexibility for high-quality industrial development, and ensure consistency with the proposed Comprehensive Plan amendments.

- New definitions for (see Attachment 1):
    - Accessory Retail Sales
    - Artisan Food and Beverage Production
    - Contractor Establishment
    - Craft and Artisan Studio
    - Direct-to-Consumer (DTC) E-commerce Fulfillment or Logistics
    - Home Business
    - Incubator
    - Innovation Hub
    - Light Manufacturing
    - Maker Space
    - Micro-Mobility Vehicle
    - Regulating Plan
    - Retail
    - Supporting Street
    - Through Connection

The proposed Development Code amendments establish the Northwest Industrial (NWI) Zone as a standalone Planned Development zoning district and create a new industrial use matrix that organizes permitted uses by four planning subdistricts, modernizes industrial use classifications, establishes standards for emerging industrial uses, and ensures that supporting commercial uses remain subordinate to primary employment-generating activities. The amendments also modernize industrial performance standards related to hazardous materials, air quality, waste management, outdoor storage, landscaping, erosion control, and other operational characteristics while expanding the applicability of the NWI standards to new development, exterior building modifications, site improvements, and larger building additions.

The amendments further clarify the NWI review process, including implementation of the Pattern Book and Regulating Plan, update connectivity standards to implement the Basalt Creek Master Plan street network and multimodal transportation framework, and ensure consistency across the NWI, Planned Development Industrial (PDI), and Planned Development Industrial–Regionally Significant Industrial Area (PDI-RSIA) zones. Additional amendments add Artisan Food and Beverage Production as a permitted use within the Craft Industrial (CI) Zone, modernize the Planned Development Regulations to support coordinated planning and high-quality development, and update architectural encroachment standards to provide clear and consistent setback regulations.

On June 10, 2026, the Planning Commission held a work session to review the Draft Basalt Creek Master Plan, Draft Comprehensive Plan Amendments, Transportation Analysis, and supporting technical materials. During the work session, project consultants and staff presented the proposed land use framework, transportation network, economic development strategy, infrastructure concepts, and implementation approach for the Basalt Creek Planning Area. Planning Commissioners provided feedback and raised several questions regarding the proposed transportation network and long-term infrastructure planning.

In several meetings during the development of the EOA, EDS, and BCMP, the Planning Commission has discussed the appropriateness of allowing Contractor Establishments within the proposed industrial zoning districts and expressed interest in further evaluating the use and potential operational standards that would improve these sites from their current conditions. Recently, Washington County has initiated a policy review of Contractor Establishments and is evaluating potential amendments to its development code. In light of the County's ongoing work, staff recommends removing Contractor Establishments from the proposed use matrix at this time. Staff will monitor and participate in the County's policy process and will return to the Planning Commission and City Council with a separate policy discussion and recommendation regarding whether and how Contractor Establishments should be incorporated into Wilsonville's Development Code.

DISCUSSION QUESTIONS:

Staff is seeking Planning Commission (PC) feedback on the following questions:

1. Does the Planning Commission have any remaining questions or concerns regarding the proposed Development Code amendments as presented?
2. Having reviewed the supporting technical memoranda, does the Planning Commission have any questions or policy concerns regarding the proposed transportation and utility infrastructure framework for the Basalt Creek Planning Area?
3. Having reviewed the draft Basalt Creek Master Plan, technical memoranda, and proposed code amendments, are there any additional issues the Planning Commission would like staff to address prior to the public hearing?

EXPECTED RESULTS:
Feedback from the Planning Commission during this work session will help guide refinement of the final draft of the BCMP.

TIMELINE:
Next steps in the project include a Planning Commission public hearing on September 9, 2026. We will also hold a work session with City Council on July 20, 2026, and public hearing on October 5, 2026 (first reading) and October 19, 2026 (second reading).

CURRENT YEAR BUDGET IMPACTS:
Work on the Basalt Creek Master Plan is funded through a Community Planning and Development Grant from Metro and the Planning Division budget's previously authorized project funding. Additional analysis related to water and stormwater infrastructure will be conducted utilizing the City's on-call consultant contracts using a combination of Metro grant funds, Planning Division professional services funds, and CIP 3000 funds.

COMMUNITY INVOLVEMENT PROCESS:
The Basalt Creek Master Plan project was preceded by the preparation of an Economic Opportunities Analysis (EOA) and Economic Development Strategy (EDS) to evaluate whether Wilsonville has sufficient employment land capacity to support anticipated business and job growth between 2026 and 2046. The project also identified strategies intended to support long-term economic growth, infrastructure planning, and employment opportunities aligned with community priorities that would inform the BCMP. To help inform the analysis and recommendations, the City conducted a public engagement process throughout 2025 and 2026 that included Technical Advisory Committee (TAC) meetings, stakeholder interviews, property owner outreach, Planning Commission work sessions and public hearings, and City Council work sessions and hearings.

The TAC included representatives from the City of Wilsonville, Business Oregon, Greater Portland Inc. (GPI), Metro, and the Wilsonville Chamber of Commerce. Stakeholder interviews included representatives from small businesses, manufacturing, redevelopment interests, and business-support organizations. Key themes identified through engagement included workforce development challenges, land and space constraints, high development and operating costs, demand for additional local-serving retail and services, and the importance of maintaining a proactive and collaborative City-business relationship. The City also conducted outreach to property owners within the West Railroad area of the Basalt Creek Planning Area regarding future development opportunities, Comprehensive Plan amendments, and proposed Development Code changes.

Overall, the BCMP engagement process provided numerous opportunities for coordination, stakeholder input, and public review. Feedback received from agencies, businesses, developers, property owners, and community members helped inform the City's understanding of local economic conditions, infrastructure needs, and long-term employment opportunities. The

engagement process ultimately supported development of policies and implementation strategies intended to promote economic competitiveness, employment growth, and high-quality industrial and employment districts consistent with the long-term vision for Wilsonville and the Basalt Creek Planning Area.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:
The Basalt Creek Master Plan provides the Wilsonville community with a long-term framework for coordinated economic growth, infrastructure investment, and land use planning. By identifying appropriate locations for industrial and employment uses, a master plan helps ensure that transportation systems, utilities, stormwater infrastructure, and public services are designed efficiently and strategically rather than through piecemeal development. The BCMP will provide future job creation, strengthen the local tax base, diversify employment opportunities, and improve economic resilience by attracting a range of businesses such as advanced manufacturing, logistics, research and development, and technology industries. When thoughtfully designed, industrial employment districts can incorporate high-quality site design, multimodal transportation networks, open spaces, and environmental protections that improve functionality and compatibility with surrounding areas.

The BCMP establishes the policies, land use framework, transportation network, infrastructure strategy, development standards, and environmental protections necessary to guide future urbanization of the Basalt Creek area. Together, these elements provide a coordinated and predictable approach to development that balances economic opportunity with infrastructure capacity, natural resource stewardship, and long-term community objectives.

ALTERNATIVES:
As the concept plan was refined, alternative approaches to land use configuration, transportation access, zoning, and infrastructure planning were considered in collaboration with the Planning Commission and City Council. Additional refinements to the BCMP and implementing policies may also be considered.

ATTACHMENTS:
1. Proposed BCMP Development Code Edits (June 2026)
2. Northwest Industrial Zone Pattern Book (June 2026)

Attachment 1

Basalt Creek Master Plan – Proposed Development Code Edits – Draft June 2026

Proposed added language ***bold italics underline.*** Proposed removed language ~~struck through.~~

ADMINISTRATION

Section 4.001. Definitions

The following definitions will be added to this section. All subsequent definitions will be renumbered

Addressing street*:* A major existing or planned street within the ~~Coffee Creek~~ ***Northwest Industrial (NWI)*** ~~Design Overlay District~~ Z***one*** as defined in Section 4.134.

Accessory Retail Sales. Retail sales that are incidental and subordinate to a permitted primary use and are conducted on the same site. Accessory retail sales shall be limited primarily to goods or products manufactured, fabricated, assembled, processed, crafted, repaired, or substantially modified on the premises, and may include merchandise directly related to the primary use. Accessory retail sales are not intended to function as a stand-alone retail establishment.

Artisan Food and Beverage Production: A craft industrial use involving the small-scale production, processing, preparation, packaging, or distribution of food and beverage products. These uses are characterized by limited-batch production, specialty or handcrafted products, and may incorporate customer-oriented activities such as tasting rooms, retail sales, demonstrations, classes, tours, and similar experiences that support the primary production use. Artisan Food and Beverage Production does not include large-scale food processing, regional distribution centers, or industrial-scale manufacturing operations.

Contractor Establishment: A site used for the storage, maintenance, dispatch, and staging of equipment, vehicles, tools, and materials associated with construction and contracting activities. Such uses are characterized by the active deployment of personnel, equipment, and materials to off-site work locations and may include offices, workshops, maintenance facilities, storage buildings, and outdoor storage yards.

Craft Studio. A facility used for the creation, production, fabrication, assembly, repair, or finishing of handcrafted or small-batch goods by artists, artisans, designers, or skilled tradespersons. Uses may include studios, workshops, demonstration areas, classrooms, and limited accessory retail sales of goods produced on-site.

Direct-to-Consumer (DTC) E-commerce Fulfillment or Logistics: A light industrial use involving the receipt, storage, sorting, packaging, and shipment of goods directly to individual consumers, typically in response to online, catalog, or similar retail purchases. Such uses are characterized by high volumes of small-package outbound deliveries and frequent last-mile distribution activity and are distinct from traditional wholesale warehousing and distribution facilities that primarily serve commercial customers or retail establishments.

Home Business: A business operating from a dwelling unit that does not meet the definition of a "Home Occupation" listed below. Short-term rental of a dwelling unit or portion thereof where the operator does not live on the same lot is a home business. A home business requires a conditional use permit, except in the Craft Industrial (CI) Zone which allows a home business outright as a typically permitted use (see Section 4.130).

Incubator. A building or portion of a building that provides flexible workspace, shared facilities, and common support services for multiple startup or early-stage businesses. Incubators may include offices, workshops, laboratories, production areas, shared equipment, meeting rooms, and similar spaces intended to support entrepreneurship, product development, innovation, fabrication, or small-scale manufacturing.

Innovation Hub. A facility that brings together businesses, entrepreneurs, researchers, educational institutions, investors, or other organizations to support collaboration, research, product development, technology commercialization, workforce development, or entrepreneurial activities. Innovation hubs may include offices, laboratories, meeting spaces, classrooms, collaborative workspaces, and shared support facilities.

Light Manufacturing*:* ~~Low- to moderate-impact industrial, manufacturing, processing, and assembly uses that exhibit benign external characteristics compatible with the character and overall design of a Residential Village environment.~~

A manufacturing, processing, fabrication, assembly, packaging, that occurs primarily within enclosed buildings where the primary activity is the conversion of raw materials or parts into finished products and produces minimal noise, vibration, dust, odor, glare, hazardous materials, or other off-site impacts. Typical uses may include the production of consumer goods, electronics, food products, apparel, furniture, and similar products.

Maker Space. A shared workspace that provides access to tools, equipment, technology, and work areas for individuals or businesses engaged in designing, prototyping, fabricating, repairing, or producing products. Maker spaces may include workshops, fabrication equipment, digital manufacturing technologies, classrooms, and collaborative work areas.

Micro-Mobility Vehicle. A small, lightweight vehicle designed for individual transportation that is powered by human power, electric power, or a combination of both, and is intended for use on streets, bicycle facilities, shared-use paths, or other designated transportation facilities. Micro-mobility vehicles include, but are not limited to, bicycles, electric bicycles, electric scooters, cargo bicycles, and similar devices intended for short-distance travel.

Regulating Plan: A plan that organizes the system of existing and future streets and multi-use paths within the ~~Coffee Creek Industrial Design Overlay District~~ ***Northwest Industrial (NWI) Zone.***

Retail. A commercial use engaged primarily in selling, leasing, renting, displaying, or distributing goods, merchandise, or products directly to consumers or end users. Retail uses may include customer service, product demonstration, order pickup, and other activities customarily associated with the direct sale of goods, but do not include manufacturing, fabrication, processing, warehousing, or wholesale distribution as the primary use.

Supporting streets: New streets within the ~~Coffee Creek~~ ***Northwest Industrial*** Design Overlay District***(NWI) Zone,*** which may be located within public rights-of-way or public easements.

Through connections***:*** New streets, multi-use paths, or streets that combine characteristics of local streets and multi-use paths. They are located within the ~~Coffee Creek~~ ***Northwest*** Industrial ~~Design Overlay District~~***(NWI) Zone*** and may be located within public rights-of-way or public easements.

No additional changes proposed in this section

Section 4.030. Jurisdiction and Powers of Planning Director and Community Development Director.

(.01) *Authority of Planning Director.* The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:

A. A Class I application shall be processed as a ministerial action without public hearing, shall not require public notice, and shall not be subject to appeal ***by anyone other than the applicant*** or call-up, except as noted below. Pursuant to Class I procedures set forth in Section 4.035, and upon finding that a proposal is consistent with the provisions of this Code and any applicable Conditions of Approval, shall approve the following, with or without conditions:

1. Minor site clearing and grading, prior to the approval of a Site Development Plan, provided that:

    a. No clearing or grading occurs within the Significant Resource Overlay Zone. Clearing or grading in the Significant Resource Overlay Zone shall require, at a minimum, approval of a Class II permit through the procedures specified below;

    b. No clearing or grading occurs within 25 feet of an area that has been identified by the City as a wetland;

    c. Not more than three trees are proposed to be removed;

    d. No fill or removal is proposed;

    e. Adequate measures are utilized to control erosion and runoff from the site and that the applicant will submit a final Site Development application within seven days of submitting the minor site grading application. All grading activities require compliance with the requirements of the applicable building code and City Public Works standards.

2. Class I Sign Permits, and Temporary Sign Permits for 30 days or less.

3. Architectural, landscape, tree removal, grading and building plans that substantially conform to the plans approved by the Development Review Board and/or City Council. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.

4. Building permits for single family dwellings, middle housing, and in the Village zone, row houses or apartments, meeting zoning requirements and located on lots that have been legally created. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.

5. Lot line adjustments, where none of the lots increase in area by 50 percent or more, subject to the standards specified in Section 4.233.

6. A temporary use permit for not more than 30 days. Permitted days may or may not be consecutive, but shall not exceed 30 days within the calendar year for which the permit was applied. Temporary use permits are subject to the following standards:

    a. The applicant has the written permission of the property owner to use the site;

    b. The proposed use will not create an obstruction within a sight vision clearance area that would impair the vision of motorists entering onto or passing by the property;

    c. Adequate parking is provided;

    d. Signs shall meet the standards of Section 4.156.09; and

    e. The proposed use has the approval of the Fire Marshal.

7. Determination that an existing use or structure is a non-conforming use or non-conforming structure, as defined in this Code. Except, however, that the Planning Director may, in cases where there is any uncertainty as to the history of the property, choose to process such determinations through the Class II procedures below.

8. Actions taken subject to Site Development Permits which have been approved by the appropriate decision-making body of the City.

9. Final plats for condominiums, subdivisions, or partitions that are substantially the same as tentative plats approved by the City and which are submitted for review and signature prior to recordation with the appropriate county.

10. Type A tree removal permits as provided in Section 4.600.

11. Determination, based upon consultation with the City Attorney, whether a given development application is quasi-judicial or legislative. Except, however, that the Planning Director may, in cases where there is any uncertainty as to the nature of the application, choose to process such determinations through the Class II procedures below.

12. Expedited land divisions and middle housing land divisions requiring expedited review under state law. Applications for expedited land divisions and middle housing land divisions requiring expedited review under state law, as provided for in Section 4.232 of this Code and ORS Chapter 197 shall be processed without public hearing, and shall be subject to appeal through the special appeal procedures specified in Section 4.232.

    a. Authority of Planning Director. The Planning Director shall have authority to review applications for expedited land divisions and middle housing land divisions requiring expedited review under state law and to take action approving, approving with conditions, or denying such applications, based on findings of fact.

    b. Tentative Plat Requirements for Expedited Land Divisions and middle housing land divisions requiring expedited review under state law. Tentative plats and all other application requirements for expedited land divisions and middle housing land divisions requiring expedited review under state law shall be the same as for other forms of land divisions, except as those requirements are specifically altered by the Oregon Revised Statutes.

    c. Administrative Relief Not Available. In taking action on an application for an expedited land division or middle housing land divisions requiring expedited review under state law, the Planning Director is not authorized to grant Variances or waivers from the requirements of the Code.

    d. Residential Areas Only. As specified in ORS 197, expedited land divisions shall only be approved in areas zoned for residential use.

13. Development approval extensions as provided in Section 4.023.

B. A Class II application shall be processed as an administrative action, with or without a public hearing, shall require public notice, and shall be subject to appeal or call-up, as ***specified in Section 4.022 and*** noted below. ***Class II residential development applications shall be processed without a public hearing.*** Pursuant to Class II procedures set forth in Section 4.035, the Director shall approve, approve with conditions, deny, or refer the application to the Development Review Board ***(as applicable***) for a hearing:

1. Minor alterations to existing buildings or site improvements of less than 25 percent of the previous floor area of a building, but not to exceed ~~1250~~ ***10,000*** square feet, ~~or including the addition or removal of not more than ten parking spaces.~~ Minor modifications to approved Architectural and Site Development Plans may also be approved, subject to the same standards.

2. Residential accessory buildings or structures with less than 120 square feet of floor area located within the Willamette River Greenway Boundary pursuant to Section 4.500 and subject to the flood plain development standards of Section 4.172. Approval of such accessory structures in the Greenway shall be based on all of the following findings of fact:

    a. The building or structure is located so that the maximum amount of landscape area, open space and/or vegetation is provided between the river and the building;

b. Public access to the river is preserved or is provided in accordance with an approved and adopted plan; and

c. That the change of use, intensification of use, or development will be directed away from the river to the greatest possible degree while allowing a reasonable use of the property.

3. Written interpretations of the text or maps of this Code, the Comprehensive Plan or subelements of the Comprehensive Plan, subject to appeal as provided in Section 4.022. The Planning Director may review and interpret the provisions and standards of Chapter 4 (Planning) of the Wilsonville Code upon receiving the required filing fee along with a specific written request. The Director shall publish and mail notice to affected parties and shall inform the Planning Commission and City Attorney prior to making a final written decision. The Director's letter and notice of decision shall be provided to the applicant, the Planning Commission, the City Council, and City Attorney and the notice shall clearly state that the decision may be appealed in accordance with Section 4.022 (Appeal Procedures). A log of such interpretations shall be kept in the office of the Planning Department for public review.

4. A permit to locate an accessory use on a lot adjacent to the site of the principal use.

5. ***Residential subdivisions***, ***s***~~S~~ubdivisions located within the ***Northwest Industrial Zone*** ~~Coffee Creek Industrial Design Overlay District~~**,** and land partitions, other than expedited land divisions, pursuant to Section 4.210. Approval shall be based on all of the following findings of fact:

   a. The applicant has made a complete submittal of materials for the Director to review, as required in Section 4.210;

   b. The proposed plan meets the requirements of the Code regarding minimum lot size and yard setbacks;

   c. The approval will not ***block*** ~~impede or adversely affet~~ the orderly development of any adjoining property or access thereto;

   d. The public right-of-way bordering the lots or parcels will meet City standards;

   e. Any required public dedications of land have been approved for acceptance by the City and will be recorded with the County ~~prior to~~ ***at the time of*** final plat approval;

   f. Adequate easements are proposed where an existing utility line crosses or encroaches upon any other parcel to be created by the partition;

   g. All public utilities and facilities are available or can be provided prior to the issuance of any development permit for any lot or parcel; and

   h. Roads extended or created as a result of the land division will meet City standards.

6. Decisions on the following:

   a. Lot line adjustments, where any of the lots increase by more than 50 percent in area, subject to the provisions of Section 4.233.

   b. Temporary use permits for periods exceeding 30 days but not more than 120 days. Permitted days may or may not be consecutive, but shall not exceed 120 days within the calendar year for which the permit was applied. Temporary use permits may allow specific activities associated with the primary use or business located on the property for up to 120 days provided that:

      i. the property owners have given written permission;

      ii. no structure, sign or any other object shall exceed 20 feet in height;

      iii. adequate parking is provided in designated spaces;

iv. signs shall meet the standards of Section 4.156.09;

v. electrical and building permits are obtained as required;

vi. undue traffic congestion will not result and, if traffic congestion is expected, a traffic control plan is submitted along with the application that identifies the traffic control procedures that will be used;

vii. the activity and/or use shall not unduly interfere with motorists driving on adjacent roads and streets, including I-5; and

viii. public notice has been provided and the comments of interested parties have been considered in the action that has been taken;

ix. the proposed use will not create an obstruction within a sight vision clearance area that would impair the vision of motorists entering onto or passing by the property; and

x. the proposed use has the approval of the Fire Marshal.

7. Solar access permits, as specified in Section 4.137.3.

8. Class II Sign Permits.

9. Site design review, as authorized in Section 4.400 for ***residential development*** or properties located within the Northwest Industrial (NWI) Zone, which satisfy all applicable standards and adjustment criteria in Section 4.134.10.

10. Review of Stage I and Stage II Planned Development applications for properties located within the NWI Zone, which satisfy all applicable standards and adjustment criteria in Section 4.134.

11. Review of Stage I and Stage II Planned Development applications for residential development which satisfy all applicable standards.

12. Type B tree removal permits as provided in Section 4.600.

13. Type C tree removal permits as provided in Section 4.600 for properties located within the ***Northwest Industrial Zone*** ~~Coffee Creek Industrial Design Overlay District~~ ***or associated with applications for residential development.***

14. Architectural and site plans, including modifications and remodels, for multi-family residential structures in residential zones with seven or more units not subject to Site Design Review, meeting clear and objective zoning, siting, and design standards, and located on lots that have previously been legally created. ~~This does not include review of Stage I and Stage II Planned Development Master Plans and Site Design Review of open space and other common improvements, which are subject to review by the Development Review Board.~~

15. Waivers, refinements, and variances for residential development subject to the criteria in Sections 4.119, 4.125, and 4.196.

16. Zone Map Amendments that increase density for residential development.

No additional changes proposed in this section

Section 4.110. Zoning—Zones.

(.01) The following Base Zones are established by this Code:

A. ***Future Development Agricultural-Holding***

B. Residential, which shall be designated "R".

C. Planned Development Residential, which shall be designated "PDR," and further divided into:

PDR-1

PDR-2

PDR-3

PDR-4

PDR-5

PDR-6

PDR-7

D. Planned Development Commercial, which shall be designated "PDC."

E. Planned Development Industrial, which shall be designated "PDI."

F. Public Facility, which shall be designated "PF."

G. Public Facility - Corrections, which shall be designated "PF-C."

H. Village, which shall be designated "V".

I. Residential Neighborhood, which shall be designated "RN". The RN ~~zone~~ ***Zone*** is a Planned Development Residential zone.

J. Town Center, which shall be designated "TC". The TC ~~zone~~ ***Zone*** is a Planned Development zone.

K. Craft Industrial (CI), which shall be designated "CI". The CI Zone is a Planned Development zone.

L. ***Northwest Industrial (NWI), which shall be designated "NWI". The NWI Zone is a Planned Development zone.***

(.02) The following Overlay Zones, to be used in combination with the underlying base zones, are established by this Code.

A. Solar-Friendly (S) overlay zone;

B. Screening and Buffering (SB) overlay zone; ***and***

C. Old Town (O) overlay zone~~.; and~~

~~D. Coffee Creek Industrial Design Overlay District (CCDOD).~~

(.03) The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.

(.04) The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.

(Ord. No. 557, 9-5-2003; Ord. No. 806, 7-17-2017; Ord. No. 812, 2-22-2018; Ord. No. 835, 6-5-2019)

No additional changes proposed in this section

Section 4.117. Standards Applying to Industrial Developments in any Zone.

(.01) ~~All industrial developments, uses, or activities are subject to performance standards. If not otherwise specified in the Planning and Development Code, industrial developments, uses, and activities shall be subject to the performance standards specified in Section 4. 135 (.05) (PDI Zone).~~

(.01) Performance Standards. If not otherwise specified in the Planning and Development Code, all industrial developments, uses, or activities are subject to the following performance standards. These standards are intended to minimize the potential adverse impacts of industrial activities on the general public and on

other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.

A. All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design Review, or Administrative Review.

B. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property or site on which the use is located.

C. Emission of odorous gases or other odorous matter in quantities detectable at any time and at any point on any boundary line of the property or site on which the use is located are prohibited.

D. Any open storage shall comply with the provisions of Section 4.176, and this Section.

E. No building customarily used for night operation, such as a baker, bottling and distribution plant or other similar use, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any residential district.

F. Heat and Glare:

1. Operations producing heat or glare shall be conducted entirely within an enclosed building.

2. Exterior lighting on private property shall be screened, baffled, or otherwise directed away from adjacent residential properties. This is not intended to apply to street lighting.

G. Dangerous Substances. Any use which involves the presence, storage or handling of any explosive, nuclear waste product, or any other substance in a manner which would cause a health or safety hazard for any adjacent land use or site shall be prohibited.

H. Liquid and Solid Wastes:

1. Any storage of wastes which would attract insects or rodents or otherwise create a health hazard shall be prohibited.

2. Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required in Section 4.176.

3. No connection with any public sewer or public stormwater system shall be made or maintained in violation of applicable City or State standards.

4. No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer or public stormwater system in violation of applicable City or State standards.

5. ~~All drainage permitted to discharge int a street gutter, caused to enter or allowed to flow into any pond, lake, stream, or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.~~

6. All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary public sewer and stormwater sewer discharges.

I. Noise. Noise generated by the use, with the exception of traffic noises from automobiles, trucks, and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations.

J. Electrical Disturbances. Except for electrical facilities wherein the City is pre-empted by other governmental entities, electrical disturbances generated by uses within the PDI zone which interfere with the normal operation of equipment or instruments within the PDI Zone are prohibited. Electrical

disturbances which routinely cause interference with normal activity in abutting residential use areas are also prohibited.

K. Discharge Standards. There shall be no emission of smoke, fallout, fly ash, dust, vapor, gases, or other forms of air pollution that may cause a nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon the request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

L. Open burning is prohibited.

M. ~~Material~~ ***Outdoor Storage:***

1. Outdoor ~~material~~ ***storage must be maintained in an orderly manner at all times.***

2. Outdoor storage area shall be gravel surface or better and shall be suitable for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.

3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six feet in height.

N. Landscaping:

1. Unused property, or property designated for expansion or other future use, shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such things as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.

2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberries, English ivy, cherry Laurel, reed canary grass or other identified invasive plants shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located within a phased development project or a future expansion, cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.

3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.

No additional changes proposed in this section

Section 4.1307. CI—Craft Industrial Zone.

(.01) Purpose. The purpose of the Craft Industrial (CI) Zone is to support a diverse range of small-scale industrial and creative enterprises such as incubators, craft and artisan studios, innovation hubs, and maker spaces. It may also include limited residential and commercial uses accessory to the typically permitted uses that serve as a transition to and support more intense urban uses nearby.

(.02) The CI Zone is a Planned Development Zone, subject to applicable Planned Development regulations (see Sections 4.118 and 4.140). Where conflicts occur between these standards and other Development Code regulations or other ordinances, the provisions of this Chapter shall apply.

(.03) Uses that are typically permitted:

- ***A. Home Businesses that include any of the uses listed below.***
- ***B. Business-Integrated Dwelling Units (BIDU) and Live-Work Dwelling Units (LWDU).***
- ***C. Studios and Creative Workspaces.***
- ***D. Artisan Food and Beverage Production and Food-Related ~~Micro-~~Businesses, with or without accessory on-site tasting rooms or eateries subject to the limitations for Retail and Service Commercial Uses of Subsection 4.130.***
- ***E. Craft and Specialty Manufacturing, including the processing, packaging, and/or assembly of artisan goods and handcrafted items.***
- ***F. Custom Fabrication and Printing Services, including sign fabrication.***
- ***G. Light Manufacturing and Assembly of small machinery and appliances, micro-mobility vehicles, precision tools, or other electrical or mechanical items.***
- ***H. Industrial Office and Laboratory Uses, including research, development, testing, or product training and support.***
- ***I. Repair, Finishing, and Testing Services of products manufactured or assembled within the zone.***
- ***J. Service Commercial and Professional Services uses shall not exceed 3,000 square feet of floor space in a single building or 20,000 square feet of combined floor area within a multiple building development.***
- ***K. Retail and Service Commercial Uses, limited to 5,000 square feet of indoor and outdoor sales, service or inventory storage area.***
- ***L. Accessory Uses, including buildings and structures customarily incidental and subordinate to any permitted use.***
- ***M. Other Similar Uses, as determined by the Planning Director to be consistent with the purpose of the CI Zone.***

(.04) Performance Standards. The performance standards of Section 4.117(.01) apply to all industrial properties and sites within the CI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.

(.05) Design and Development Standards:

- ***A. The standards of Section 4.134(.10), Development Standards Table, excepting the front yard setback provisions, for properties with frontage on SW Boones Ferry Road located north of SW Day Road, where the setback standards of Section 4.137(08) shall apply; or***
- ***B. The standards of the PDC zone, Section 4.131(.03), for all other properties.***

(.07) Block and access standards. The CI zone shall be subject to:

- ***A. The block and access standards of Section 4.134(.10), Development Standards Table, for properties with frontage on SW Boones Ferry Road located north of SW Day Road; or***
- ***B. The block and access standards of the PDC zone, Section 4.131(.03), for all other properties.***

(.08) Other Standards:

- ***A. Minimum Individual Lot Size. No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).***
- ***B. Maximum Lot Coverage. No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).***

C. Minimum Front Yard Setback. None required except when front yard abuts a more restrictive district, in which case the front yard setback shall be a minimum of half the same and a maximum of the same as the abutting district. Except as otherwise provided for properties with frontage on SW Boones Ferry Road located north of SW Day Road, structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City Transportation System Plan (TSP).

D. Minimum Rear and Side Yard Setback. None required except when rear and side yards abut a more restrictive district, in which case setbacks shall be the same as the abutting district. Except as otherwise provided for properties with frontage on SW Boones Ferry Road located north of SW Day Road, structures on corner or through lots shall observe the minimum rear and side yard setbacks on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City TSP.

E. No setback is required when side or rear yards abut a railroad siding.

F. Corner Vision. Corner lots shall have no sight obstruction to exceed the vision clearance standards of Section 4.177.

No additional changes proposed in this section

Section 4.134. Northwest Industrial (NWI) Zone.

(.01) *Purpose.* ~~The Coffee Creek Industrial Design Overlay District (Coffee Creek DOD) is an overlay district within the Planned Development Industrial - Regionally Significant Industrial Area (RSIA) Zone Section 4.135.5. The purpose of this Coffee Creek DOD is to implement the Coffee Creek Industrial Area Master Plan (2007)~~ ***The purpose of the Northwest Industrial (NWI) Zone is to implement the Coffee Creek Industrial Area Master Plan (2007) and Basalt Creek Master Plan (2026) by establishing standards for street design and connectivity, site design and circulation, building form, and building architecture and landscape for all development located within the master plan area. These standards are intended to result in:***

A. An industrial district featuring cohesive and high-quality site, landscape, and building design that is well integrated with adjacent streetscapes and other public spaces.

B. A multi-modal transportation network accommodating pedestrians, bicyclists, transit riders, motorists, and freight in the context of a modern industrial district.

C. Preservation of trees and natural features.

D. Minimization of adverse impacts to adjacent properties from development that detracts from the character and appearance of the area.

E. Minimization of the off-site visibility of vehicular parking, circulation and loading areas.

F. Creation of a pleasant and functional industrial district for employees and visitors.

G. A predictable and timely process for reviewing industrial development applications.

(.02) *Applicability.* ~~The Coffee Creek DOD shall apply to all properties within the Coffee Creek Industrial Area Master Plan as shown in the Regulating Plan (Figure CC-1). The provisions of this section shall apply to~~: ***The NWI Zone shall apply to all properties within the Coffee Creek Master Plan and Basalt Creek Master Plan areas as shown in the Regulating Plan (Figure NWI-2).***

A. Subdistricts. The NWI Zone includes four subdistricts (Figure NWI-1):

1. Coffee Creek. Properties in the Coffee Creek Master Plan area located south of SW Day Road.

2. **<u>High-Tech Employment. Properties located in the Basalt Creek Master Plan area north of SW Day Road south of the Light Industrial subdistrict, and east of SW Boones Ferry Road.</u>**

3. **<u>Light Industrial. Properties located in the Basalt Creek Master Plan area north of SW Clay Street west of SW Grahams Ferry Road, and north of the High-Tech Employment subdistrict east of SW Grahams Ferry Road to the western boundary of Craft Industrial (CI) Zone.</u>**

4. **<u>West Railroad. Properties located in the Basalt Creek Master Plan area west of the Portland and Western Railroad tracks.</u>**

B. The provisions of this section shall apply to:

1. All new building construction.

2. Any exterior modifications to ***<u>or expansions of</u>*** existing, non-residential buildings, subject to Section 4.134(.03).

3. All development of site improvements, including but not limited to, new paved parking lots, outdoor storage, display areas, signs, and landscaping.

4. All building expansions greater than 1,250 square feet.

(.03) *Exceptions.* This section does not apply to the following:

A. Maintenance of the exterior of an existing industrial/employment structure, such as painting to an approved color palette, reroofing, or residing with the same or similar materials.

B. Interior remodeling.

C. Maintenance of existing dwellings and accessory buildings.

D. Maintenance of agricultural buildings.

(.04) *Uses that are Typically Permitted:*

NWI-1. Typically Permitted Uses				
Abbreviations:				
A	Allowed			
R	Allowed with Restrictions			
C	Conditional			
P	Prohibited			
Subdistricts:				
Coffee Creek	South of SW Day Road			
High-Tech Employment	North of SW Day Road south of the Light Industrial subdistrict, and east of SW Boones Ferry Road			
Light Industrial	North of SW Clay Street west of SW Grahams Ferry Road, and north of the High-Tech Employment subdistrict east of SW Grahams Ferry Road to the western boundary of Craft Industrial (CI) Zone			
West Railroad	West of Portland and Western Railroad tracks			
Use	**Coffee Creek Subdistrict**	**High-Tech Employment Subdistrict**	**Light Industrial Subdistrict**	***West Railroad Subdistrict***
Manufacturing, Processing, Assembly, and Packaging of products.	A	A	A	***A***
Fabrication.	P	A	A	***A***
Repair, Finishing, and Testing of products manufactured or fabricated within the zone.	A	A	A	***A***
Research and Development.	R Allowed accessory to a primary use or as a separate use. When a separate use, no single biulding on a site may be less than 75,000 square feet in size.	A	A	***A***
Laboratories.	A	A	A	***A***

Residential Hospital: A live-in healthcare facility where patients stay full-time to receive medical care, or similar hospital uses, where daily trips to and from the facility are almost entirely caused by employees.	***C***	***C***	A	***A***
Warehousing and Distribution, except Direct to Consumer (DTC) E-commerce Fulfillment or Logistics.	A	A	A	***A***
Direct-to-Consumer (DTC) E-commerce Fulfillment or Logistics.	***P***	***P***	***R*** *On-site customers limited to 5% of trips. No more than 5,000 square feet may be dedicated to daily consumer pick-up including the area dedicated to inventory storage for customer pick-up. No in-store shopping. No grocery or fresh goods. No single building on a site may exceed 150,000 square feet in size. Any delivery vehicles, including light-duty vehicles, shall be kept in a screened storage area.*	***R*** *On-site customers limited to 5% of trips. No more than 5,000 square feet may be dedicated to daily consumer pick-up including the area dedicated to inventory storage for customer pick-up. No in-store shopping. No grocery or fresh goods. No single building on a site may exceed 150,000 square feet in size. Any delivery vehicles, including light-duty vehicles, shall be kept in*
Industrial Services.	P	P	A	***A***
Motor Vehicle Services, or other services complementary or incidental to primary uses, and which support the primary uses by allowing more efficient or cost-effective operations.	A	A	A	***A***

Specialty Automotive Services.	P	P	R Limited to processing that generally takes more than 48 hours and customer interaction area of not more than 5,000 square feet. Does not include typical maintenance or mechanical repair of light-duty vehicles done at quick lube, auto mechanics, or similar commercial service facilities catering to motor vehicles. All equipment or vehicles being processed and waiting for processing or pickup shall be kept inside a building or in screened storage areas.	***R*** ***Limited to processing that generally takes more than 48 hours and customer interaction area of not more than 5,000 square feet.*** ***Does not include typical maintenance or mechanical repair of light-duty vehicles done at quick lube, auto mechanics, or similar commercial service facilities catering to motor vehicles.*** ***All equipment or vehicles being processed and waiting for processing or***
Corporate Headquarters.	R Must have more than 20 employees.	A	A	***A***
Office Complex-Technology, other than Call Center or Data Center.	A	A	A	***A***
Call Center.	R Must have more than 20 employees.	R Must have more than 20 employees.	A	***A***
Data Center.	***R*** ***Only allowed as a secondary use and limited to maximum of 25,000 square feet on a site.***	***R*** ***Only allowed as a secondary use and limited to maximum of 25,000 square feet on a site.***	***R*** ***Limited to maximum of 25,000 square feet on a site.***	***R*** ***Limited to maximum of 25,000 square feet on a site***
Any use allowed in the PDC Zone or any other light industrial uses provided that any such use is compatible with industrial use, planned and developed in a manner consistent with the purposes and objectives of Section 4.130 to 4.140, and subject to the follwoing criteria:				
Professional Office accessory to and occupying a smaller square footage than the primary use.	R Not to exceed 20 percent of total floor area within a site.	R Not to exceed 30 percent of total floor area within a site.	R Not to exceed 30 percent of total floor area within a site.	***R*** ***Not to exceed 30 percent of total floor area within a site.***

Professional Office accessory to and occupying a smaller square footage than the primary use.	R Not to exceed 20 percent of total floor area within a site.	R Not to exceed 30 percent of total floor area within a site.	R Not to exceed 30 percent of total floor area within a site.	***R*** ***Not to exceed 30 percent of total floor area within a site.***
Professional Office or Commercial Service with regular customers (daily or more than 3 per week) including small medical/dental offices.	R Not to exceed 3,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.	R Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.	R Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.	***R*** ***Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.***
Retail use including indoor and outdoor sales, service or inventory storage area	R Not to exceed 3,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.	R Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.	R Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.	***R*** ***Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.***
Combined Professional Office, Commercial Service, and Retail use including indoor and outdoor sales, service or inventory storage area	R Not to exceed 3,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.	R Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.	R Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.	***R*** ***Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.***
~~Commercial Recreation.~~	~~P~~	~~P~~	~~A~~	~~A~~
Training Facilities and Vocational Schools providing education to meet industrial workforce needs.	A	A	A	***A***

~~Self Storage, including retail storage facilities and/or storage/warehousing of containers for use in moving or self-storage.~~	~~P~~	~~P~~	~~P~~	~~P~~
Public Facilities.	A	A	A	A
Residential use.	R Shall not exceed 10 percent of total floor area.	P	P	P
Accessory Uses, Buildings and Structures customarily inciental to any permitted use.	A	A	A	A
Temporary Buildings or Structures for uses incidential to construction work.	R Structures shall be removed within 30 days of completion or abandonment of construction work.	R Structures shall be removed within 30 days of completion or abandonment of construction work.	R Structures shall be removed within 30 days of completion or abandonment of construction work.	R Structures shall be removed within 30 days of completion or abandonment of construction work.
Expansion of a Building, Structure or Use approved pior to October 25, 2004 of up to 2- percent additional floor area and/or ten percent additional land area.	A	P	P	P
Similar Uses to those listed as typically allowed.	R Must be substantially similar as determined by the Planning Director and meet any restrictions of similar uses.	R Must be substantially similar as determined by the Planning Director and meet any restrictions of similar uses.	R Must be substantially similar as determined by the Planning Director and meet any restrictions of similar uses.	R Must be substantially similar as determined by the Planning Director and meet any restrictions of similar uses.

(.05) *Prohibited Uses:* The uses prohibited shall be governed by Section 4.135.5(.04).

(.06) ~~*Overview of Coffee Creek DOD Standards:*~~ ***Overview of Northwest Industrial Zone Standards:***

A. *Section 4.134(.08) Regulating Plan.* The Regulating Plan organizes all existing and future streets, drives, and shared-use paths within the ~~Coffee Creek Industrial Area~~ ***NWI Zone*** into a hierarchy of Addressing Streets, Supporting Streets and Through Connections.

B. *Section 4.134(.09) Connectivity Standards:*

1. New Supporting Streets and Through Connections are required within the ~~Coffee Creek DOD~~ ***NWI Zone*** to meet Connectivity Requirements as shown on Figure ~~CC-4~~ ***NWI-5.***

2. The Street Types specify the cross sections for each of the street and shared-use path types within the Regulating Plan. These cross section specifications apply to both existing and proposed

new streets. A range of cross sections for Supporting Streets and Through Connections is permitted and detailed in Figures ~~CC-2 and CC-3~~ ***NWI-3 and NWI-4.***

C. *Section 4.134(.10) Development Standards Table:*

1. The Development Standards Table provides an overview of all applicable development standards. The development standards for any given parcel are determined by the existing or future street or shared-use path type on which the parcel fronts, as detailed in Table ~~CC-1~~ ***NWI-2.***

2. Areas bounded by new Supporting Streets and Through Connections are designated as Parcels and are required to comply with Development Standards governing site design, building orientation and frontage. The development standards for site design, building façade and landscape design are intended to work in tandem with the street types to create a cohesive and unified public realm.

3. Adjustments to Development Standards may be granted by the Planning Director for quantifiable provisions, as noted in Tables ~~CC-1 through CC-4~~ ***NWI-2 through NWI-5***, if the Planning Director finds that the adjusted Development Standard will perform as well as the Development Standard.

D. ~~Coffee Creek DOD Pattern Book~~ **NWI Zone Pattern Book. The NWI Zone Pattern Book** provides supplemental design guidelines, which are intended to allow more flexibility in design than the Development Standards while satisfying the purpose of the ~~Coffee Creek DOD~~ ***NWI Zone.***

(.06) *Review Process.* Development applications shall follow the application review process described in:

A. Section 4.197 Zone Changes and Amendments.

B. ~~Section 4.198 Comprehensive Plan Changes.~~

C. Section 4.700 Annexation and Urban Growth Boundary Amendments.

D. Section 4.140 Planned Development Regulations.

(.07) *Waivers.* The Development Review Board may waive standards as listed in Section 4.134(.10), consistent with the provisions of Section ~~4.118(.03)~~***4.119.***

A. The following standards shall not be waived, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

1. Required minimum building height as provided in Section 4.134(.10) Table NWI-5;

2. Parking location and design along Addressing Streets in Section 4.134(.10) Table NWI-4; and

3. Parcel pedestrian access as listed in Section 4.134(.10) Table NWI-4.

B. In addition to meeting the purposes and objectives of Section 4.140, any waivers granted in the NWI Zone must be found to be consistent with the intent of the ~~Coffee Creek DOD~~ ***NWI Zone*** Pattern Book.

(.08) ~~*Coffee Creek DOD*~~ ***NWI Zone Regulating Plan****, Figure* ~~*CC-1*~~ ***NWI-2:***

A. *Components of the Regulating Plan Map:*

1. *Addressing Streets.* Existing and planned streets within the Regulating Plan Area are called Addressing Streets and include Boones Ferry Road, Cahalin Road, Clay Street, Clutter Street, Day Road, Garden Acres Road, and Grahams Ferry Road.~~and "Future" Street.~~ ***For the purposes of this Subsection, the Basalt Creek Parkway and SW Greenhill Lane are existing or planned streets, but not Addressing Streets as referred to in Tables NWI-2 through NWI-5.***

2. ~~*Overlay District.* Land area identified within the Coffee Creek DOD on Figure CC-1 is subject to additional Connectivity Standards as detailed in Figure CC-4 and Table CC-1.~~ **Regulating Plan Area. Land area identified within the NWI Zone on Figure NWI-2 is subject to additional Connectivity Standards as detailed in Figure NWI-5 and Table NWI-2.**

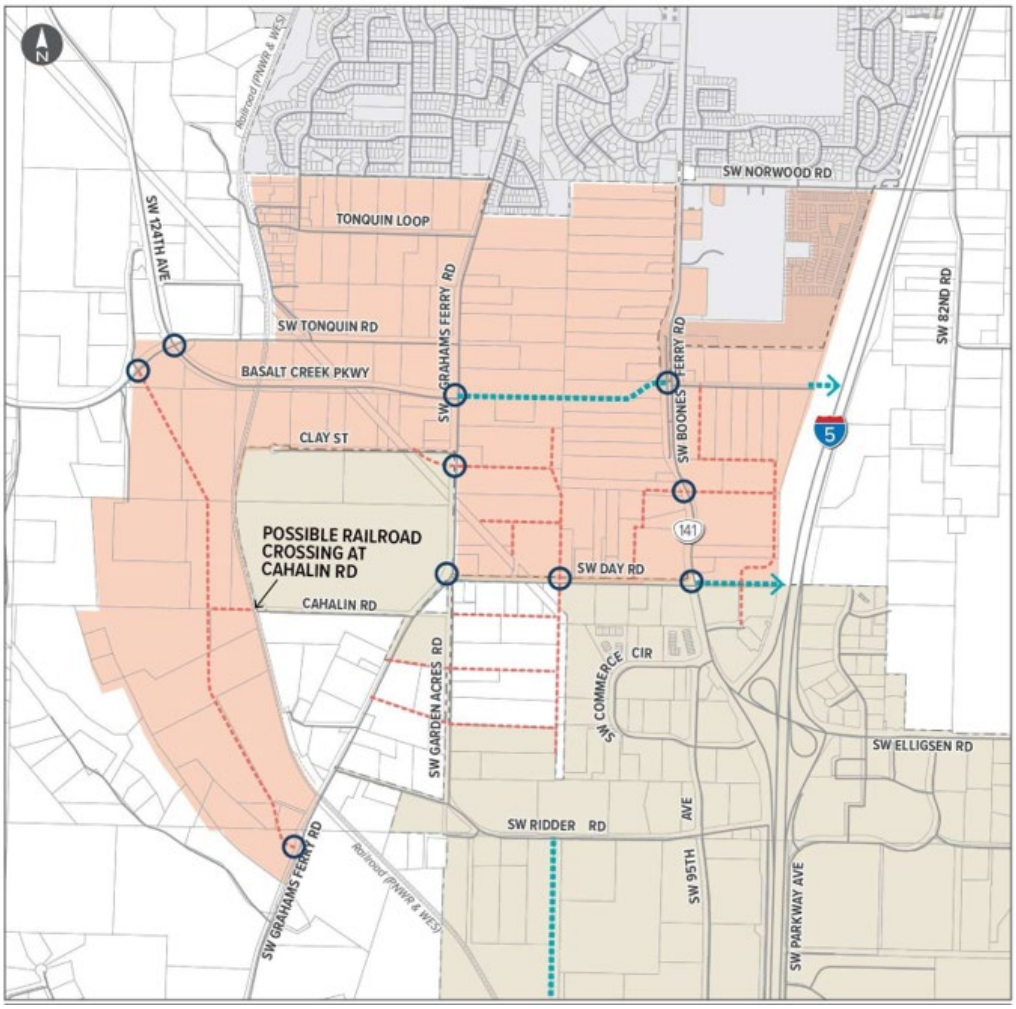


Figure NWI-2. Regulating Plan

(.09) ~~Coffee Creek Connectivity Standards:~~ ***NWI Zone Connectivity Standards:***

A. *Street Types, ~~Figure CC-1~~* ***NWI-2***. Within the land area bounded by Addressing Streets, connectivity shall be provided through new streets or private drives and shared use paths. The location, alignment, and cross-section of required streets or private drives and shared-use paths is flexible, as long as they comply with spacing and minimum cross-section standards. New connections may be one of the following types:

1. *Supporting Streets.* Supporting Streets are new public streets or private streets in public easements. They shall meet the development standards set out in Figure ~~CC-2~~ ***NWI-3.***

   a. A Required Supporting Street is one that intersects with an Addressing Street as shown on Figure ~~CC-1~~ ***NWI-2.*** The exact location and design of these connections will be determined at the time of development review.

   b. Planned Intersections are locations where Existing and Planned Addressing Streets intersect with required Supporting Streets and Planned Pathways, as generally shown in Figure ~~CC-1~~ ***NWI-2.***

2. *Through Connections.* Through Connections are new public streets or private streets in public easements with multi-use paths, or streets or public easements that combine characteristics of

streets and multi-use paths. They shall meet the Development Standards set out in Figure ~~CC-3~~ ***NWI-4.***

B. Planned Pathways are multi-use paths or pedestrian connections that are planned in the Transportation Systems Plan to occur in the location generally shown in Figure ~~CC-1~~ ***NWI-2***. A Planned Pathway may be employed to meet required connectivity, if it complies with Through Connection Standards for Connection Spacing and Connection Type, see Figure ~~CC-6~~ ***NWI-7.***

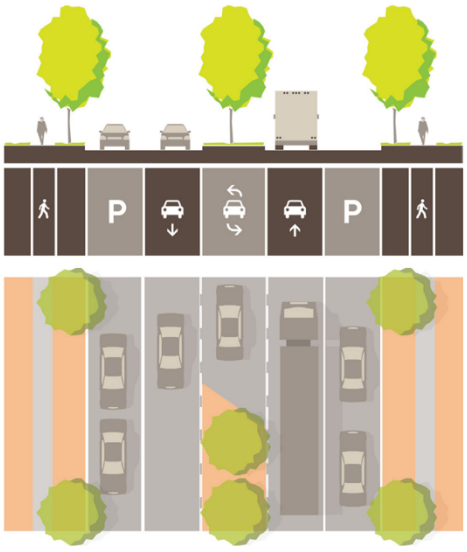
C. *Maximum Connection Spacing:*

1. Addressing Streets. When intersecting with an Addressing Street, new Supporting Streets and Through Connections shall meet maximum spacing standards as set out in Table ~~CC-1~~ ***NWI-2.***

2. Internal Supporting Streets and Through Connections. See Figures ~~CC-4 and Table CC-1~~ ***NWI-5 and Table NWI-2.***

D. *Required Connectivity Master Plan.* Connectivity Master Plans are required for all development within the ~~Coffee Creek DOD~~ ***NWI Zone***. Development proposals shall show conceptually how the Connectivity Requirements will be met. In addition, the Connectivity Master Plan should generally indicate how parking, driveways, walkways, waysides, etc., will relate or connect to adjacent parcels.

Specifications for Supporting Streets	
Type	Multimodal Connection*
Aesthetic Character / Identity	Minor Addressing Street
Role in Network	Bike, Pedestrian and Local Vehicular Connectivity
Design Speed	under 20 mph
Right-of-Way / Easement	Varies
Curb-to-Curb Width	24-54 feet
Travel Lanes (number)	2
Travel Lane Width	10-12 feet
Center Turn Lane Width	14 feet, max. (optional)
Parking Lane Width	8 feet (optional)
Bike Facilities	Shared Street
Sidewalk Width	6 feet (minimum)
Planting Strip Width	6 feet (minimum)
Planted Median Width	14 (minimum, optional)



*The Regulating Plan (Figure CC-1) illustrates the general location of planned multimodal connections. These are labeled as *Required Supporting Streets*. Within 300 feet of an Addressing Street, the exact location and design of these connections will be determined at the time of development review.

Figure NWI-3 - Supporting Streets Standards

Specifications for Through Connections	
Type	Local Street
Aesthetic Character / Identity	
Role in Network	Bike, Pedestrian, Local Vehicular Connectivity
Design Speed	under 20 mph
Right-of-Way / Ease-ment	Varies
Curb-to-Curb Width	Varies
Travel Lanes (number)	Optional
Travel Lane Width	12 feet (maximum)
Center Turn Lane Width	NA
Parking Lane Width	8-30 feet (optional; head-in, diagonal or parallel parking, or a combination, permit-ted,)
Bike Facilities	Shared Street or Shared-Use Path
Sidewalk Width	5 feet (minimum) each side or 10 feet (minimum) one side or 10 feet (minimum) no travel lane
Planting Strip Width	6 feet (minimum)
Planted Median Width	NA

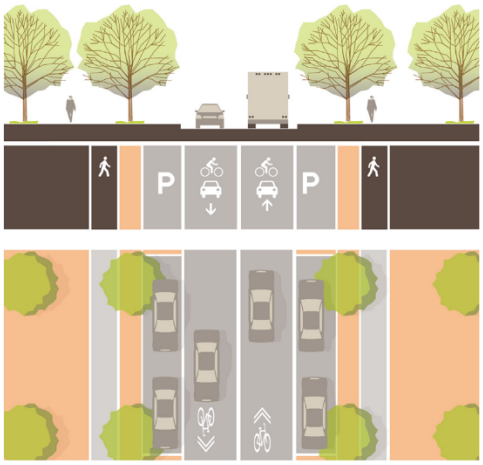


Figure NWI-4 - Through Connections Standards

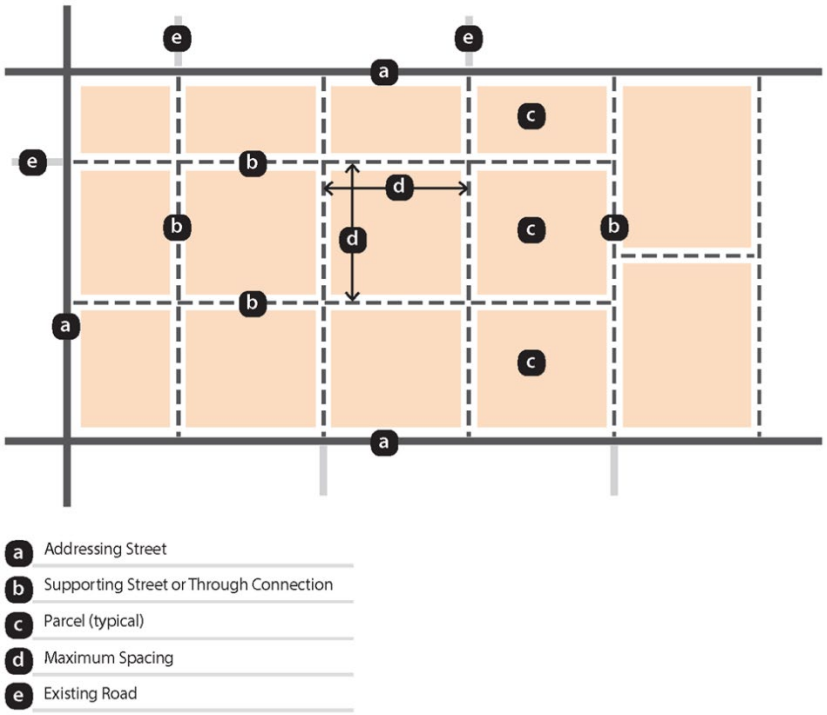


Figure NWI-5 - Connectivity Standards

(.10) *Development Standards Table.* Areas bounded by Addressing Streets, Supporting Streets and Through Connections shall be designated as a Parcel and subject to the Development Standards in Tables ~~CC-1 through CC-4~~ ***NWI-2 through NWI-5.***

Table ~~CC 1~~ *NWI-2*: Street Design and Connectivity			
	Addressing Streets	**Supporting Streets**	**Through Connections**
General	Development Standards within this table are not adjustable.		
Connection Spacing	Not applicable, Addressing Streets exist or are planned	600 feet, maximum, centerline to centerline. Supporting Streets and Through Connections shall intersect with Addressing Streets; or if the Addressing Street is Boones Ferry Road, Garden Acres Road, or Grahams Ferry Road, as shown on Figure NWI-2, Regulating Plan; or if the Addressing Street is Day Road, no less than 1,000 feet apart, centerline to centerline.	
co	Addressing Streets are Boones Ferry Road, Cahalin Road, Clay Street, Clutter Street, Day Road, Garden Acres Road, ***and*** Grahams Ferry Road, ~~and "Future" Street.~~	Supporting Streets are those meeting Specifications, Figure NWI-3. A Required Supporting Street is one that intersects with an Addressing Street. The exact location and design of these connections will be determined at the time of development review.	Through Connections are those meeting Specifications, Figure NWI-4. Through Connections may be multimodal or used exclusively for bicycle and pedestrian access.
Connection Hierarchy and Primary Frontage	If one of the streets or connections bounding a parcel is an Addressing Street, the Addressing Street shall be the Primary Frontage. If none of the bounding streets or connections is an Addressing Street, a Supporting Street shall be the Primary Frontage. See Figure NWI-6.		

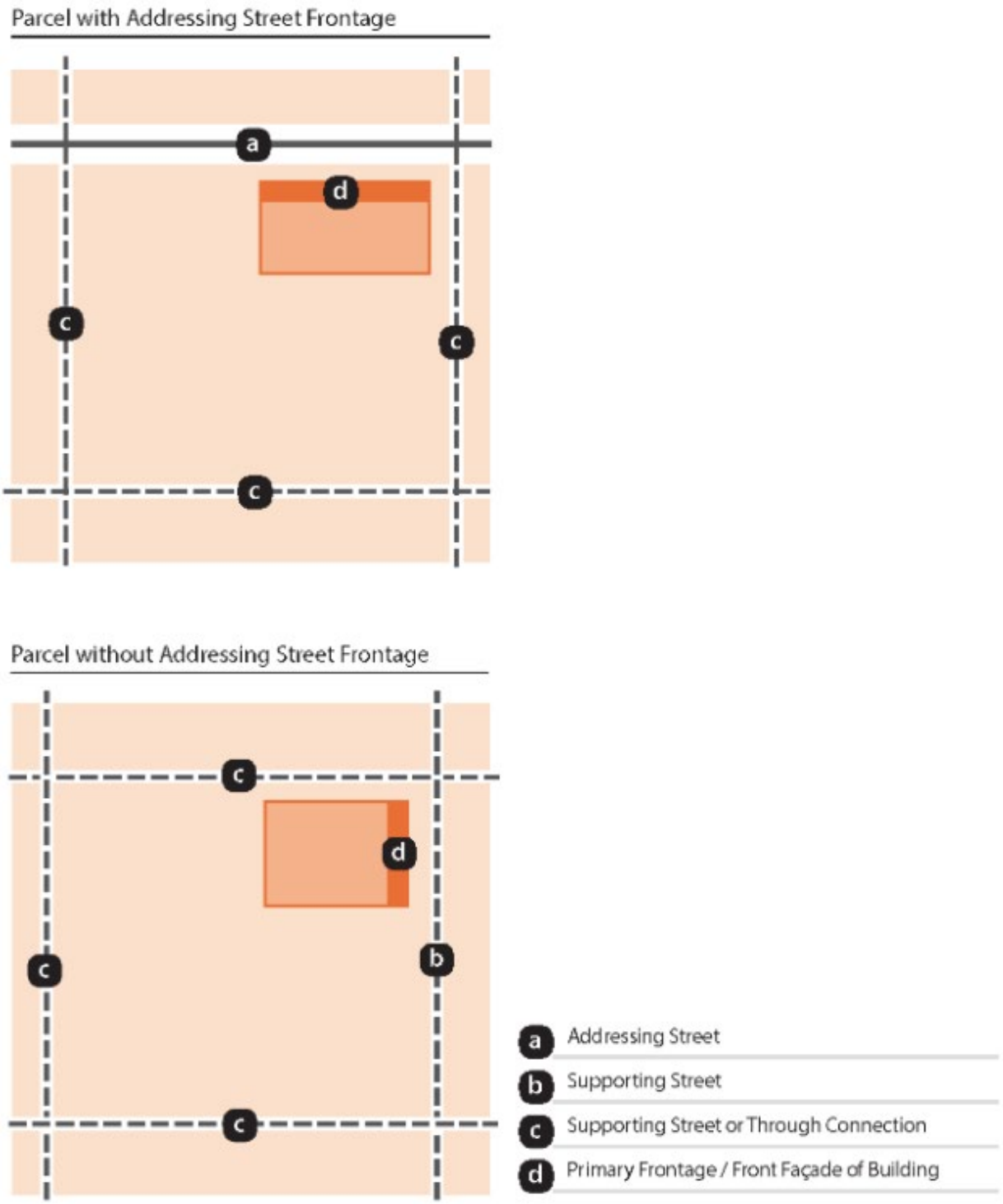

Parcel with Addressing Street Frontage
a
d
c
c
c
Parcel without Addressing Street Frontage
c
d
c
b
c
a Addressing Street
b Supporting Street
c Supporting Street or Through Connection
d Primary Frontage / Front Façade of Building

Figure NWI-6

Table ~~CC-2~~ *NWI-3*: District-Wide Planning and Landscaping			
	Addressing Streets	**Supporting Streets**	**Through Connections**
General	The following provisions apply: • Section 4.176 for landscaping standards • Section 4.610.10 for tree removal, relocation or replacement. • Section 4.610.10(.01)C. for consideration of development alternatives to preserve wooded areas & trees.		

Table ~~CC-3~~NWI-4: Site Design			
	Addressing Streets	**Supporting Streets**	**Through Connections**
1. Parcel Access			
General	Unless noted otherwise below, the following provisions apply: • Section 4.177(.02) for street design; • Section 4.177(.03) to (.10) for sidewalks, bike facilities, pathways, transit improvements, access drives & intersection spacing. The following Development Standards are adjustable: • Parcel Driveway Spacing: 20% • Parcel Driveway Width: 10%		
Parcel Driveway Access	Not applicable	Limited by connection spacing standards Parcel Driveway Access may be employed to meet required connectivity, if it complies with Supporting Street Standards for Connection Spacing and Connection Type, see Figure CC-6.	Limited by connection standards for motorized vehicle access. Parcel Driveway Access may be employed to meet required connectivity, if it complies with Through Connection Standards for Connection Spacing and Connection Type, see Figure CC-6.

Table ~~CC-3~~NWI-4: Site Design			
	Addressing Streets	**Supporting Streets**	**Through Connections**
		Subject to approval by City Engineer	Subject to approval by City Engineer
Parcel Driveway Spacing	Not applicable	150 feet, minimum See Figure CC-6	150 feet, minimum See Figure CC-6
Parcel Driveway Width	Not applicable	24 feet, maximum or complies with Supporting Street Standards for primary driveway providing access for passenger vehicles, light delivery, etc. 40 feet, maximum for secondary driveway providing access for heavy delivery vehicles, large trucks, etc.	24 feet, maximum or complies with Through Connection Standards for primary driveway providing access for passenger vehicles, light delivery, etc. 40 feet, maximum for secondary driveway providing access for heavy delivery vehicles, large trucks, etc.
2. Parcel Pedestrian Access			
General	Unless noted otherwise below, the following provisions apply: • Section 4.154 (.01) for separated & direct pedestrian connections between parking, entrances, street right-of-way & open space • Section 4.167 (.01) for points of access		
Parcel Pedestrian Access Spacing	No restriction		
Parcel Pedestrian Access Width	8 feet wide, minimum for pedestrian connections between the primary street frontage and Primary Building Entrance(s).		
Parcel Pedestrian	Provide separated & direct pedestrian connections between transit stops and parking, entrances, street right-of-way & open space.		

Table ~~CC-3~~NWI-4: Site Design			
	Addressing Streets	**Supporting Streets**	**Through Connections**
Access to Transit			
3. Parcel Frontage			
Parcel Frontage, Defined	Parcel Frontage shall be defined by the linear distance between centerlines of the perpendicular Supporting Streets and Through-Parcel Connections. Where Parcel Frontage occurs on a curved segment of a street, Parcel Frontage shall be defined as the linear dimension of the Chord.		
Primary Frontage, Defined	The Primary Frontage is the Parcel Frontage on an Addressing Street. If the parcel is not bounded by Addressing Streets, it is the Parcel Frontage on a Supporting Street. See Figure CC-5.		
Parcel Frontage Occupied by a Building	A minimum of 100 feet of the Primary Frontage shall be occupied by a building. The maximum Primary Frontage occupied by a building shall be limited only by required side yard setbacks.	No minimum	
4. Parking Location and Design			
General	Unless noted otherwise below, the following provisions apply: • Section 4.155 (03) Off-Street Parking Requirements • Section 4.155 (04) Bicycle Parking • Section 4.155 (06) Carpool and Vanpool Parking Requirements • Section 4.176 for Parking Perimeter Screening and Landscaping—permits the parking landscaping and screening standards as multiple options The following Development Standards are adjustable: • Parking Location and Extent: up to 20 spaces permitted on an Addressing Street		
Parking Location and Extent	Limited to 16 spaces, maximum. 50% of spaces designated for	Parking is permitted between right-of-way	Parking is permitted between right-of-way

Table ~~CC-3~~NWI-4: Site Design			
	Addressing Streets	**Supporting Streets**	**Through Connections**
	short-term (1 hour or less), visitor, and disabled parking only between right-of-way of Addressing Street and building.	of Supporting Street and building.	of Through Connection and building.
Parking Setback	20 feet minimum from the right-of-way of an Addressing Street.	15 feet minimum from the right-of-way of a Supporting Street.	10 feet minimum from the right-of-way of a Through Connection.
Parking Lot Sidewalks	Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, sidewalks adjacent to the curbs shall be increased to a minimum of seven (7) feet in depth.	Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planted areas adjacent to the curbs shall be increased to a minimum of nine (9) feet in depth.	
Parking Perimeter Screening and Landscaping	Screen parking area from view from Addressing Streets and Supporting Streets by means of one or more of the following: a. General Landscape Standard, Section 4.176 (.02) C. b. Low Berm Standard, Section 4.176 (.02) E., except within 50 feet of a perpendicular Supporting Street or Through Connection as measured from the centerline.		Screen parking area from view from Through Connections by means of a. Low Screen Landscape Standard, Section 4.176(.02) D., or b. High Screen Landscaping Standard, Section 4.176(.02)F., or c. High Wall Standard, Section 4.176(.02)G., or d. Partially Sight-obscuring Fence Standard, Section 4.176(.02)I.

Table ~~CC-3~~NWI-4: Site Design			
	Addressing Streets	**Supporting Streets**	**Through Connections**
Off-Street Loading Berth	One loading berth is permitted on the front façade of a building facing an Addressing Street. The maximum dimensions for a loading are 16 feet wide and 18 feet tall. A clear space 35 feet, minimum is required in front of the loading berth. The floor level of the loading berth shall match the main floor level of the primary building. No elevated loading docks or recessed truck wells are permitted. Access to a Loading Berth facing an Addressing Street may cross over, but shall not interrupt or alter, a required pedestrian path or sidewalk. All transitions necessary to accommodate changes in grade between access aisles and the loading berth shall be integrated into adjacent site or landscape areas. Architectural design of a loading berth on an Addressing Street shall be visually integrated with the scale, materials, colors, and other design elements of the building.	No limitation. Shall meet minimum standards in Section 4.155(.05).	

Table ~~CC-3~~NWI-4: Site Design			
	Addressing Streets	**Supporting Streets**	**Through Connections**
Carpool and Vanpool Parking	No limitation		
5. Grading and Retaining Walls			
General	The following Development Standards are adjustable: • Retaining Wall Design: 20%		
Maximum height	Where site topography requires adjustments to natural grades, landscape retaining walls shall be 48 inches tall maximum when visible from adjacent streets and 60 inches tall maximum when visible only to users from within a site. Where the grade differential is greater than 30 inches, retaining walls may be stepped.		
Required Materials	Materials for retaining walls shall be unpainted cast-in-place, exposed-aggregate, or board-formed concrete; brick masonry; stone masonry; or industrial-grade, weathering steel plate.		
Retaining Wall Design	Retaining walls longer than 50 linear feet shall be tiered, introducing a 5-foot, minimum horizontal offset between the lowest part and upper part(s) of the wall to reduce their apparent mass.		
6. Planting			
General	Unless noted otherwise below, the following provisions apply: • Section 4.176 Landscaping and Screening Standards		
Landscaping Standards Permitted	General Landscape Standard, Section 4.176(.02 C. Low Berm Standard, Section 4.176(.02)E., except within 50 feet of a perpendicular Supporting Street or Through Connection as	General Landscape Standard, Section 4.176(.02)C. Low Screen Landscape Standard, Section 4.176(.02)D. Screen loading areas with High Screen Landscaping Standard, Section	

Table ~~CC-3~~NWI-4: Site Design			
	Addressing Streets	**Supporting Streets**	**Through Connections**
	measured from the centerline	4.176(.02)F., and High Wall Standard, Section 4.176(.02)G.	
7. Location and Screening of Utilities and Services			
General	Unless noted otherwise below, the following provisions apply: • Sections 4.179 and 4.430. Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings		
Location and Visibility	Site and building service, equipment, and outdoor storage of garbage, recycling, or landscape maintenance tools and equipment is not permitted	Site and building service, utility equipment, and outdoor storage of garbage, recycling, or landscape maintenance tools and equipment is not permitted within the setback	No limitation
Required Screening	Not permitted	High Screen Landscaping Standard, Section 4.176(.02)F. and/or High Wall Standard, Section 4.176 (.02) G.	

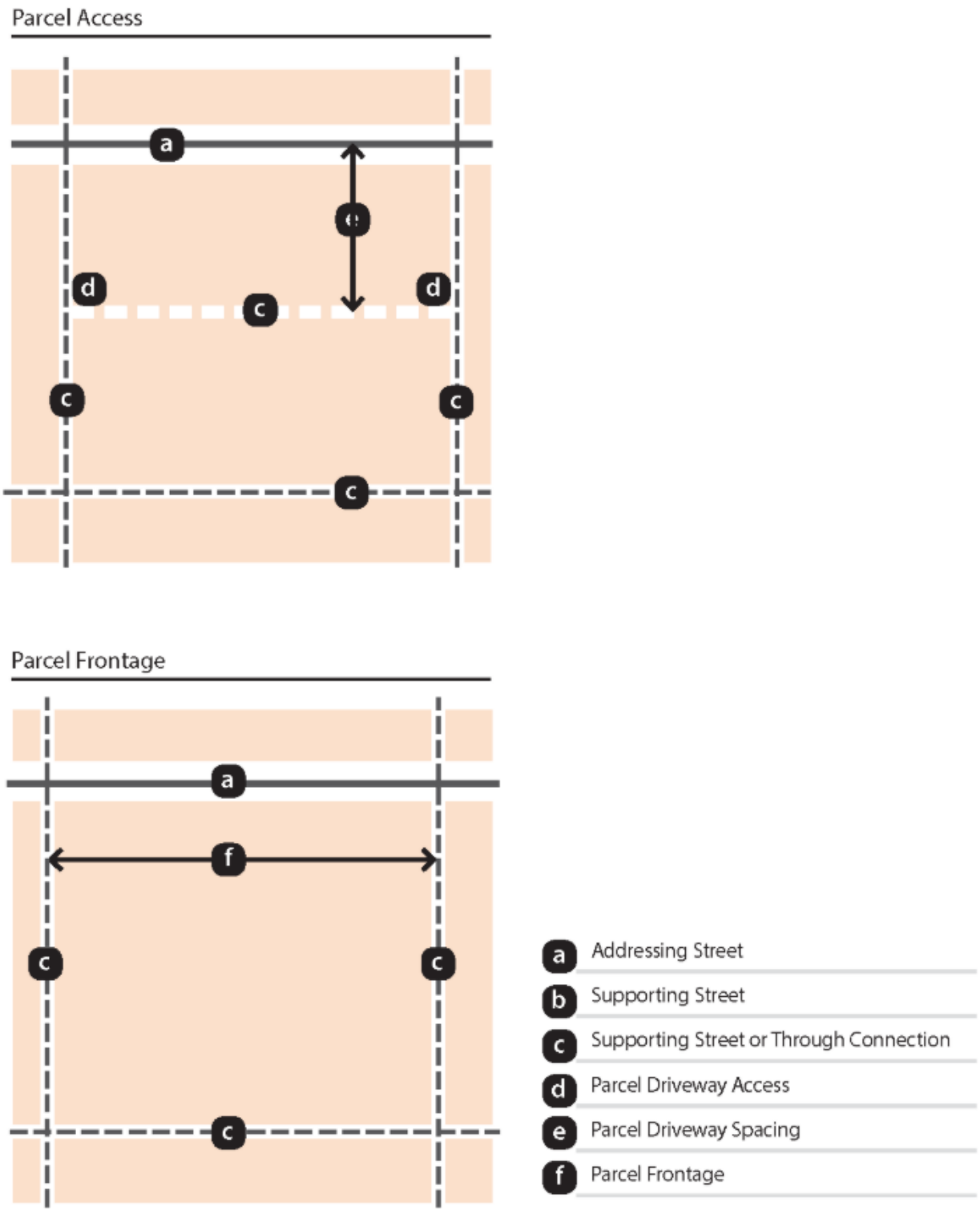


Figure NWI-7-Site Design – Parcel Access

Table NWI-5: Building Design			
	Addressing Streets	**Supporting Streets**	**Through Connections**
1. Building Orientation			
Front Façade	Buildings shall have one designated front façade and two designated side façades. If one of the streets or connections bounding a parcel is an Addressing Street, the front façade of the building shall face the Addressing Street. If two of the streets or connections bounding a parcel are Addressing Streets, the front façade of the building may face either Addressing Street, except when one of the Addressing Streets is Day Road. In that case, the front façade must face Day Road. If none of the bounding streets or connections is an Addressing Street, the front façade of the building shall face a Supporting Street. See Figure CC-5.		
Length of Front Façade	A minimum of 100 feet of the Primary Frontage shall be occupied by a building. The maximum Primary Frontage occupied by a building shall be limited only by required side yard setbacks.		
Articulation of Front Façade	Applies to a Front Façade longer than 175 feet that has more than 5,250 square feet of street-facing façade area: At least 10% of the street-facing façade of a building facing an Addressing Street must be divided into façade planes that are offset by at least 2 feet from the rest of the façade. Façade area used to meet this standard may be recessed behind, or project out from, the primary façade plane.		
2. Primary Building Entrance			
General	The following Development Standards are adjustable: • Required Canopy: 20% • Transparency: 20%		
Accessible Entrance *	The Primary Building Entrance shall be visible from, and accessible to, an Addressing Street (or a Supporting Street if there is no Addressing Street frontage). A continuous pedestrian pathway shall connect from the sidewalk of an Addressing Street to the Primary Building Entrance with a safe, direct and convenient path of travel that is free from hazards and provides a		

Table NWI-5: Building Design			
	Addressing Streets	**Supporting Streets**	**Through Connections**
	reasonably smooth and consistent surface consistent with the requirements of Americans with Disabilities Act (ADA). The Primary Building Entrance shall be 15 feet wide, minimum and 15 feet tall, minimum.		
Location	150 feet, maximum from right-of-way of an Addressing Street, see Figure CC-7.	150 feet, maximum from right-of-way of a Supporting Street, if there is no Addressing Street Frontage, see Figure CC-7.	
Visibility	Direct line of sight from an Addressing Street to the Primary Building Entrance.		
Accessibility	Safe, direct, and convenient path from adjacent public sidewalk.		
Required Canopy *	Protect the Primary Building Entrance with a canopy with a minimum vertical clearance of 15 feet and an all-weather protection zone that is 8 feet deep, minimum and 15 feet wide, minimum.		
Transparency	Walls and doors of the Primary Building Entrance shall be a minimum of 65% transparent.		
Lighting	The interior and exterior of the Primary Building Entrance shall be illuminated to extend the visual connection between the sidewalk and the building interior from day to night. Pathway lighting connecting the Primary Building Entrance to the adjacent sidewalk on an Addressing Street shall be scaled to the needs of the pedestrian. Comply with Outdoor Lighting, Section 4.199		
3. Overall Building Massing			
General	The following Development Standards are adjustable: • Required Minimum Height: 10% • Ground Floor Height: 10% • Base, Body, and Top Dimensions: 10% • Base Design: 10% • Top Design: 10%		

Table NWI-5: Building Design			
	Addressing Streets	**Supporting Streets**	**Through Connections**
Front Setback	30 feet, minimum, except as provided below	30 feet maximum	30 feet maximum
Allowance of Primary Building Entrance *	Where the Primary Building Entrance is located on an Addressing Street it may extend into the required front yard setback by 15 feet maximum provided that: a. It has a two-story massing with a minimum height of 24 feet; b. The Parcel Frontage on the Addressing Street is limited to 100 feet; c. The building extension is 65% transparent, minimum; d. The entrance is protected with a weather-protecting canopy with a minimum vertical clearance of 15 feet; and e. The standards for site design and accessibility are met.	Not applicable	Not applicable
Required Minimum Height	30 feet minimum.		
Ground Floor Height *	The Ground Floor height shall measure 15 feet, minimum from finished floor to finished ceiling (or 17.5 feet from finished floor to any exposed structural member).		
Base, Body, and Top Dimensions	Buildings elevations shall be composed of a clearly demarcated base, body and top. a. For Buildings 30 feet in height (unless lower by adjustment): i. The base shall be 30 inches, minimum. ii. The body shall be equal to or greater than 75% of the overall height of the building. iii. The top of the building shall be 18 inches, minimum. b. For Buildings between 30 feet and 5 stories in height: i. The base shall be 30 inches, minimum; 2 stories, maximum. ii. The body shall be equal to or greater than 75% of the overall height of		

Table NWI-5: Building Design			
	Addressing Streets	**Supporting Streets**	**Through Connections**
	the building. iii. The top of the building shall be 18 inches, minimum. c. For Buildings greater than 6 stories in height: i. The base shall be 1 story, minimum, 3 stories, maximum. ii. The body shall be equal to or greater than 75% of the overall height of the building. iii. The top of the building shall be 18 inches, minimum.		
Base Design	The design of the building Base shall: a. Use a material with a distinctive appearance, easily distinguished from the building Body expressed by a change in material, a change in texture, a change in color or finish; and/or b. Create a change in surface position where the Base projects beyond the Body of the building by 1½ inches, minimum; and/or c. Low Berm Landscape Standard, Section 4.176(.02)E.		
Top Design	Building Tops define the skyline. The design of the Building Top shall: a. Use a material with a distinctive appearance, easily distinguished from the building Body expressed by a change in material, a change in texture, a change in color or finish; and/or b. Create a change in surface position where the Top projects beyond, or recesses behind, the Body of the building by 1½ inches, minimum.		
Required Screening of Roof-mounted Equipment	Screen roof-mounted equipment with architectural enclosures using the materials and design of the building Body and/ or the building Top. No roof-mounted equipment shall be visible from an Addressing Street or Supporting Street.		

* When an applicant elects to use the allowed adjustment to reduce Required Canopy height to less than 15 feet, corresponding reduction in minimum height is allowed for Accessible Entrance, Allowance of Primary Building Entrance, and Ground Floor Height.

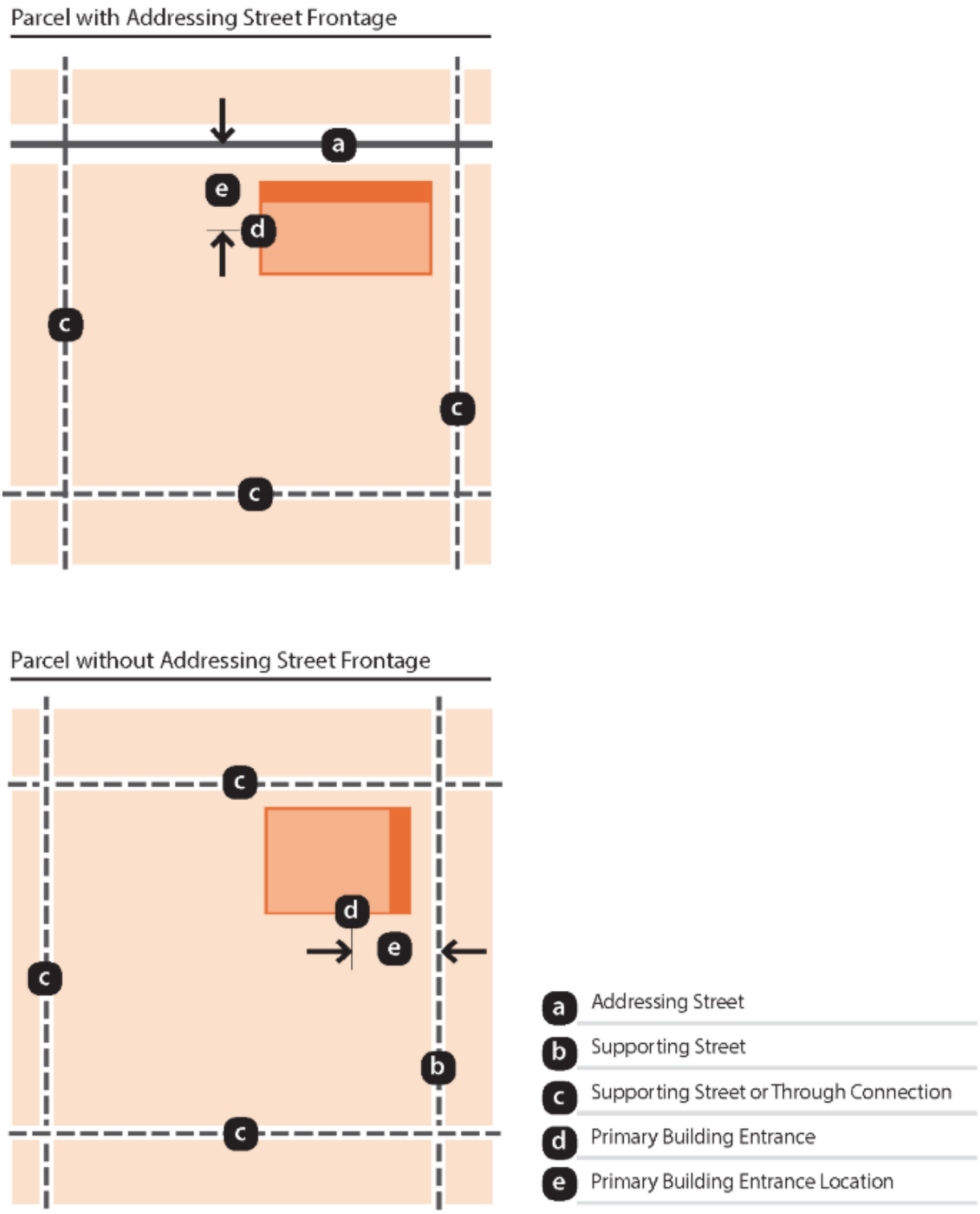


Figure NWI-8 – Building Design – Primary Building Entrance

(.12)Waysides:

A.Purpose. This section consists of standards and regulations for use throughout the ***Northwest Industrial Zone*** ~~Coffee Creek Design Overlay District~~. The regulations address materials, placement, layout, installation, and maintenance of Industrial Waysides. The City recognizes the need to:

1.Provide multiple, distributed destinations for passive and active recreation for the public and employees along a network of streets and trails;

2.Be convenient, usable and accessible. Industrial Waysides should be physically and visually accessible from the adjacent Addressing Street, Supporting Street or Through Connection;

3.Connect Industrial Waysides to transit;

4.Be inviting. Inviting open spaces feature designs that encourage users to explore the Industrial Wayside and design elements that support a sense of the human scale. These elements include landscaping, benches and other seating areas, and pedestrian-scaled lighting;

5.Provide access. Provide access to the employees and the public between the hours of 6:00 a.m. and 8:00 p.m.;

6.Be safe. Safe open spaces incorporate principles of natural surveillance, lighting, and prominent entrances;

7.Provide facilities appropriate for the scale of the proposed development; and

8.Be easy to maintain. Industrial Waysides should be constructed of commercial grade materials that will endure and are readily maintainable.

B.Applicability. All projects in the ***Northwest Industrial Zone*** ~~Coffee Creek Master Plan Area~~ shall provide waysides according to the standards in Table CC-5

C.General. The following development standards apply to all Waysides:

1.Required Wayside Area is exclusive of required landscape screening.

2.Required Minimum Dimension of 20 feet (either width or depth).

D.Criteria. Waysides shall meet the following criteria:

1.Perimeter Landscaping. In addition to the minimum size and dimensions, landscape three sides of the Industrial Wayside to a depth of 20 feet, minimum according to Section 4.176(.02). Permitted screening includes: Section 4.176(.02)D. Low Screen Landscaping Standard; Section 4.176(.02)E. Low Berm Standard; or Section 4.176(.02)F. High Screen Landscaping Standard. Perimeter landscaping shall not obscure visual access to the Industrial Wayside. Unscreened surface parking lots, chain link fencing, or service yards are prohibited adjacent to Industrial Waysides.

2.Visibility. Industrial Waysides shall be visible from and accessible to Addressing Streets.

3.Accessible Pathway. A paved walking surface, width: Five feet, minimum, meeting ADA standards is required to connect Industrial Wayside with Addressing Street.

4.Accessible Surface. Industrial Waysides shall have an accessible surface, 100 square feet, minimum; dimensions ten feet, minimum meeting ADA standards.

5.Required Amenities:

a.Seating. Outdoor seating shall be provided. Publicly accessible plazas, courtyards, and pocket parks shall include at least one linear foot of seating per each 40 square feet of plaza, courtyard or pocket park space on site. Outdoor seating shall be in the form of:

i.Free standing outdoor benches consistent with the standards; or

ii.Seating incorporated into low walls, berms, or raised planters.

b. Landscaping. The landscaping must be planted and maintained according to Section 4.176(.02)

c. Lighting.

d. Recycling/ Waste Receptacle. Locate waste and recycling stations nearest to the accessible path and away from stormwater facilities.

6.Installation and Maintenance. Industrial Waysides shall be programmed, planned, constructed, and maintained at the expense of the applicant. The landscaping must be planted and maintained according to Section 4.176(.07). Recycling, waste receptacles, and pet waste stations shall be serviced at an acceptable professional interval to prevent being over filled or creating unsanitary or visually messy appearances.

7.Solar Access. Exposure to sunlight. Southern exposure is encouraged. Design facilities to permit direct sunlight to enter the Industrial Wayside and strike the required accessible surface between the hours of 10:00 a.m. and 2:00 p.m. local time.

8.Lighting. Lighting for Industrial Waysides is required to permit reasonable use, utility, security, and nighttime safety. Lighting installed in Industrial Waysides shall conform to the requirements of Section 4.199. All outside lighting shall be so arranged and shielded so as not to shine into adjacent areas and to prevent any undue glare or reflection and any nuisance, inconvenience, and hazardous interference of any kind on adjoining streets or property.

E. Optional Amenities include the following:

1.Picnic tables and benches. Locate picnic tables and benches on the Accessible Surface;

2.Arbors or trellises;

3.Drinking Fountains. Locate drinking fountains and benches on the Accessible Surface;

4.Sculpture and other works of art;

5.Bicycle repair stations;

6.Exercise stations; or

7.Pet waste stations. Locate pet waste stations nearest to the accessible path and away from stormwater facilities.

Table NWI-6: Waysides			
Parcel Area	**Required Wayside Area**	**Number of Waysides**	**Enhanced Transit Plaza ‡**
Less than or equal to 5.0 acres	Not required	n/a	n/a
Greater than 5.0 acres, less than or equal to 8.0 acres	400 square feet, minimum	One	Not permitted
Greater than 8.0 acres, less than or equal to 13.0 acres	600 square feet, minimum	One	Not permitted
Greater than 13.0 acres, less than or equal to 23.0 acres	800 square feet, minimum	One, minimum	Permitted*. Up to 400 square feet.
Greater than 23.0 acres, less than or equal to 36.0 acres	1,600 square feet, minimum	One, minimum	Permitted*. Up to 400 square feet.
Greater than 36.0 acres, less than or equal to 51.0 acres	3,200 square feet, minimum	Two, minimum	Permitted*. Up to 400 square feet.
*** Greater than 51.0 acres, less than or equal to 70.0 acres	6,400 square feet, minimum	Two, minimum	Permitted**. Up to 800 square feet.
*** Greater than 70.0 acres, less than or equal to 92.0 acres	12,800 square feet, minimum	Two, minimum	Permitted**. Up to 800 square feet.

*‡ In the future when SMART serves **Northwest Industrial Zone** ~~Coffee Creek~~, Industrial Waysides may comply with the standards for Enhanced Transit Plazas, as follows:*

**Up to 400 square feet of the space requirement for Industrial Waysides may be satisfied by installation of an enhanced transit stop. An enhanced transit stop must provide weather protection, paved surface, and seating, as approved by SMART Transit.*

***Up to 800 square feet of the space requirement for Industrial Waysides may be satisfied by installation of an enhanced transit stop, provided parcel fronts on two or more Addressing Streets. An enhanced transit stop must provide weather protection, paved surface, and seating, as approved by SMART Transit.*

****For Parcel Frontage greater than 1,500 feet, and area greater than 51.0 acres, up to 50 percent of the space requirement for Industrial Waysides may be satisfied by restoration of wetlands, riparian zones, or other habitat because of the significant passive recreation opportunities provided.*

(.13)Signs:

A.Applicability. PDI Zone requirements of Section 4.156.01 through 4.156.11 apply to the ***Northwest Industrial Zon****e* ~~*Coffee Creek*~~ *DOD with the following modifications and adjustments.*

B.General:

1.Site Frontage as described in Section 4.156.08 is the Primary Frontage.

2.Monument-style signs are required. Pole-style freestanding signs are not permitted.

3.Maximum area for signs on buildings is based on linear length (in feet) of the façade adjacent to the Primary Frontage.

4.Directional and Wayfinding Signs shall be placed at the intersection of Supporting Streets and Through Connections.

No additional changes proposed in this section

Section 4.135. PDI—Planned Development Industrial Zone.

(.01) *Purpose.* The purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses.

(.02) The PDI Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

(.03) *Uses that are typically permitted:*

A. Warehouses and other buildings for storage of wholesale goods, including cold storage plants.

B. Storage and wholesale distribution of agricultural and other bulk products, provided that dust and odors are effectively contained within the site.

C. Assembly and packing of products for wholesale shipment.

D. Manufacturing and processing.

E. Motor vehicle services, or other services complementary or incidental to primary uses, and which support the primary uses by allowing more efficient or cost-effective operations.

F. Manufacturing and processing of electronics, technical instrumentation components and health care equipment.

G. Fabrication.

H. Office complexes—Technology.

I. Corporate headquarters.

J. Call centers.

K. Research and development.

L. Laboratories.

M. Repair, finishing and testing of product types manufactured or fabricated within the zone.

N. Industrial services.

O. Any use allowed in a PDC Zone, subject to the following limitations:

1. Service Commercial **and Professional Services** uses ~~(defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices)~~ not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.

2. Office Complex Use (as defined in Section 4.001) shall not exceed 30 percent of total floor area within a project site.

3. Retail uses, not to exceed 5,000 square feet of indoor and outdoor sales, service or inventory storage area for a single building and 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.

4. Combined uses under Subsections 4.135(.03)(O.)(1.) and (3.) shall not exceed a total of 5,000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.

P. Training facilities whose primary purpose is to provide training to meet industrial needs.

Q. *Public facilities.*

R. Accessory uses, buildings and structures customarily incidental to any permitted uses.

S. Temporary buildings or structures for uses incidental to construction work. Such structures to be removed within 30 days of completion or abandonment of the construction work.

T. Other similar uses, which in the judgment of the Planning Director, are consistent with the purpose of the PDI Zone.

(.04) *Block and access standards.* The PDI zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.02) and (.03).

(.05) *Performance Standards.* The ~~following~~ performance standards ***of Section 4.117(.01) shall*** apply to all industrial properties and sites within the PDI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property.

~~A. All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.~~

~~B. *Vibration.* Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property on which the use is located.~~

~~C. Emission of odorous gases or other odorous matter in quantities as detectable at any point on any boundary line of the property on which the use is located shall be prohibited.~~

~~D. Any open storage shall comply with the provisions of Section 4.176, and this Section.~~

~~E. No building customarily used for night operation, such as a baker or bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any residential district.~~

F. *Heat and Glare:*

1. Operations producing heat or glare shall be conducted entirely within an enclosed building.

2. Exterior lighting on private property shall be screened, baffled, or directed away from adjacent residential properties. This is not intended to apply to street lighting.

G. *Dangerous Substances.* Any use which involves the presence, storage or handling of any explosive, nuclear waste product, or any other substance in a manner which would cause a health or safety hazard for any adjacent land use or site shall be prohibited.

H. *Liquid and Solid Wastes:*

1. Any storage of wastes which would attract insects or rodents or otherwise create a health hazard shall be prohibited.

2. Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required in Section 4.176.

3. No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.

4. No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.

5. All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream, or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.

6. All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary and storm sewer discharges.

I. *Noise.* Noise generated by the use, with the exception of traffic noises from automobiles, trucks, and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations.

J. *Electrical Disturbances.* Except for electrical facilities wherein the City is preempted by other governmental entities, electrical disturbances generated by uses within the PDI zone which interfere with the normal operation of equipment or instruments within the PDI Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential use areas are also prohibited.

K. *Discharge Standards.* There shall be no emission of smoke, fallout, fly ash, dust, vapor, gases, or other forms of air pollution that may cause a nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon the request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

L. Open burning is prohibited.

M. *Storage:*

1. Outdoor storage must be maintained in an orderly manner at all times.

2. Outdoor storage area shall be gravel surface or better and shall be suitable for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.

~~3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six feet in height.~~

~~N. *Landscaping:*~~

~~1. Unused property, or property designated for expansion or other future use, shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such things as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.~~

~~2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberries, English ivy, cherry Laurel, reed canary grass or other identified invasive plants shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located within a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.~~

~~3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.~~

No additional changes proposed in this section

Section 4.135.5. Planned Development Industrial—Regionally Significant Industrial Area.

No prior changes proposed in this section

(.03) *Uses that are typically permitted:*

A. Wholesale houses, storage units, and warehouses.

B. Laboratories, storage buildings, warehouses, and cold storage plants.

C. Assembly of electrical equipment, including the manufacture of small parts.

D. The light manufacturing, simple compounding or processing packaging, assembling and/or treatment of products, cosmetics, drugs, and food products, unless such use is inconsistent with air pollution, excess noise, or water pollution standards.

E. Office Complexes-Technology (as defined in Section 4.001).

F. Experimental, film or testing laboratories.

G. Storage and distribution of grain, livestock feed, provided dust and smell is effectively controlled.

H. Motor vehicle service facilities complementary or incidental to permitted uses.

I. Any use allowed in a PDC Zone or any other light industrial uses provided that any such use is compatible with industrial use and is planned and developed in a manner consistent with the purposes and objectives of Sections 4.130 to 4.140 and is subject to the following criteria:

1. Service Commercial **and Professional Services** **uses** ~~(defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices)~~ shall not exceed 3,000 square feet of floor space in a single building or 20,000 square feet of combined floor area within a multiple building development.

2. Office Use (as defined in Section 4.001) shall not exceed 20 percent of total floor area within a project site.

3. Retail uses not to exceed 3,000 square feet of indoor and outdoor sales, service, or inventory storage area for a single building or 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.

4. Combined uses under I.1 and 3. above shall not exceed a total of 3,000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.

J. Residential uses shall not exceed ten percent of total floor area.

K. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses.

L. Temporary buildings or structures for uses incidental to construction work, which buildings or structures shall be removed upon completion or abandonment of the construction work.

M. Expansion of a building, structure or use approved prior to October 25, 2004 of up to 20 percent additional floor area and/or ten percent additional land area.

N. Other similar uses which in the judgment of the Planning Director are consistent with the purpose of the PDI-RSIA Zone.

(.04) *Prohibited uses:*

A. Retail operations exceeding 3,000 square feet of area for sales, service area or storage area for retail inventory in a single building, or 20,000 square feet of sales, service or storage area for multiple buildings, except training facilities whose primary purpose is to provide training to meet industrial needs.

B. Any use or activity that violates the performance standards specified in Subsection 4.135.5(.06), below.

(.05) *Block and Access Standards.* The PDI-RSIA Zone shall be subject to:

A. The same block and access standards as the PDC Zone [Section 4.131(.02) and (.03)] for properties located outside of ***Northwest Industrial (NWI) Zone.*** ~~the Coffee Creek Industrial Design Overlay District;~~ or

B. The access and block size standards in Section 4.134 for those properties located within the ~~Coffee Creek Industrial Design Overlay District~~***Northwest Industrial (NWI) Zone.***

(.06) *Performance Standards.* The ~~following~~ performance standards ***of Section 4.117(.01)*** apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.

~~A. All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.~~

~~B. *Vibration:* Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property or site on which the use is located.~~

~~C. Emission of odorous gases or other odorous matter in quantities detectable at any time and at any point on any boundary line of the property or site on which the use is located are prohibited.~~

~~D. Any open storage shall comply with the provisions of Section 4.176 and this Section.~~

~~E. No building customarily used for night operation, such as a bakery, bottling and distribution plant or other similar use, shall have any opening, other than stationary windows or required fire exits, within 100 feet of~~

any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any residential district.

F. *Heat and Glare:*

1. Operations producing heat or glare shall be conducted entirely within an enclosed building.

2. Exterior lighting on private property shall be screened, baffled, or otherwise directed away from adjacent residential properties. This is not intended to apply to street lighting.

G. *Dangerous Substances:* Any use which involves the presence, storage or handling of any explosive, nuclear waste product or any other substance in a manner which would cause a health or safety hazard on any adjacent land use or site shall be prohibited.

H. *Liquid and Solid Wastes:*

1. Any storage of wastes which would attract rodents or insects or otherwise create a health hazard shall be prohibited.

2. Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required by Section 4.176.

3. No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.

4. No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.

5. All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.

6. All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary and storm sewer discharges.

I. *Noise:* Noise generated by the use, with the exception of traffic uses from automobiles, trucks and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations. [Amended by Ord. 631, 7-16-2007]

J. *Electrical Disturbances.* Except for electrical facilities wherein the City is pre-empted by other governmental entities, electrical disturbances generated by uses within the PDI-RSIA Zone which interfere with the normal operation of equipment or instruments within the PDI-RSIA Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential uses are also prohibited.

K. *Discharge Standards.* There shall be no emission of smoke, fallout, fly ash, dust, vapors, gases or other forms of air pollution that may cause a nuisance or injury to human, plant or animal life or to property. Plans for construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

L. Open burning is prohibited.

M. *Storage.*

1. Outdoor storage must be maintained in an orderly manner at all times.

~~2. Outdoor storage areas shall be gravel surfaced or better and shall be sufficient for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.~~

~~3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six feet in height.~~

~~N. *Landscaping.*~~

~~1. Unused property, or property designated for expansion or other future use shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such materials as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.~~

~~2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberry, English ivy, cherry laurel, reed canary grass or other identified invasive species shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located with a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.~~

~~3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.~~

No additional changes proposed in this section

Section 4.140. Planned Development Regulations.

No prior changes proposed in this section

(.05) *Planned Development Permit Process:*

A. All parcels of land exceeding two acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:

1. Be zoned for planned development;

2. Obtain a planned development permit; and

3. Obtain Planning Director, Development Review Board, or, on appeal, City Council approval.

B. Zone change and amendment to the zoning map are governed by the applicable provisions of the Zoning Sections, inclusive of Section 4.197.

C. Site Design Review approval is governed by Sections 4.400 to 4.450.

D. All planned developments require a planned development permit. The planned development permit review and approval process consists of the following multiple stages, the last two or three of which can be combined at the request of the applicant:

1. Pre-application conference with Planning Department;

2. Preliminary (Stage I) review by the~~ Development Review Board or the Planning Director for properties within the Coffee Creek Industrial Design Overlay District~~. When a zone change is necessary, application for such change shall be made simultaneously with an application for preliminary approval; and

3. Final (Stage II) review by the ~~Development Review Board or the Planning Director for properties within the Coffee Creek Industrial Design Overlay DistrictNWI Zone~~ ***review authority.***

4. In the case of a zone change and zone boundary amendment, City Council approval is required to authorize a Stage I preliminary plan except for ***residential development or*** properties within the ~~Coffee Creek Industrial Design Overlay District~~ ***NWI Zone,*** which may receive separate zone map amendment approvals.

(.06) *Staff Report:*

A. The planning staff shall prepare a report of its findings and conclusions as to whether the use contemplated is consistent with the land use designated on the Comprehensive Plan. If there is a disagreement as to whether the use contemplated is consistent, the applicant, by request, or the staff, may take the preliminary information provided to the Development Review Board for a use interpretation.

B. The applicant may proceed to apply for Stage I—Preliminary Approval - upon determination ~~by either staff or the Development Review Board~~ ***the review authority*** that the use contemplated is consistent with the Comprehensive Plan.

(.07) *Preliminary Approval (Stage One):*

A. Applications for preliminary approval for planned developments shall:

1. Be made by the owner of all affected property or the owner's authorized agent; and

2. Be filed on a form prescribed by the City Planning Department and filed with said Department.

3. Set forth the professional coordinator and professional design team as provided in subsection (.04), above.

4. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

B. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impact of the development on the community; and, in addition to the requirements set forth in Section 4.035, shall be accompanied by the following information:

1. A boundary survey or a certified boundary description by a registered engineer or licensed surveyor.

2. Topographic information as set forth in Section 4.035.

3. A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre. Developments within the RN zone shall show how the proposed number of units complies with the applicable maximum and minimum provisions of the RN zone.

4. A stage development schedule demonstrating that the developer intends receive Stage II approval within two years of receiving Stage I approval, and to commence construction within two years after the approval of the final development plan, and will proceed diligently to completion; unless a phased development schedule has been approved; in which case adherence to that schedule shall be considered to constitute diligent pursuit of project completion.

5. A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project.

6. If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided.

7. Statement of anticipated waivers from any of the applicable site development standards.

C. An application for a Stage I approval shall be considered by the Development Review Board as follows:

1. A public hearing as provided in Section 4.013.

2. After such hearing, the Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in its judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Board may, in its discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. It shall do so only upon evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.

3. A final decision on a complete application and preliminary plan shall be rendered within 120 days after the application is deemed complete unless a continuance is agreed upon by the applicant and the appropriate City decision-making body.

4. The determination of the Development Review Board shall become final at the end of the appeal period for the decision, unless appealed to the City Council in accordance with Section 4.022 of this Code.

D. As provided in Section 4.134, an application for a Stage I approval within the ~~Coffee Creek Industrial Design Overlay District~~ ***NWI Zone*** may be considered by the Planning Director as follows:

1. A Class II—Administrative Review as provided in Section 4.035(.03).

2. After considering available information, the Planning Director shall determine whether the proposal conforms to the permit criteria set forth in this Code and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in his or her judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Planning Director may, in his or her discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. The Planning Director shall do so only upon receiving evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.

3. A final decision on a complete application and preliminary plan shall be rendered within 12 days after the application is deemed complete unless a continuance is agreed upon by the applicant and the Planning Director.

4. The determination of the Planning Director shall become final at the end of the appeal period for the decision, unless appealed to the Development Review Board in accordance with Section 4.022 of this Code.

E. An application for a Stage I approval for residential development shall be considered by the Planning Director as follows:

1. A Class II—Administrative Review as provided in Section 4.035(.03).

2. After considering available information, the Planning Director shall determine whether the proposal conforms to the permit criteria set forth in this Code and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in their judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Planning Director may, in their discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. The Planning Director shall do so only upon receiving evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.

3. Unless otherwise specified by State law, a final decision on a complete application and preliminary plan shall be rendered within 120 days after the application is deemed complete unless a continuance is agreed upon by the applicant and the Planning Director.

4. The determination of the Planning Director shall become final at the end of the appeal period for the decision, unless appealed to the Development Review Board in accordance with Section 4.022 of this Code.

(.09) *Final Approval (Stage Two):*

A. Unless an extension has been granted by the Planning Director, ~~within~~ ***not later than*** two years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall be held on each such application as provided in Section 4.013***, except that*** ~~As provided in Section 4.134,~~ an application for a Stage II approval ***for residential development, or*** within the ~~Coffee Creek Industrial Design Overlay District~~***NWI Zone as provided in Section 4.134, must*** ~~***may***~~ be considered by the Planning Director without a public hearing as a Class II Administrative Review as provided in Section 4.035(.03).

No additional changes proposed in this section

Section 4.156.02. Sign Review Process and General Requirements

No prior changes proposed in this section

(.05) *Class II Sign Permit.* Sign permit requests for meeting one or more of the descriptions listed in A. through C. below shall be processed as a Class II Sign Permit when the request does not conform with a Master Sign Plan or other previous sign approval but meets the requirements of the applicable sign regulations, unless the request would modify a condition of approval specifically imposed by the DRB or City Council:

A. Existing residential development;

B. Existing non-residential development with less than three tenants unless the request involves a freestanding or ground mounted sign greater than eight feet in height in a new location;

C. New development or redevelopment in the ~~Coffee Creek~~ ***Northwest*** Industrial ***(NWI) Design Overlay District Zone*** subject to a Class II administrative review process;

D. Major Adjustments to a Master Sign Plan when all of the following criteria are met:

1. The request is compatible with the pattern of signage established in the sign plan in terms of locations, placement on buildings, proportionality to fascia and building facade, architectural design, and materials used;

2. The request is due to special conditions or circumstances that make it difficult to comply with the established Master Sign Plan;

3. The request involves signs for a single tenant, a single multi-tenant freestanding or ground mounted sign, or a series of similar related multi-tenant freestanding or ground mounted signs in the same development; and

4. The request does not involve a freestanding or ground mounted sign greater than eight feet in height at a new location.

E. *Class II Sign Permit Submission Requirements:* Application for a Class II Sign Permit shall include two paper copies and one electronic copy of the following in addition to all required fees:

1. Completed application form prescribed by the City and signed by the property owner or their authorized representative;

2. Sign drawings or descriptions of all materials, sign area and dimensions used to calculate areas, lighting methods, and other details sufficient to judge the full scale of the signs and related improvements;

3. Documentation of the lengths of building or tenant space facades used in calculating maximum allowed sign area;

4. Drawings of all building facades on which signs are proposed indicating the areas of the facades on which signs will be allowed; and

5. Narrative describing the scope of the project, including written findings addressing all applicable review criteria, along with any other information showing how the proposed signage conforms with requirements for the applicable zone.

F. *Class II Sign Permit Review Criteria.* Class II Sign Permits shall satisfy the sign regulations for the applicable zoning district and the Site Design Review Criteria in Sections 4.400 through 4.421, as well as the following criteria:

1. The proposed signage is compatible with developments or uses permitted in the zone in terms of design, materials used, color schemes, proportionality, and location, so that it does not interfere with or detract from the visual appearance of surrounding development;

2. The proposed signage will not create a nuisance or result in a significant reduction in the value or usefulness of surrounding development; and

3. Special attention is paid to the interface between signs and other site elements including building architecture and landscaping, including trees.

No additional changes proposed in this section

Section 4.180. Exceptions and Modifications - Projections into Required Yards.

(.01) Certain non-structural architectural features are permitted to project into required yards or courts, without requiring the approval of a Variance or Reduced Setback Agreement, as follows:

A. Into any required yard:

1. Architectural features may project into the required yard not more than two inches for each foot of required setback.

2. Architectural features on buildings within the ~~Coffee Creek Industrial Design Overlay District~~***Northwest Industrial (NWI) Zone*** shall be subject to the applicable requirements in Section 4.134.

3. Open, unenclosed fire escapes may project a distance not exceeding 48 inches.

B. Into any required yard, adjoining a street or tract with a private drive:

1. Architectural features may project a distance not exceeding 40 inches.

2. An uncovered porch, terrace, or patio extending no more than two and one-half feet above the finished elevation may extend within three feet of an interior side lot line, or within ten feet of a front lot line or of an exterior side lot line.

No additional changes proposed in this section

Section 4.197. Zone Changes and Amendments to This Code—Procedures.

No prior changes proposed in this section

(.02) The following procedures shall be followed for zone map amendments.

A. When a requested quasi-judicial zone map amendment within the ~~Coffee Creek Industrial Design Overlay District~~ ***Northwest Industrial (NWI) Zone*** is consistent with the adopted or concurrently proposed Comprehensive Plan Map designation and only one option exists for a zone map amendment

consistent with the Comprehensive Plan Map the amendment shall be reviewed by the City Council without prior review or recommendation by the Development Review Board or Planning Commission.

1. The Zoning Order adopting such zone map amendments shall state the zone map amendment expires 120 days from Council adoption unless a Stage II Final Plan receives final local approval for the area subject to the zone map amendment. In the event of a LUBA appeal of the final local approval, the 120-day expiration period will be tolled pending completion of the appeal process.

2. Notwithstanding the process described above an applicant may elect to have the zone map amendment reviewed by the Development Review Board for a recommendation to City Council concurrently with other land use applications for the subject property.

3. If the Planning Director anticipates that individuals other than the applicant can be expected to question the requested zone map amendment's compliance with the Comprehensive Plan the Planning Director may require the zone map amendment be first reviewed by the Development Review Board to make a recommendation to City Council.

B. All other quasi-judicial zone map amendments shall be reviewed by the Development Review Board to make a recommendation to City Council and all legislative zone map amendments shall be reviewed by the Planning Commission to make a recommendation to City Council.

C. In recommending approval or denial of a proposed zone map amendment, the Planning Commission or Development Review Board shall at a minimum, adopt findings addressing the following criteria:

1. That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125 (.18)(B)(2) or, in the case of a Planned Development, Section 4.140; and

2. That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text; and

3. In the event that the subject property, or any portion thereof, is designated as "Residential" on the City's Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with Implementation Measures 4.1.4.b, d, e, q, and x of Wilsonville's Comprehensive Plan text; and

4. That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized; and

5. That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/or geologic hazard are located on or abut the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone; and

6. That the applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two years of the initial approval of the zone change; and

7. That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that insure that the project development substantially conforms to the applicable development standards; and

8. Adequate public facilities, services, and transportation networks are in place, or are planned to be provided concurrently with the development of the property. The applicant shall demonstrate compliance with the Transportation Planning Rule, specifically by addressing whether the proposed amendment has a significant effect on the transportation system pursuant to OAR 660-012-0060. A Traffic Impact Analysis (TIA) shall be prepared pursuant to the requirements in Section 4.133.05.(01).

No additional changes proposed in this section

Section 4.198. Comprehensive Plan Changes—Adoption by the City Council.

No prior changes proposed in this section

(.02) When a requested quasi-judicial Comprehensive Plan Map amendment within the ~~Coffee Creek Industrial Design Overlay District~~ ***Northwest Industrial (NWI) Zone*** is consistent with an adopted master plan that is a sub-element of the Comprehensive Plan and only one option exists for a Comprehensive Plan Map amendment consistent with the adopted area plan the amendment shall be reviewed by the City Council without prior review or recommendation by the Development Review Board or Planning Commission.

A. The ordinance adopting such Comprehensive Plan Map amendments shall state the Comprehensive Plan Map amendment expires 120 days from Council adoption unless a Stage II Final Plan receives final local approval for the area subject to the Comprehensive Plan Map amendment. In the event of a LUBA appeal of the final local approval, the 120-day expiration period will be tolled pending completion of the appeal process.

B. Notwithstanding the process described above an applicant may elect to have the Comprehensive Plan Map amendment reviewed by the Development Review Board for a recommendation to City Council concurrently with other land use applications for the subject property.

C. If the Planning Director anticipates that individuals other than the applicant can be expected to question the requested Comprehensive Plan Map amendment's compliance with the adopted master plan the Planning Director may require the Comprehensive Plan Map amendment be first reviewed by the Development Review Board to make a recommendation to City Council.

No additional changes proposed in this section

Section 4.610.00. Application Review Procedure.

No prior changes proposed in this section

(.03) *Review~~ing~~ Authority.*

A. *Type A or B.* Where site plan review or plat approval by the Development Review Board is not required by City ordinance, the grant or denial of the Tree Removal Permit application shall be the responsibility of the Planning Director. The Planning Director has the authority to refer a Type B permit application to the DRB under the Class II administrative review procedures of this Chapter. The decision to grant or deny a permit shall be governed by the applicable review standards enumerated in WC 4.610.10.

B. *Type C.* Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council. For site development applications subject to a Class II administrative review process in the ~~Coffee Creek Industrial Design Overlay District~~ ***Northwest Industrial (NWI) Zone or for residential development***, the Planning Director shall be responsible for the granting or denial of the Tree Removal Permit application.

C. *Type D.* Type D permit applications shall be subject to the standards and procedures of Class I administrative review and shall be reviewed for compliance with the Oregon Forest Practice Rules and Statutes. The Planning Director shall make the decision to grant or deny an application for a Type D permit.

~~D. *Review period for complete applications.* Type A permit applications shall be reviewed within ten working days. Type B permit applications shall be reviewed by the Planning Director within 30 calendar days, except that the DRB shall review any referred application within 60 calendar days. Type C permit applications shall be reviewed within the time frame established by this Chapter. Type D permit applications shall be reviewed within 15 calendar days.~~

No additional changes proposed in this section

Section 4.610.40. Type C Permit.

(.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process. The DRB shall review all Type C permits, with the exception of Class II development review applications located within the ~~Coffee Creek Industrial Design Overlay District~~ ***Northwest Industrial (NWI) Zone or for residential development,*** where the Planning Director shall have review authority. Any plan changes made that affect trees after Stage II review of a development application shall be subject to review by the original approval authority. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.

No additional changes proposed in this section

Section 4.700. Procedures Relating to the Processing of Requests for Annexation and Urban Growth Boundary Amendments.

No prior changes proposed in this section

(.02) Each quasi-judicial request shall be reviewed by the Development Review Board, which shall make a recommendation to the City Council after concluding a public hearing on the proposal, except in the following circumstance:

A. When an annexation in the ~~Coffee Creek Industrial Design Overlay District~~ ***Northwest Industrial (NWI) Zone*** is requested concurrent with a quasi-judicial Comprehensive Plan Map amendment and/or zone map amendment as specified in Section 4.197 (.02)A. and Section 4.198(.02), ***or when an annexation is for residential development consistent with an adopted Legislative Master Plan,*** the annexation shall be reviewed by the City Council without prior review or recommendation by the Development Review Board.

a. The ordinance adopting such annexation request shall state the annexation expires 120 days from Council adoption unless a Stage II Final Plan receives final local approval for the area subject to the annexation. In the event of a LUBA appeal of the final local approval, the 120-day expiration period will be tolled pending completion of the appeal process.

b. Notwithstanding the process described above an applicant may elect to have the annexation reviewed by the Development Review Board for a recommendation to City Council concurrently with other land use applications for the subject property.

c. If the Planning Director anticipates that individuals other than the applicant can be expected to question the requested annexation's compliance with the applicable criteria the Planning Director may require the annexation be first reviewed by the Development Review Board to make a recommendation to City Council.

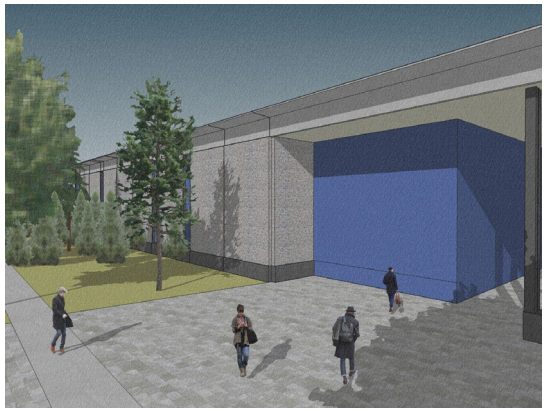
No additional changes proposed in this section

~~COFFEE CREEK~~*NORTHWEST* INDUSTRIAL ~~DESIGN OVERLAY DISTRICT~~*ZONE*

(formerly Coffee Creek Industrial Design Overlay District)

PATTERN BOOK

DECEMBER 2017; ***REVISED JUNE*** ~~JANUARY~~2026


WILSONVILLE
OREGON

CITY OF WILSONVILLE | TRANSPORTATION GROWTH MANAGEMENT (TGM) URBSWORKS INC | BAINBRIDGE.

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This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by federal Moving Ahead for Progress in the 21st Century (MAP-21), local government, and the State of Oregon funds.

The contents of this document do not necessarily reflect views or policies of the State of Oregon.

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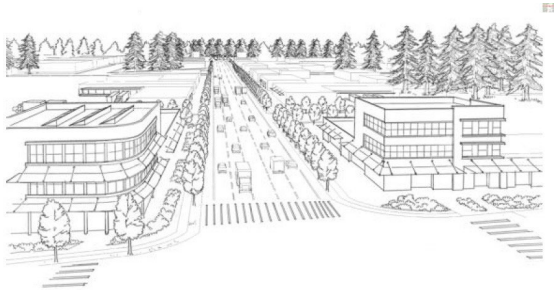
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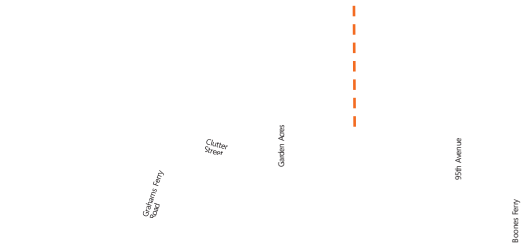
INTRODUCTION

Introduction



Rendering of the Coffee Creek Master Plan area

~~Coffee Creek DOD~~***~~Regulating Plan~~***



Regulating Plan from Section 4.134 ~~Coffee Creek Industrial Design Overlay District~~***Northwest Industrial (NWI) Zone***

GOALS OF THE PATTERN BOOK

~~The Coffee Creek Industrial Design Overlay District (Coffee Creek DOD) is an overlay district within the Planned Development Industrial - Regionally Significant Industrial Area (RSIA) Zone Section 4.135.5 of the Wilsonville Code.~~ It is the purpose of the ~~Coffee Creek DOD~~ ***Northwest Industrial (NWI) Zone is*** to implement the Coffee Creek Industrial Area Master Plan (2007) ***and the Basalt Creek Master Plan (2025)*** by establishing standards and guidelines for development. Wilsonville Code Section 4.134 (~~Form-based Code, or FBC~~) ***NWI Zone*** and the Pattern Book together establish regulations and guidelines for ***allowed uses,*** street design and connectivity, site design and circulation, building form, and building architecture and landscape of all development ~~located~~ within the ~~Coffee Creek Industrial Area Master Plan area~~ ***NWI Zone***. Together, or separately, the clear and objective standards of the ~~FBC~~***NWI Zone*** and the Pattern Book (Design Guidelines) are intended to result in:

- A multi-modal transportation network that accommodates pedestrians, bicyclists, transit riders, motorists, and freight in the context of a modern light industrial district;
- A complete network of existing and new streets, paths, and trails that will support a sense of place and identity within the City of Wilsonville;
- An industrial district featuring cohesive and high-quality site, landscape, and building design through a de-emphasis on building design and more appropriate emphasis on the design of the public realm;
- Minimization of the visibility of vehicular parking, circulation, and loading areas;
- Public realm design that considers the contribution that landscape design has made to the design quality of other industrial lands in Wilsonville, where landscaping is effective at breaking down the scale of industrial development and providing a human scale to the public realm;
- Preservation of trees and natural features, which supports the creation of a special place with a distinctive image and identity;
- Minimization of adverse impacts on adjacent properties from development that detracts from the character and appearance of the area; and
- Connectivity requirements that achieve City policy objectives but are appropriate for industrial scale sites and buildings, establish connectivity between parcels, and address challenges of shared site access between landlocked parcels.

RELATIONSHIP TO THE WILSONVILLE CODE

The ~~Form-based Code~~ ***design and development standards (form-based code) in Section 4.134 NWI Zone*** ~~for industrial areas~~ set the standards for development and define~~s~~ the essential determinants for design that are critical to development. These standards are clear, objective, and represent a baseline minimum for the sound development of employment uses in industrial areas. Because the community standards for design are high, the expectation for the design for all new development is correspondingly high. The design guidelines in this Pattern Book encourage and promote the design of buildings and landscapes that exceed the minimum functional standards established in the Wilsonville Code. The design guidelines illustrate how the provisions of the ~~Form-based~~ Code can be practically applied with examples from specific context zones. However, no single guideline or illustration is capable of representing the full, complete, and exhaustive range of possible design solutions. Rather than representing an ultimate design, the design guidelines and their illustrative examples are intended to promote a creative response to the development regulations and foster a collaborative discussion of design that includes City staff and members of the Development Review Board.

The City of Wilsonville expects new development in industrial areas to be successful contributors to the quality of life in the city by:

- Constructing well-designed, high-quality buildings that serve current needs and are adaptable to future uses;
- Integrating industrial land uses with all modes of transportation including active modes of transportation of walking, biking, and transit;
- Preserving existing trees and natural features and enhancing the character and qualities of a unique landscape with a distinctive image and identity;
- Preserving existing jobs and creating new ones; and
- Creating a quality workplace for employees.

OVERVIEW OF THE DESIGN GUIDELINES

~~Coffee Creek~~***Northwest*** Industrial ~~Design Overlay District~~ ***Zone*** **Design Guidelines**

Pattern Book Chapter	Design Guideline Section	Design Guidelines
A | Street Design and Connectivity	1. Network	1.1 Connection spacing 1.2 Large parcels
	2. Addressing Streets	2.1 Park-like character 2.2 Serving multiple modes 2.3 Prominent address 2.4 Enclosed public realm
	3. Supporting Streets	3.1 Role of Supporting Streets. 3.2 High-quality Supporting Streets 3.3 Extension of the public realm 3.4 Supporting Street as the primary access 3.5 Supporting Street as the secondary access
	4. Through Connections	4.1 Balancing extension of the public realm with flexible design 4.2 Serving pedestrians 4.3 Serving bicyclists 4.4 Wayfinding 4.5 Flexible alignment 4.6 Flexible width

~~Coffee Creek~~***Northwest*** Industrial ~~Design Overlay District~~ ***Zone*** **Design Guidelines**

Pattern Book Chapter	Design Guideline Section	Design Guidelines
B | District-Wide Planning and Landscaping	1. The Natural Landscape	1.1 Water flow to Coffee Lake Creek 1.2 Natural landscape as visual unifier 1.3 Naturalistic landscape, native planting 1.4 Access to nature 1.5 Ice Age artifacts 1.6 Tree preservation within setbacks 1.7 Informal park-like landscaping
	2. Special Landscape Features	2.1 City of Wilsonville themes 2.2 Existing tree groves at points of access 2.3 Water features 2.4 Selective use of non-native plants 2.5 Intentional aesthetic use of industrial materials
	3. Strong Gateways	3.1 ***NWI*** ~~Coffee Creek~~ gateways 3.2 Buildings as gateway markers 3.3 Monument signs 3.4 Iconic elements

~~Coffee Creek~~***Northwest*** Industrial ~~Design Overlay District~~***Zone*** **Design Guidelines**

Pattern Book Chapter	Design Guideline Section	Design Guidelines
C | Site Design	1. Parcel Access	1.1 Distinctive identity of visitor arrival point 1.2 Converging parcel access points 1.3 Formal landscape design that contrasts 1.4 Parcel access from an Addressing Street 1.5 Parcel access from a Supporting Street 1.6 Parcel access from a Through Connection 1.7 Pedestrian and bicycle access network 1.8 Accessible paths 1.9 Adjust paths to incorporate site features 1.10 Front yards that contribute to the public realm 1.11 Signs 1.12 Outdoor rooms
	2. Parking Location and Design	2.1 Front yard surface parking on an Addressing Street 2.2 Through Connections that provide parking 2.3 Surface parking 2.4 From the parking spot to the primary entry 2.5 Stormwater run-off 2.6 Planting
	3. Location and Screening of Utilities and Services	3.1 Geometry 3.2 Screening materials 3.3 Native plant material
	4. Exterior Lighting	4.1 Nighttime safety 4.2 Highlighting 4.3 No flood lighting 4.4 Sustainable lighting 4.5 Addressing and Supporting streets at night 4.6 Through Connections at night 4.7 Fixture heights 4.8 Night sky

~~Coffee Creek~~***Northwest*** Industrial ~~Design Overlay District~~***Zone*** **Design Guidelines**

Pattern Book Chapter	Design Guideline Section	Design Guidelines
D | Building Design	1. Primary Building Orientation and Entries	1.1 Primary building entry relationship to Addressing Street 1.2 Primary entry as significant building feature 1.3 Primary entry characteristics 1.4 Visual interest and human scale
	2. Building Façades	2.1 Façade articulation 2.2 Office building façades 2.3 Multi-story building façades 2.4 Addressing Street façades 2.5 Addressing Street enclosure and street wall
	3. Roof Forms	3.1 Fifth elevation 3.2 Natural light 3.3 Roof edge 3.4 Roof forms 3.5 Incorporation of mechanical systems 3.6 Roof stormwater
	4. Materials and Colors	4.1 ***~~Coffee Creek~~Northwest Industrial*** colors 4.2 Emphasize base, body, and top 4.3 Muted color palette
	5. Sustainable Building Design	5.1 Solar advantage and daylight 5.2 Shading 5.3 Non-mechanical light and ventilation 5.4 Minimal site alteration

OVERVIEW OF THE TWO TRACK SYSTEM

The Two Tracks

TRACK ONE
The Planning Director determines your project complies with all Development Standards, or ~~that~~

Your project complies with all Development Standards and all needed Adjustment Allowances.

Your project will be approved by the Planning Director.

TRACK TWO
Your project does not comply with all Development Standards.

Your project must comply with some or all Design Guidelines in the Pattern Book.

Your project is reviewed and may be approved by the Development Review Board.

Track One: Reduced timeline, approval certainty Track Two: Design flexibility

HOW THE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES ARE INTENDED TO BE USED

The clear and objective standards in Section 4.134, found within Chapter 4 of the Wilsonville Planning and Land Development Code, are written to allow streamlined development approval. As long as a proposed development meets the numerical standards it will be approved.

The Design Guidelines within this Pattern Book provide the basis for an optional "waiver track." An applicant may elect to apply for the waiver track, instead of the clear and objective track. In this case, the Design Guidelines, including the Intent Statements and other contents of this Pattern Book, will guide approval of the project.

TRACK ONE: CLEAR AND OBJECTIVE TRACK (SECTION 4.134)

~~Track One is a ministerial review process, intended to result in automatic project approval if all criteria are met.~~
~~The development applicant must meet Development Standards (numerical standards) for Connectivity, District-wide Planning, Site Design, Building Design, Waysides and Signage. Limited adjustments are permitted, as noted in Section 4.134.~~

Track One provides an administrative approval process for projects that comply with the clear and objective standards of Section 4.134. If an application meets all applicable development standards, the project is approved without discretionary design review.

Applicable standards include requirements for connectivity, site planning, building design, landscaping, waysides, and signage. Limited adjustments to specific numerical standards may be granted where authorized by Section 4.134.

TRACK TWO: WAIVER TRACK

~~Track Two is a discretionary review process for projects not meeting all of the clear and objective standards of Section 4.134.~~

~~When choosing this track, applicants must meet Design Guidelines within the Pattern Book for development standards to be waived. Clear and objective standards eligible for the waiver track are found in subsections~~
~~2) District-wide Planning and Landscaping, 3) Site Design, and 4) Building Design.~~

~~The clear and objective standards of subsection 1) Street Design and Connectivity, may elect to use the waiver track by providing a Connectivity Master Plan that complies with the Design Guidelines and the Pattern Book.~~***Track Two is a discretionary review process available to applicants proposing development that does not meet all of the clear and objective standards contained in Section 4.134. Under this track, applicants must demonstrate that the proposed alternative design satisfies the intent and objectives of the Northwest Industrial Zone through compliance with the applicable Design Guidelines contained in the NWI Pattern Book.***

Standards eligible for waiver review include selected provisions within District-wide Planning and Landscaping, Site Design, and Building Design, as specifically identified in Section 4.134. Standards that are not identified as adjustable or eligible for waiver review shall remain applicable.

Applicants seeking flexibility from Street Design and Connectivity standards may utilize Track Two by submitting a Connectivity Master Plan that demonstrates how the proposed development will achieve the connectivity, circulation, and public realm objectives of the Northwest Industrial Zone and is consistent with the Design Guidelines and recommendations contained in the NWI Pattern Book.

Approval of a waiver request is discretionary and requires a finding that the proposed alternative design meets or exceeds the intent of the applicable standards and contributes to the overall vision and objectives of the Northwest Industrial Zone.

Projects are reviewed and may be approved by the Development Review Board.

RELATIONSHIP OF THE DESIGN GUIDELINES TO SECTION 4.134 DEVELOPMENT STANDARDS

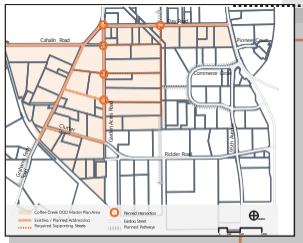
TRACK ONE: CLEAR AND OBJECTIVE TRACK (SECTION 4.134)

Track One is a***n*** ~~ministerial~~ ***administrative*** review process, intended to result in automatic project approval if all criteria are met. The development applicant must meet **Development Standards** (numerical standards) for Connectivity, District-wide Planning, Site Design, and Building Design. Projects will be approved by the **Planning Director.**

TRACK TWO: WAIVER TRACK

Track Two is a discretionary review process for projects not meeting all of the clear and objective standards of Section 4.134. The development applicant must meet **Design Guidelines** for the applicable waiver track section. Projects are reviewed and may be approved by the **Development Review Board.**

Section 4.134 ~~Coffee Creek~~*Northwest* Industrial ~~Design Overlay District~~*Zone*



TRACK ONE: CLEAR AND OBJECTIVE TRACK

Section 4.134 Development Standards

1

~~CC~~***NWI - 2***~~1~~ | Street Design and Connectivity

- Connection Spacing
- Connection Type
- Connection Hierarchy and Primary Frontage

~~CC~~***NWI*** - ***2***~~1~~ | Street Design and Connectivity

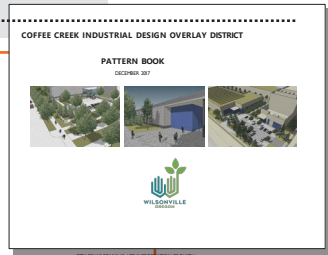
Connectivity Master Plan, per Section 4.134 (.10)D. "Required Connectivity Master Plan".

~~CC~~***NWI*** - ***3***~~2~~ | ~~District-wide~~ Planning and Landscaping

- Tree Removal
- Tree Protection

TRACK TWO: WAIVER TRACK

Design Guidelines (this document)



2

Waiver Track only permitted using the Connectivity Master Plan (see below)

A | Street Design and Connectivity

- Network
- Addressing Streets
- Supporting Streets
- Through Connections

B | ~~District-wide~~ Planning and Landscaping

- The Natural Landscape
- Special Landscape Features
- Strong Gateways

TRACK ONE: CLEAR AND OBJECTIVE TRACK

Section 4.134 Development Standards

~~CC~~ ***NWI - 2~~1*** | Street Design and Connectivity

- Connection Spacing
- Connection Type
- Connection Hierarchy and Primary Frontage

~~CC~~ ***NWI*** - ***2~~1*** | Street Design and Connectivity

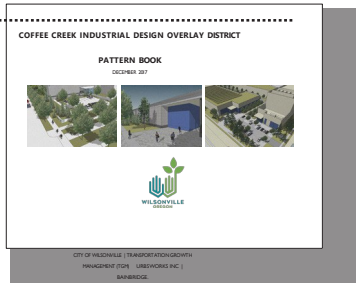
Connectivity Master Plan, per Section 4.134 (.10)D. "Required Connectivity Master Plan".

~~CC~~***NWI*** - ***3~~2*** | ~~District-wide~~ Planning and Landscaping

- Tree Removal
- Tree Protection

TRACK TWO: WAIVER TRACK

Design Guidelines (this document)



2

Waiver Track only permitted using the Connectivity Master Plan (see below)

A | Street Design and Connectivity

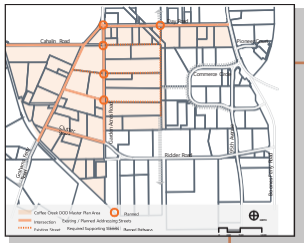
- Network
- Addressing Streets
- Supporting Streets
- Through Connections

B | ~~District-wide~~ Planning and Landscaping

- The Natural Landscape
- Special Landscape Features
- Strong Gateways

RELATIONSHIP OF THE DESIGN GUIDELINES TO SECTION 4.134 DEVELOPMENT STANDARDS CONTINUED

Section 4.134 ~~Coffee Creek Industrial Design Overlay District~~*Northwest Industrial Zone*



TRACK ONE: CLEAR AND OBJECTIVE TRACK

Section 4.134 Development Standards

NWI~~CC 3 4~~ | Site Design

- Parcel Access (Adjustable)
- Parcel Pedestrian Access
- Parcel Frontage
- Parking Location and Design (Adjustable)
- Grading and Retaining Walls (Adjustable)
- Planting
- Location and Screening of Utilities

NWI 5 | ~~Building Design~~

- Building Orientation
- Primary Building Entrance
- Overall Building Massing (Adjustable)

(.11) | Waysides

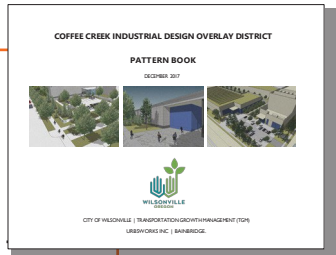
- Size and Dimensions
- Perimeter Landscaping
- Required and Optional Amenities

(.13) | Signs

- Applicability
- General

TRACK TWO: WAIVER TRACK

Design Guidelines (this document)



C | Site Design

- Parcel Access
- Parking Location and Design
- Location and Screening of Utilities and Services
- Exterior Lighting

D | Building Design

- Primary Building Orientation and Entries
- Building Façades
- Roof Forms
- Materials and Colors
- Sustainable Building Design

Per Section 4.134 (.07)

Per Section 4.156.02 (.08)

EXAMPLE 1

Approval using Clear and Objective Track only.

Section 4.134 Northwest-Industrial *Zone*

TRACK ONE: CLEAR AND OBJECTIVE TRACK Section 4.134 Development Standards	TRACK TWO: WAIVER TRACK Design Guidelines (this document)
NW I - ***1*** | Street Design and Connectivity • Connection Spacing • Connection Type • Connection Hierarchy and Primary Frontage	Waiver Track only permitted using the Connectivity Master Plan (see
CC - 1 | Street Design and Connectivity Connectivity Master Plan, per Section 4.134 (.10)D. "Required Connectivity Master Plan".	A | Street Design and • Network • Addressing Streets • Supporting Streets
NW I - ***2*** | District-wide Planning and Landscaping • Tree Removal • Tree Protection	B | District-wide Planning and Landscaping • The Natural Landscape • Special Landscape Features • Strong Gateways
NW I - ***3*** | Site Design • Parcel Access (Adjustable) • Parcel Pedestrian Access • Parcel Frontage • Parking Location and Design (Adjustable) • Grading and Retaining Walls (Adjustable) • Planting • Location and Screening of Utilities	C | Site Design • Parcel Access • Parking Location and Design • Location and Screening of Utilities and Services • Exterior Lighting
NWI - ***4*** | Building Design • Building Orientation • Primary Building Entrance • Overall Building Massing (Adjustable)	D | Building Design • Primary Building Orientation and Entries • Building Façades • Roof Forms • Materials and Colors • Sustainable Building Design
(.12) | Waysides • Size and Dimensions • Perimeter Landscaping • Required and Optional Amenities	Waiver Track Not Permitted
(.13) | Signage • Applicability • General	Per Section 4.156.02 (.08)

EXAMPLE 2

Approval using both Clear and Objective and Waiver Tracks.

Section 4.134 *Northwest* Industrial *Zone*~~Design Overlay District~~

TRACK ONE: CLEAR AND OBJECTIVE TRACK Section 4.134 Development Standards	TRACK TWO: WAIVER TRACK Design Guidelines (this document)
CC - 1 | Street Design and Connectivity • Connection Spacing • Connection Type • Connection Hierarchy and Primary Frontage	Waiver Track only permitted using the Connectivity Master Plan (see below)
NW*~~CC~~* - ***1*** | Street Design and Connectivity Connectivity Master Plan, per Section 4.134 (.10)D. "Required Connectivity Master Plan".	A | Street Design and Connectivity • Network • Addressing Streets • Supporting Streets • Through Connections
NW I - ***2*** | District-wide Planning and Landscaping • Tree Removal • Tree Protection	B | District-wide Planning and Landscaping • The Natural Landscape • Special Landscape Features
~~(.12) | Waysides~~ CC - 3 | Site Design • ~~Parcel Access (Adjustable)~~ • ~~Parcel Pedestrian Access~~ • ~~Parcel Frontage~~ • Parking Location and Design (Adjustable) • Grading and Retaining Walls (Adjustable) • Planting • Location and Screening of Utilities	C | Site Design • Parcel Access • Parking Location and Design • Location and Screening of Utilities and Services • Exterior Lighting
CC - 4 | Building Design • Building Orientation • Primary Building Entrance • Overall Building Massing	D | Building Design • Primary Building Orientation and Entries • Building Façades • Roof Forms • Materials and Colors • Sustainable Building Design
(.12) | Waysides • ***Size and Dimensions*** • ***Perimeter Landscaping*** • ***Required and Optional Amenities***	~~Waiver Track Not Permitted~~
(13) | Signage • Applicability • General	Per Section 4.156.02

HOW TO USE THE PATTERN BOOK

This Pattern Book ~~for Coffee Creek~~uses design guidelines and prototypes to illustrate the principles that inform the ~~Coffee Creek Industrial Design Overlay District~~***Northwest Industrial Zone.*** For those projects where the clear and objective standards of the Form- based Code***Section 4.134*** do not provide sufficient flexibility to address specific issues for site design, landscape design, or building design the Pattern Book provides guidance to the applicant and the Development Review Board.

What is an Intent Statement? Intent statements summarize the fundamental principles for the four primary patterns and their typologies that guide development in ~~Coffee Creek~~***the Northwest Industrial Zone.***

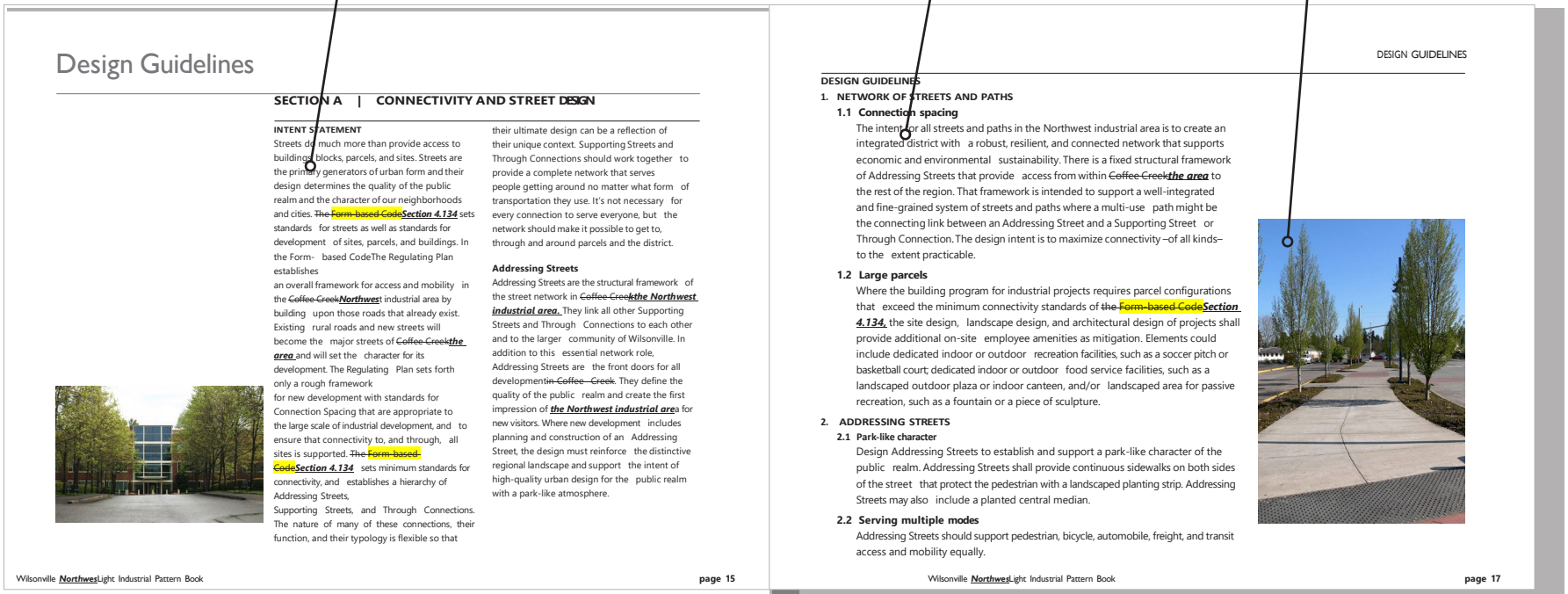
What is a Design Guideline? Every design guideline is intended to promote a carefully articulated and well-crafted design response that is consistent with the principles of the Intent Statement.

What is a Precedent Photo? Each image is intended to provide a visual reference to the text that represents a level of quality and aesthetics appropriate to the industrial context of ~~Coffee Creek~~***the Northwest Industrial Zone.*** They are intended to inspire creativity and a thoughtful, considered design response to addressing the unique conditions of street, site, building, and landscape design.

Intent Statement

Design Guideline

Precedent photo



Design Guidelines

SECTION A | CONNECTIVITY AND STREET DESIGN

INTENT STATEMENT

Streets do much more than provide access to building blocks, parcels, and sites. Streets are the primary generators of urban form and their design determines the quality of the public realm and the character of our neighborhoods and cities. ~~The Form- based Code~~***Section 4.134*** sets standards for streets as well as standards for development of sites, parcels, and buildings. In the Form- based CodeThe Regulating Plan establishes an overall framework for access and mobility in the ~~Coffee Creek~~***Northwest*** industrial area by building upon those roads that already exist. Existing rural roads and new streets will become the major streets of ~~Coffee Creek~~***the area*** and will set the character for its development. The Regulating Plan sets forth only a rough framework for new development with standards for Connection Spacing that are appropriate to the large scale of industrial development, and to ensure that connectivity to, and through, all sites is supported. ~~The Form- based Code~~***Section 4.134*** sets minimum standards for connectivity, and establishes a hierarchy of Addressing Streets, Supporting Streets, and Through Connections. The nature of many of these connections, their function, and their typology is flexible so that their ultimate design can be a reflection of their unique context. Supporting Streets and Through Connections should work together to provide a complete network that serves people getting around no matter what form of transportation they use. It's not necessary for every connection to serve everyone, but the network should make it possible to get to, through and around parcels and the district.

Addressing Streets

Addressing Streets are the structural framework of the street network in ~~Coffee Creek~~***the Northwest industrial area.*** They link all other Supporting Streets and Through Connections to each other and to the larger community of Wilsonville. In addition to this essential network role, Addressing Streets are the front doors for all development~~in Coffee Creek~~. They define the quality of the public realm and create the first impression of ***the Northwest industrial area*** for new visitors. Where new development includes planning and construction of an Addressing Street, the design must reinforce the distinctive regional landscape and support the intent of high-quality urban design for the public realm with a park-like atmosphere.

Wilsonville ***Northwest***Light Industrial Pattern Book page 15

DESIGN GUIDELINES

DESIGN GUIDELINES

1. NETWORK OF STREETS AND PATHS

1.1 Connection spacing

The intent for all streets and paths in the Northwest industrial area is to create an integrated district with a robust, resilient, and connected network that supports economic and environmental sustainability. There is a fixed structural framework of Addressing Streets that provide access from within ~~Coffee Creek~~***the area*** to the rest of the region. That framework is intended to support a well-integrated and fine-grained system of streets and paths where a multi-use path might be the connecting link between an Addressing Street and a Supporting Street or Through Connection. The design intent is to maximize connectivity –of all kinds– to the extent practicable.

1.2 Large parcels

Where the building program for industrial projects requires parcel configurations that exceed the minimum connectivity standards of ~~the Form- based Code~~***Section 4.134,*** the site design, landscape design, and architectural design of projects shall provide additional on-site employee amenities as mitigation. Elements could include dedicated indoor or outdoor recreation facilities, such as a soccer pitch or basketball court; dedicated indoor or outdoor food service facilities, such as a landscaped outdoor plaza or indoor canteen, and/or landscaped area for passive recreation, such as a fountain or a piece of sculpture.

2. ADDRESSING STREETS

2.1 Park-like character

Design Addressing Streets to establish and support a park-like character of the public realm. Addressing Streets shall provide continuous sidewalks on both sides of the street that protect the pedestrian with a landscaped planting strip. Addressing Streets may also include a planted central median.

2.2 Serving multiple modes

Addressing Streets should support pedestrian, bicycle, automobile, freight, and transit access and mobility equally.

Wilsonville ***Northwest***Light Industrial Pattern Book page 17

INTRODUCTION

Example projects, or Prototypes—representing a range of possible building and development typologies—are modeled in dimensionally accurate illustrations. Each of the prototypes illustrates how a development may comply with the Design Guidelines and Intent Statements.

In the Patterns and Prototypes section starting on page 33, Prototypes and Design Guidelines are arrayed side-by-side to demonstrate different ways that a project may comply with the Design Guidelines.

What is a Prototype? Prototypes are models of possible development, designed to-scale for a particular context. Development prototypes are used in a wide variety of applications—to illustrate design objectives, to test development capacity for a specific site, to model a real estate development proforma, or to test proposed
zoning designations and development standards. Prototypes provide an easy-to-understand visual representation of complex spatial information and are often drawn in three dimensions to help users visualize results. The ~~Coffee Creek~~***Northwest***

Industrial prototypes are aimed at City staff, the Development Review Board, developers who want clear guidance about the type of development that is permitted by the ~~Coffee Creek~~***Northwest*** Industrial ~~Design Overlay District~~ ***Zone,*** and neighborhood representatives trying to visualize the effect of the zoning.

Excerpts from Design Guidelines

PATTERNS AND TYPOLOGIES

Prototype 2

A. 2.1 PARK-LIKE CHARACTER
Design Addressing Streets to establish and support a park-like character of the public realm. Addressing Streets shall provide continuous sidewalks on both sides of the street that protect the pedestrian with a landscaped planting strip. Addressing Streets may also include a planted central median.

A. 2.3 PROMINENT ADDRESS
Design Addressing Streets to serve as the "front door" or "address" for new buildings and development. New Addressing Streets shall include sidewalks on both sides that provide safe, continuous access for pedestrians to all abutting sections of the primary street network of Addressing Streets. Unless interrupted another Addressing Street or a Supporting Street, the sidewalks shall be protected by a continuous planted landscape strip.

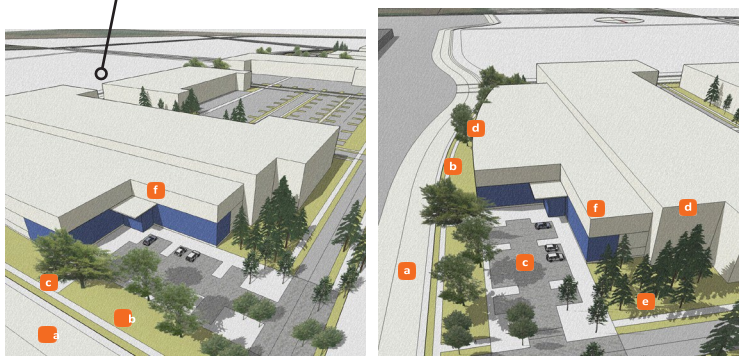
A. 2.4 ENCLOSE THE PUBLIC REALM
Orient building massing, form, architecture, and programmatic function along Addressing Streets to help define the public realm, create a distinctive frame for the streets, and support the sense of place in ***the area.***

A. 3.3 EXTENSION OF PUBLIC REALM
Design Supporting Streets to establish and support the extension of the public realm established by the network of Addressing Streets.

SECTION C. INTENT STATEMENT
Trees help to define place. Whether individually, or in groves of native species, trees enhance the public realm by giving context and scale to the ~~Coffee Creek~~***Northwest*** Industrial Area. Landscape planting in front, side, and rear yards and as screening for parking lots, service drives, and service enclosures gives form and defines the public realm and parcels. The landscape design, installation, and maintenance help to define the ~~Coffee Creek~~***Northwest*** industrial ~~district~~ ***area*** and to diminish the large-scale industrial buildings. It also helps
to define and direct people to building entries. The native plant material are climate adaptive, have low water and maintenance requirements, and visually blend with adjacent, undisturbed landscapes. Native trees should be preserved and employed as the visual anchors of new landscapes.

D. 1.3 VISUAL INTEREST AND HUMAN SCALE
Locate the office and support spaces for warehouse and industrial buildings on the Addressing Street or Supporting Street instead of burying these functions in the interior of a large monolithic structure. The smaller-scale first floor can help soften the bulk of large buildings and add visual interest and a human scale to the public realm. This guideline may be accomplished by wrapping the high-bay industrial form with lower-scaled structures on the street; extending a discrete element of the building that contains these functions and giving this element a distinctive, contrasting architectural expression; or providing a visual break in the building mass and structure that creates an impression of two separate buildings.

Prototype illustration demonstrating compliance with Design Guidelines



a Primary Addressing Street
b Addressing Street park-like character
c Front door on the Addressing Street as front door
d Enclosure of the public realm
e Native trees in the setback
f Visual interest and human scale

Design Guidelines

SECTION A | STREET DESIGN AND CONNECTIVITY

INTENT STATEMENT

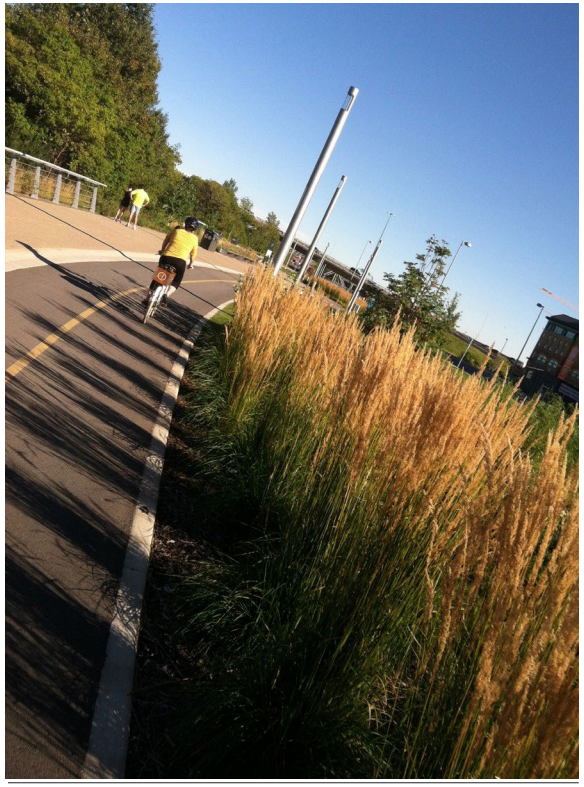
Streets do much more than provide access to buildings, blocks, parcels, and sites. Streets are the primary generators of urban form and their design determines the quality of the public realm and the character of our neighborhoods and cities. ~~The Form-based Code~~***Section 4.134*** sets standards for streets as well as standards for development of sites, parcels, and buildings. In the Form- based Code, the Regulating Plan establishes
an overall framework for access and mobility in the ~~Coffee Creek~~***Northwest*** Industrial ***a***~~A~~rea by building upon those roads that already exist. Existing rural roads and new streets will become the major streets of ***the area***~~Coffee Creek~~ and will set the character for its development. The Regulating Plan sets forth only a rough framework
for new development with standards for Connection Spacing that are appropriate to the large scale of industrial development, and to ensure that connectivity to, and through, all sites is supported. The Form-based Code sets minimum standards for connectivity, and establishes a hierarchy of Addressing Streets, Supporting Streets, and Through Connections. The nature of many of these connections, their function, and their typology is flexible so that their ultimate design can be a reflection of their unique context. Supporting Streets and Through Connections should work together to provide a complete network that serves people getting around no matter what form of transportation they use. It is not necessary for every connection to serve everyone, but the network should make it possible to get to, through and around parcels and the district.



Example of a Supporting Street
On the largest sites in ~~Coffee Creek~~***the Northwest Industrial area*** where multiple buildings are developed, Supporting Streets may share the same function of defining the public realm as Addressing Streets: they may provide the "address" and "front door" for a building located on the interior of a parcel.

Addressing Streets

Addressing Streets are the structural framework of the street network in ~~Coffee Creek~~***the Northwest industrial area***. They link Supporting Streets and Through Connections to each other and to the larger community of Wilsonville. In addition to this essential network role, Addressing Streets are the front doors for all development in ~~Coffee Creek~~***the area.*** They define the quality of the public realm and create the first impression of ~~Coffee Creek~~***the industrial area*** for new visitors. Where new development includes planning and construction of an Addressing Street, the design must reinforce the distinctive regional landscape and support the intent of high-quality urban design for the public realm with a park-like atmosphere.



Example of a Through Connection
Through Connections may serve as a multi-use path ~~bicyclesf~~***or bicycles*** and pedestrians.

Supporting Streets

Supporting Streets are primarily intended to be the flexible links between Addressing Streets and destinations. They play a significant role in supporting freight and automobile access, but they also connect people on foot or bike to transit. They have a fundamental role in providing fine-grained connectivity within the large scale of industrial blocks. On the largest sites in ~~Coffee Creek~~***the Northwest Industrial area*** where multiple buildings are developed, Supporting Streets may share the same function of defining the public realm as Addressing Streets: they may provide the "address" and "front door" for a building located on the interior of a parcel. Where they do, Supporting Streets should contribute to the overall urban design quality of ~~Coffee Creek~~***the area.*** Design elements of Supporting Streets may share many of the same characteristics as Addressing Streets: continuous sidewalks on both sides of the street protected by landscaped park strips.

In other contexts Supporting Streets may be more utilitarian in service to the nature of their program and function. Supporting Streets can provide access to services and utilities. Their design expression may be simple and functional.

Through Connections

Through Connections offer a broad range of design possibilities that support specific needs for access and mobility. Through Connections may look like Addressing Streets or Supporting Streets and function like any other street; they may look like a street and at the same time function as access to parking within a surface parking lot. They may serve as a multi-use path for bicycles and pedestrians; or they may look and function like a sidewalk. Regardless of their ultimate appearance or configuration, Through Connections are intended to link ***the*** ~~the Coffee Creek~~***Northwest*** Industrial ***a***~~A~~rea together as a network of streets, routes, and paths that support multi-modal transportation. Through Connections are also intended to link ~~Coffee Creek~~***the area*** to other local and regional destinations, such as the Ice Age Tonquin Trail or Coffee Lake Creek Natural Area.

The design of the landscape along Through Connections is intended primarily as a visual relief from the large-scale industrial development. A simple, natural landscape of native plant materials will result in an attractive contribution to the quality of this limited part of the public realm.

DESIGN GUIDELINES

1. NETWORK OF STREETS AND PATHS

1.1 Connection spacing

The intent for all streets and paths in ~~Coffee Creek~~ ***the Northwest Industrial area*** is to create an integrated district with a robust, resilient, and connected network that supports economic and environmental sustainability. There is a fixed structural framework of Addressing Streets that provide access from within ~~Coffee Creek~~***the area*** to the rest of the region. That framework is intended to support a well-integrated and fine-grained system of streets and paths where a multi-use path might be the connecting link between an Addressing Street and a Supporting Street or Through Connection. The design intent is to maximize connectivity of all kinds to the extent feasible.

1.2 Large parcels

Where the building program for industrial projects requires parcel configurations that exceed the minimum connectivity standards of the Form-based Code, the site design, landscape design, and architectural design of projects shall provide additional on-site employee amenities as mitigation. Elements could include dedicated indoor or outdoor recreation facilities, such as a soccer field or basketball court; dedicated indoor or outdoor food service facilities, such as a landscaped outdoor plaza or indoor canteen, and/or landscaped area for passive recreation, such as a fountain or a piece of sculpture.

2. ADDRESSING STREETS

2.1 Park-like character

Design Addressing Streets to establish and support a park-like character of the public realm. Addressing Streets shall provide continuous sidewalks on both sides of the street that protect the pedestrian with a planting strip landscaped with shade trees. Addressing Streets may also include a planted central median.

2.2 Serving multiple modes

Addressing Streets should support pedestrian, bicycle, automobile, freight, and transit access and mobility equally.



Example of a Through Connection

Through Connections may function as access to parking within a surface parking lot.

2.3 Prominent address

Design Addressing Streets to serve as the "front door" or "address" for new buildings and development. New Addressing Streets shall include sidewalks on both sides that provide safe, continuous access for pedestrians to all abutting sections of the primary street network of Addressing Streets. Unless interrupted by another Addressing Street or a Supporting Street, the sidewalks shall be protected by a continuous landscape strip planted with shade trees.

2.4 Enclosed public realm

Orient building massing, form, architecture, and programmatic function along Addressing Streets to help define the public realm, create a distinctive enclosure of the public realm, and support the sense of place in ~~Coffee Creek~~***the Northwest Industrial area.***

3. SUPPORTING STREETS

3.1 Role of Supporting Streets

Supporting Streets are the flexible links between Addressing Streets and destinations throughout the ~~Coffee Creek~~ area. Supporting Streets may sometimes function as the "front door" or "address for new buildings and development. In other contexts Supporting Streets may be more utilitarian in service to the nature of their program and function. Supporting Streets can provide access to services and utilities. Their design expression may be simple and functional.

3.2 High-quality Supporting Streets

Where appropriate to the master plan for large development sites, design Supporting Streets to the same standards as Addressing Streets. Match street design standards for Addressing Streets, including street profiles, street trees, and sidewalks.

3.3 Extension of the public realm

Design Supporting Streets to establish and support the extension of the public realm established by the network of Addressing Streets.

3.4 Supporting Street as the primary access

If the Supporting Street serves as the development's primary access street, it should be developed to the same standards as Addressing Streets and serve as the "front door" or "address" for new buildings and development.



Extension of public realm
Design Supporting Streets to establish and support the extension of the public realm established by the network of Addressing Streets.

3.5 Supporting Street as the secondary access

If the Supporting Streets does not serve as the development's primary access street, it should be developed as a secondary service connection from the designated Addressing Streets.

4. THROUGH CONNECTIONS

4.1 Balancing extension of the public realm with flexible design

Design Through Connections to fully support the extension of the public realm while responding to a wide range of functions.

4.2 Serving pedestrians

Through Connections must serve pedestrians and function as an extension of the sidewalk network in ~~Coffee Creek~~***the Northwest Industrial area.***

4.3 Serving bicyclists

Through Connections must serve as multi-use paths and support the effective use of bicycles for transportation

4.4 Wayfinding

Install a system of signage that serves to orient people to their location and assist them in wayfinding to their destination.

4.5 Flexible alignment

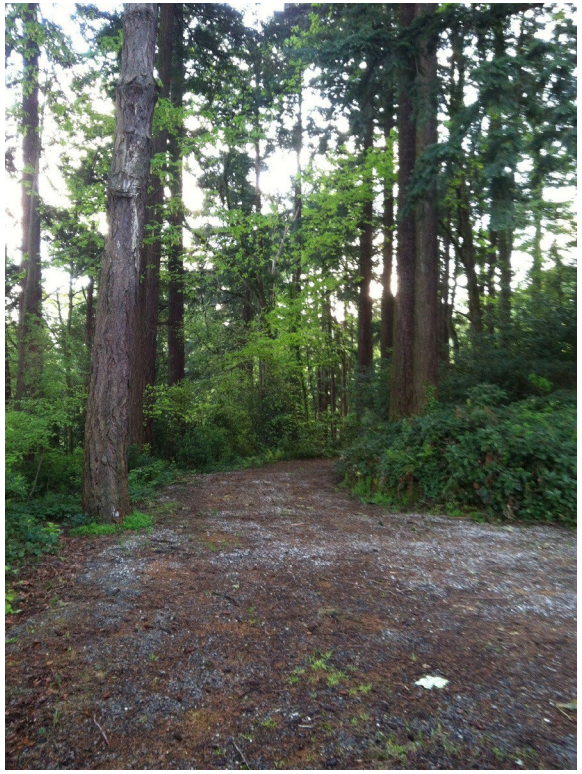
Adjust the alignment of Through Connections to accommodate natural features and resources.

4.6 Flexible width

Increase the width of a Through Connection designed as a multi-use path to incorporate amenities such as benches, lighting, or trash receptacles, and to create visual interest.



Serving pedestrians
Through Connections must serve pedestrians and function as an extension of the sidewalk network in ***the Northwest Industrial area***~~Coffee Creek.~~



Naturalistic landscape, native planting
Promote a landscape that supports ecological function and habitat by using native species in a naturalized manner

SECTION B | DISTRICT-WIDE SITE PLANNING AND LANDSCAPING





Trees
Trees help to define place and enhance the public realm by giving context and scale to the ~~Coffee Creek~~***Northwest*** Industrial ***a***~~A~~rea.

INTENT STATEMENT

The impact of the Ice Age floods on the Willamette Valley defies the imagination. The cataclysmic effects of the Missoula Floods created the modern-day landscape that includes ***the Basalt Creek Canyon, Tonquin Scablands***, Coffee Lake Wetlands and Coffee Lake Creek. These remnants of the geologic events of 12,000 years ago and the landscape that has emerged since that time are authentic elements that establish our sense of place and contribute to creating a distinctive image and identity that is unique to the City of Wilsonville. In ~~Coffee Creek~~***the Northwest Industrial area,*** the oak savanna is the most distinctive and significant landscape feature visible today that emerged as a result of the Missoula Floods. The effects of settlement have diminished the extent of this oak forest and groves of fir trees are now a distinctive part of the skyline. There may well be elements of the floods still to be discovered; the glacial erratics of the Willamette Valley were scattered here as the ice rafts that they arrived with melted.

The City's commitment to preserving and enhancing the heritage of this distinctive landscape is reflected in several of the patterns and guidelines. At the scale of the district, the City expects development to promote visual and physical connections from the industrial district to the ***Basalt Creek Canyon, Tonquin Scablands,*** Coffee Lake Creek Natural Area and the future Tonquin Ice Age Trail.

The themes that express the unique character, quality, and culture of ~~Coffee Creek~~***the area*** are still emerging as the ***Northwest Industrial*** district becomes fully integrated with the larger, more established city. Existing stands of Douglas Fir acknowledge both the city's status as a Tree City USA and its commitment to maintaining its natural beauty. The city is also home to three water features by the celebrated Pacific Northwest landscape architect Bob Murase: water features are ~~strongly~~encouraged as part of the ***Coffee Creek Industrial Master Plan and Basalt Creek Master Plan, particularly in future industrial waysides.***

Within the ~~Coffee Creek~~***Northwest*** Industrial Area the design of individual buildings should be linked by unifying elements. The public realm of Addressing Streets provides unity to the district by establishing a pastoral character of place with the regular planting of street trees, sidewalks, and front yard setbacks. Trees help to define place, and enhance the public realm by giving context and scale to the ~~Coffee Creek~~***Northwest*** Industrial Area.

Improving existing and providing new pedestrian and bicycle connections to and through natural areas strengthens the sense of place by developing the character of place.

Gateways reinforce a sense of arrival or departure and mark the transition from one precinct of the city to another.

GUIDELINES

1. THE NATURAL LANDSCAPE

1.1 Water flow to Coffee Lake Creek

Design landscapes to acknowledge the Ice Age heritage of ~~Coffee Creek~~***the Northwest Industrial area*** by orienting patterns of new landscape plantings reflecting the natural flows of water from the industrial district to Coffee Lake Creek ***and Basalt Creek.***

1.2 Natural landscape as visual unifier

Use the unifying elements of the natural landscape to visually connect and functionally integrate the industrial district.

1.3 Naturalistic landscape, native planting

Promote a landscape that supports ecological function and habitat by using native species in a naturalized manner.

1.4 Access to nature

Pedestrian and bicycle connection is critical and incorporating public connections through large-scale industrial sites is encouraged. Access connections to the creeks, natural areas, and greenway trails should be clearly marked and provide safe and convenient passage.

1.5 Ice Age artifacts

Identify, preserve, and enhance any Ice Age elements found on site, such as erratics the foreign boulders carried to the site on ice rafts, as elements that influence site design and development.

1.6 Tree preservation within setbacks

Whether individually or in groves of native species, preserve trees within the setbacks of the development, particularly when they occur within the setback of an Addressing Street, or a Supporting Street that serves as the development's primary access street.

1.7 Informal park-like landscaping

The park-like character of the design of the Addressing Streets should be complemented by landscaping around buildings, parking lots, and open space that reflects the informal,



Tree preservation within setbacks
Whether individually or in groves of native species, preserve trees within the setbacks of the development, particularly when they occur within the setback of an Addressing Street, or a Supporting Street that serves as the development's primary access street.

natural, and original landscape that preceded development and persists in places across the site.

2. SPECIAL LANDSCAPE FEATURES

2.1 City of Wilsonville themes

Integrate the themes related to the City of Wilsonville as unifying elements in the conceptual design for new development, and into the landscape design.

2.2 Existing tree groves at points of access

Incorporate elements such as existing stands of native trees to emphasize points of site access and/ or building access.

2.3 Water features

Integrate fountains and water features to emphasize important places, such as parcel access, building entries, and employee amenities.

2.4 Selective use of non-native plants

Non-native, ornamental plants, shrubs, and trees should be used sparingly and strategically as elements that accent special elements of the site or building, such as entries.

2.5 Intentional aesthetic use of industrial materials

Integrate the materials of industry at an industrial scale. This guideline may be accomplished by designing buildings, enclosures, and retaining walls with the simple, natural, unembellished materials common to industry. Use unfinished steel, raw aluminum, and plain concrete as the finish materials for the construction of site and building elements.

3. STRENGTHEN GATEWAYS

3.1 ~~Coffee Creek~~*Northwest Industrial* gateways

Design gateway locations to promote a sense of place and to reinforce the distinct identity of ~~Coffee Creek~~***the Northwest Industrial area.*** This guideline may be accomplished by placing new buildings strategically at areas that define boundaries and edges to create gateways in conjunction with other buildings or with significant landscape features.



Existing tree groves at points of access
Incorporate elements such as existing stands of native trees to emphasize points of site access and/ or building access.



Informal park-like landscaping
The park-like character of the design of the Addressing Streets should be complemented by landscaping around buildings, parking lots, and open space that reflects the informal, natural, and original landscape that preceded development and persists in places across the site.

3.2 Buildings as gateway markers

Develop gateway buildings at strategic intersections.

3.3 Monument signs

Use freestanding monument signs to mark gateways.

3.4 Iconic elements

Install iconic elements within the right-of-way, such as signs, monuments, or art, that help identify a specific address as a district-wide or site-specific gateway to ~~Coffee Creek~~***the area.***



Natural landscape as visual unifier
Use the unifying elements of the natural landscape to visually connect and functionally integrate the industrial district.

SECTION C | SITE DESIGN

INTENT STATEMENT

Access and mobility

Access and mobility are essential elements of successful industrial development. We tend to think of tractor-trailer rigs as essential to industry, and they are, but equally essential to industry is an educated work force that can get to their shifts with a full range of transportation options: options that offer employees real choices that include driving alone, but also support and encourage transit, walking, and biking.

Automobile and freight access from Addressing Streets and Supporting Streets to a parcel should be obvious, clear, simple, and safe. Parcel access provides an opportunity to create a gateway and reinforce a strong sense of place.

Bicycle and pedestrian access to a parcel from Addressing Streets and Supporting Streets can also reinforce the sense of place ~~in Coffee Creek.~~ Bicycle and pedestrian access from an Addressing Street to a parcel should be convenient, direct, and complete. Cyclists and walkers should be able to clearly perceive their ultimate destination from the Addressing Street.

Access and mobility are for all people. The pedestrian system is successful only when all people can conveniently reach their destinations. Universal and equitable barrier- free design is most successful when designed and developed systematically from initial site design through final building design and construction.

Parking Design

Surface parking is permitted in the front yard setback for development along Addressing Streets with limitations. Surface parking lots are limited in scale and designated for short-term parking for visitors, people with disabilities, and deliveries. The design guidelines are intended to establish the character for surface parking lots in a manner that supports the City's goals for pedestrian convenience, comfort, and safety.

Ensure that the parking lot landscape is planned, installed, and maintained to promote the informal design character associated with each landscape frontage type.

Design that Contributes to the Site Minimize site grading to preserve the natural character of the site. Contoured slopes are generally preferred to the installation of retaining walls. Where retaining walls are necessary to support site development, ensure that they facilitate surface drainage, limit soil erosion, and avoid increasing instability of



Access from an Addressing Street
Walkers should be able to clearly perceive their ultimate destination from the Addressing Street.

native soils. Integrate retaining walls with other site design features, such as stairs, ramps, and planters wherever possible.

To the extent possible, site development should maintain and enhance natural drainage patterns. Incorporate features for the storage, cleaning, transport, and re-infiltration of stormwater into site design and landscaping. Stormwater facilities such as swales should be designed to reinforce the natural quality and visual continuity of the landscape at the scale of the site and the district.

Trees help to define place. Whether individually, or in groves of native species, trees enhance the public realm by giving context and scale to the ***Northwest*** ~~Coffee Creek~~ Industrial ***Zone*** ~~Area~~. Landscape planting in front, side, and rear yards and as screening for parking lots, service drives, and service enclosures gives form and defines the public realm and parcels. Landscape design, installation, and maintenance helps to define the ***Northwest*** ~~Coffee Creek~~ Industrial ***Zone*** ~~District~~ and to diminish the large scale of industrial buildings. Landscaping also helps direct people to building entries. The native plant materials
are climate adaptive, have low water and maintenance requirements, and visually blend with adjacent, undisturbed landscapes. Native trees should be preserved and employed as the visual anchors of new landscapes.

Industrial building types typically need extensive, relatively flat surfaces for buildings, parking lots, service yards, access lanes, and truck maneuvering areas. It may still be possible to fit a multistory building into the terrain of Coffee Creek. Integrating buildings with their sites is strongly encouraged.

Landscape that Contributes to the Building
Building designs should acknowledge and respect the natural character of their
sites. The ***Northwest Industria Zone*** ~~Coffee Creek Industrial Area~~ has a strong character that derives from context, topography, and native vegetation. New site development, landscaping, and building design can reinforce this distinctive character.

Provide a consistent and high-quality environment for the ***Northwest*** ~~Coffee Creek~~ ***Industrial Zone*** ~~Area~~ by obscuring views of loading areas, work yards, above-grade utilities and services, and recycling and refuse areas from Addressing Streets, Supporting Streets and Through Connections. Whenever possible, group utilities and services to minimize visual clutter.

The primary building entry is a significant element of building design in the ***Northwest Industrial Zone***. ~~Coffee Creek.~~ The design guidelines recommend that the primary entrance for all buildings front on an Addressing Street. This is not a requirement of the Form-based Code; an entrance on a Supporting Street or Through Connection is acceptable provided the entry is clearly visible from the Addressing Street and a clear public route to the entry is provided. Emphasize the importance of the primary building entry with glass, canopies, signage, public art, landscaping, and lighting.

GUIDELINES

1. PARCEL ACCESS

1.1 Distinctive identity of visitor arrival point

Where parcel access is also the primary automobile access to a building for visitors, use landscaping and signage to create a distinctive sense of arrival.

1.2 Converging parcel access points

Use routes providing parcel access to build active intersections where pedestrians, bicyclists, and motorists have access to site amenities.

1.3 Formal landscape design that contrasts

Design guidelines for the landscape of front yards along Addressing Streets encourage a natural, irregular pattern of native plant materials. Along parcel access routes consider breaking this informal character of the landscape frontage with design and plant materials that are more formal, regular, and ornamental.

1.4 Parcel access from an Addressing Street

Where parcel access connects the primary building entrance to the Addressing Street extend the design, character, scale, and materials of the entry to the public sidewalk.

1.5 Parcel access from a Supporting Street

Where parcel access from a Supporting Street is the primary automobile access to a building for visitors use landscaping and signage to create a distinctive sense of arrival.

1.6 Parcel access from a Through Connection

Where parcel access connects only with a pedestrian walkway or multi-use path with the Coffee Creek pedestrian and bicycle network, design the walkway or multi-use path for safety, comfort, and convenience of pedestrians and cyclists.

1.7 Pedestrian and bicycle access network

Develop an integrated system for pedestrians and bicycles that includes good connections to other parts of the Coffee Creek Industrial Area and to the larger city beyond.

1.8 Accessible paths

Make paths accessible for all.

1.9 Adjust paths to incorporate site features

Add character and interest to the path by adjusting its direction and/ or width to incorporate unique natural features of the site, such as streams, pools, or rock outcroppings.

1.10 Front yards that contribute to the public realm

Design the landscape in front yards along Addressing Streets to result in an attractive contribution to the quality of the public realm.

1.11 Signs

Plan the size and location of signs and their structure so that they do not detract from the natural quality of the native landscape.

1.12 Outdoor rooms

Establish and maintain a sense of the public realm as an outdoor room where building elevations serve as walls and the streets, sidewalks, and landscape serve as the floor. Use buildings to create and maintain a sense of urban enclosure.

2. PARKING LOCATION AND DESIGN

2.1 Front yard surface parking on an Addressing Street

Surface parking is permitted in the front yard setback for development along Addressing Streets and Supporting Streets with limitations. Design parking lots to result in an attractive and functional experience for staff and visitors arriving by car. To enhance the design quality of parking lots in front yards along Addressing Streets, consider increasing the quality of the materials used and treating the surface of the parking lot and walkway system as a plaza that connects to, and integrates with, the primary building entrance.

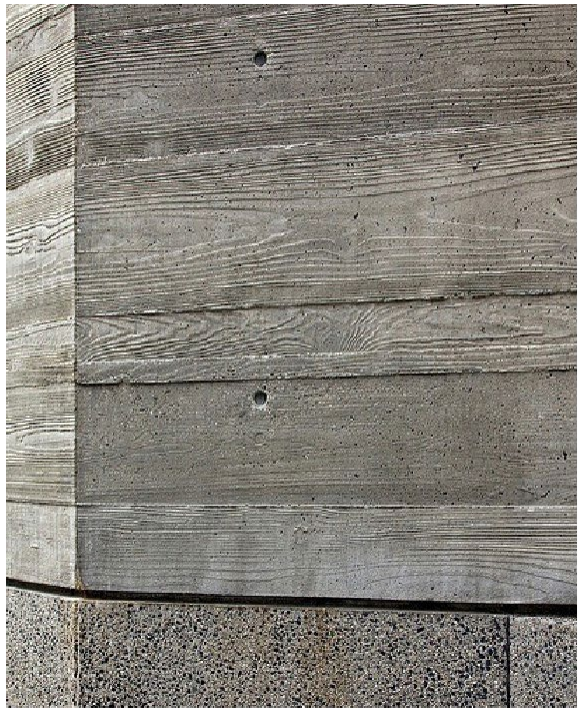
2.2 Through Connections that provide parking

Through Connections can support a wide range of on street parking options including parallel, diagonal, or perpendicular parking. Choose the type of parking most appropriate to the context: consider natural features and resources as well as programmatic needs associated with building use. Adjust the layout of parking lots to accommodate natural features and resources.

2.3 Surface parking

Vary the scale of parking lots, the pattern of landscape elements and lighting to add visual





Screening materials
Walls used for screening may be constructed from stone, self-weathering sheet steel, or smooth-finished cast-in- place or board-formed concrete.

interest and reduce the monotonous effect of large extents of surface parking.

2.4 From the parking spot to the primary entry

Design parking lots for the comfort and convenience of visitors and the disabled. The accessible route from one's parking spot to the primary building entrances should be clear, obvious, and unobstructed.

2.5 Stormwater run-off

Consider the integration of permeable paving to reduce stormwater run-off.

2.6 Planting

Design and install new landscapes with plantings grouped in natural, irregular masses to establish and support a continuous, integrated, and natural district-wide appearance. Landscapes and plant materials shall be maintained throughout the year.

3. LOCATION AND SCREENING OF UTILITIES AND SERVICES

3.1 Geometry

Organize above-grade services elements, such as transformers, with the geometry of the adjacent streets or nearby site elements and buildings.

3.2 Screening materials

Walls used for screening may be constructed from stone, self-weathering sheet steel, or smooth-finished cast-in-place or board-formed concrete. Long extents of fencing should be modulated with the use of reveals and other techniques. Where required, service access gates and doors should be constructed of high-quality, durable materials that complement the design of screening walls and receive regular maintenance.

3.3 Native plant material

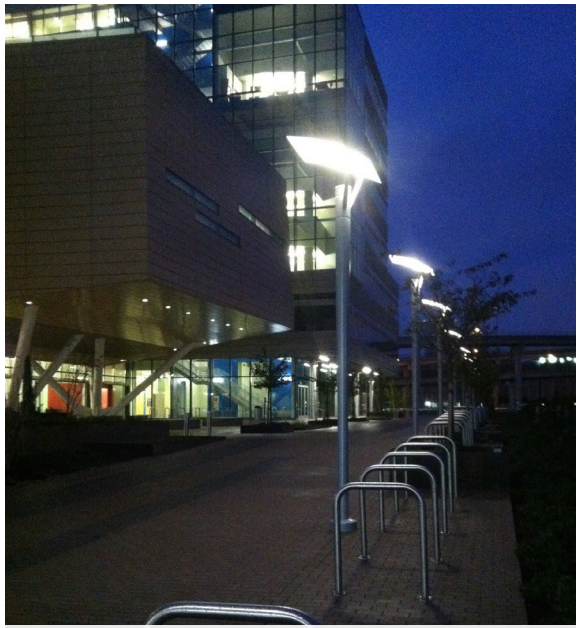
Where appropriate, screening walls should be enhanced with native plant material to diminish the visual mass and integrate with the landscape.

4. EXTERIOR LIGHTING

4.1 Nighttime safety

Exterior lighting should support safe access and use of sites in the evening and nighttime.





Nighttime safety
Exterior lighting should support safe access and use of sites in the evening and nighttime.

4.2 Highlighting

The selective highlighting of significant architectural elements, such as building entries and circulation to those entries from the street and landscape elements such as sculpture or other featured elements in the landscape will contribute to the high-quality design of the ***Northwest Industrial Zone.*** ~~Coffee Creek Industrial Area.~~

4.3 Flood lighting

Surface parking lots, building entries and courtyards, and loading areas and service yards should be illuminated, but the use of flood lighting is discouraged.

4.4 Sustainable lighting

Exterior lighting should be selected for maximum energy-efficiency, durability, and maintainability.

4.5 Addressing and Supporting Streets at night

Lighting plays a significant role in supporting the design character of Addressing Streets and Supporting Streets in the evening and nighttime by encouraging the selective highlighting of significant architectural elements, such as building entries and circulation to those entries from the street and landscape elements such as sculpture or other featured elements in the landscape frontages required along Addressing Streets.

4.6 Through Connections at night

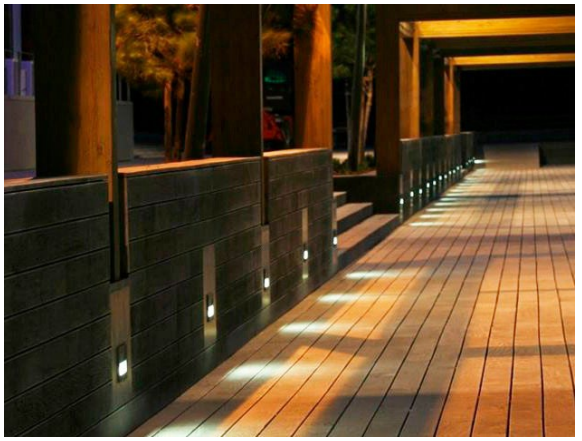
Lighting plays a supporting role in the design character of Through Connections in the evening and nighttime by promoting safety and security along routes of pedestrian access as well as the selective highlighting of significant architectural elements, such as building entries and circulation to those entries from the street and landscape elements.

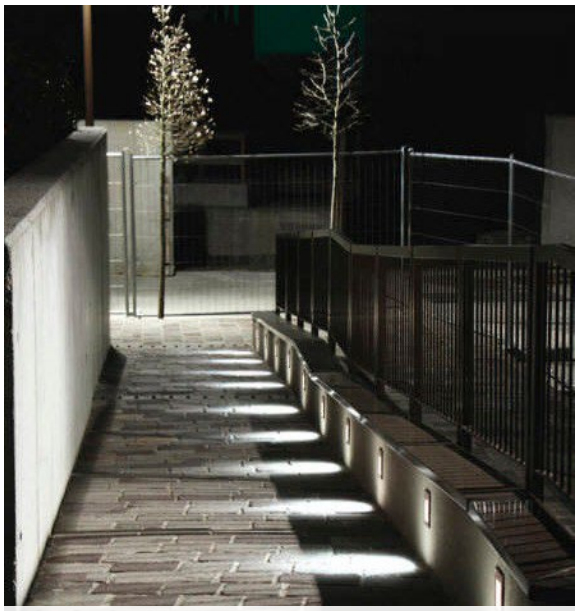
4.7 Fixture heights

Fixture heights of 15-20' are preferred for surface parking lots and loading areas and service yards. Through Connections, internal walks, courtyards, and paths should be illuminated with pedestrian-scaled lighting.

4.8 Night sky

Lighting shall protect night skies, and not extend beyond site boundaries. Light fixtures shall be cast downward with full cut-off shades. In-ground up-lighting should be avoided.





Highlighting
The selective highlighting of significant architectural elements, such as building entries and circulation to those entries from the street and landscape elements such as sculpture or other featured elements in the landscape will contribute to the high-quality design of the ***Northwest Industrial Zone.*** ~~Coffee Creek Industrial Area.~~

SECTION D | BUILDING DESIGN

INTENT STATEMENT

Building massing and the architectural expression of building design elements define the scale, quality, and character of the built environment. The design guidelines for buildings focus on the following elements:

- Prominent building entrance visible from an Addressing Street
- Overall building mass and bulk
- Composition of building elevations
- Roof forms
- Materials and colors
- Sustainable building design

The massive size, enormous bulk, and large surface areas of many industrial buildings represent design challenges and opportunities. Not all of the buildings developed in the ***Northwest Industrial Zone*** ~~Coffee Creek~~ will be warehouses or factories. Some will be office buildings or industrial hybrid buildings that incorporate office, research, assembly, manufacturing, distribution or warehousing. Buildings designed to support industrial or warehouse functions should have strong, simple forms and use windows and doors to create visual interest. Office buildings may have more varied forms that emphasize windows into, and views from, the office floors. While methods for reducing building bulk, mass, and scale will differ, the design for all buildings should consider architectural techniques that reduce their perceived scale along streets and adjacent to public spaces and help them blend into the district-wide landscape context for the aesthetic benefit of motorists, bicyclists, and pedestrians.

Interaction between the private enterprise inside of a building and the public contributes to the vitality of the streets in the ***Northwest Industrial Zone***. ~~Coffee Creek Industrial Area.~~ Transparency in front façade of buildings adds a subtle message that behavior in the public realm is being observed which contributes to the overall safety of the neighborhood. When passersby can sense activity that occurs inside of a building, they get a sense of people participating in their community.

Many types of businesses incorporate programmatic functions that require and benefit from daylighting. These functions include dining areas, lobbies, lounges, fitness centers, waiting rooms, conference rooms, lunch/break rooms, as well as related outdoor seating areas. Placing these types of rooms within view of Addressing and Supporting Streets and Through Connections enhances safety of the public realm and creates a sense of connection.





Visual connection to the public realm
Many types of businesses incorporate programmatic functions that require and benefit from daylighting. These functions include dining areas, lobbies, lounges, fitness centers, waiting rooms, conference rooms, lunch/ break rooms, as well as related outdoor seating areas.
Placing these types of rooms within view of Addressing and Supporting Streets and Through Connections enhances safety of the public realm and creates a sense of connection.

Every address, business, and destination in the ***Northwest Industrial Zone*** ~~Coffee Creek~~ deserves a good entrance. Every destination is ultimately reached on foot, so making every building entrance clearly visible and fully accessible is fundamental. The intent of the design guidelines is that every primary entrance of every building will contribute to the quality and vitality of the public realm by creating a clear sense of entry.





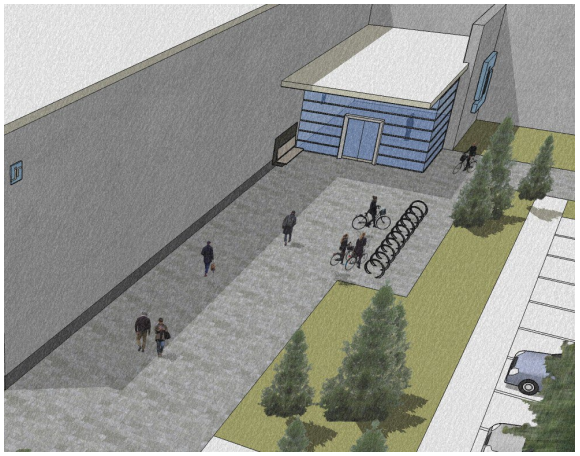


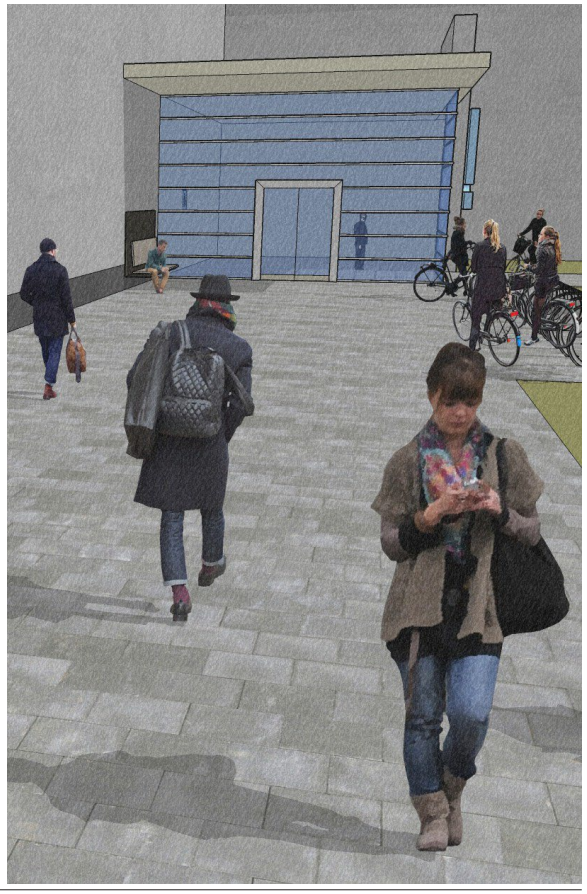


Primary entry as significant building feature

Make the primary building entry a significant element of building design in the ***Northwest Industrial Zone*** ~~Coffee Creek.~~ Emphasize the importance of the primary building entry with elements that could include a landscaped forecourt; a wide pedestrian path from the sidewalk with special paving; accent and pathway lighting; special plantings and landscape; a prominent roof form at the building's entrance; a generous canopy of metal or glass that offers protection from the elements; a major recess in the façade; seating elements such as benches, ledges, and movable chairs; or an open, transparent building lobby or vestibule that projects beyond the body of the building. Place these functional elements on an Addressing Street or Supporting Street and make their function visible from the streets and sidewalks.







Primary entry as significant building feature
Example of prominent entrance that is visible from Addressing Street, sidewalks and parking areas. Entrance is human-scaled with transparent vestibule, weather protection and a generous pedestrian walkway.

GUIDELINES

1. BUILDING ORIENTATION AND ENTRIES

1.1 Primary building entry relationship to Addressing Street

The primary building entrance shall be visible to and accessible from an Addressing Street.

1.2 Primary entry as significant building feature

Make the primary building entry a significant element of building design in the ***Northwest Industrial Zone*** ~~Coffee Creek.~~ Emphasize the importance of the primary building entry with elements that could include a landscaped forecourt; a wide pedestrian path from the sidewalk with special paving; accent and pathway lighting; special plantings and landscape; a prominent roof form at the building's entrance; a generous canopy of metal or glass that offers protection from the elements; a major recess in the façade; seating elements such as benches, ledges, and movable chairs; or an open, transparent building lobby or vestibule that projects beyond the body of the building. Place these functional elements on an Addressing Street or Supporting Street and make their function visible from the streets and sidewalks.

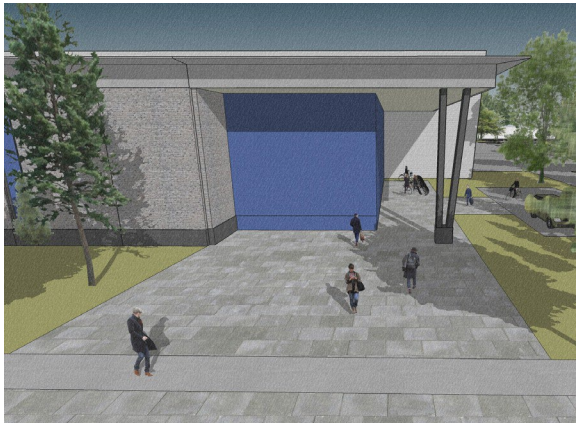
1.3 Visual interest and human scale

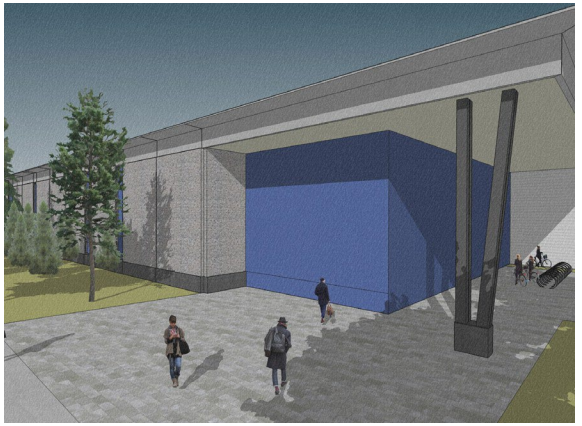
Locate the office and support spaces for warehouse and industrial buildings on the Addressing Street or Supporting Street instead of burying these functions in the interior of a large monolithic structure. The smaller-scale first floor can help soften the bulk of large buildings and add visual interest and a human scale to the public realm. This guideline may be accomplished by wrapping the high-bay industrial form with lower-scaled structures on the street; extending a discrete element of the building that contains these functions and giving this element a distinctive, contrasting architectural expression; or providing a visual break in the building mass and structure that creates an impression of two separate buildings.

2. BUILDING FAÇADES

2.1 Façade articulation

Articulate façades with a sense of depth by including design elements that create shadow lines, change color or materials, or incorporate other details that together with the required landscape breakdown large expanses of flat, unembellished surfaces.





Building entrance
Every destination is ultimately reached on foot, so making every building entrance clearly visible and fully accessible is fundamental. The intent of the design guidelines is that every primary entrance of every building will contribute to the quality and vitality of the public realm by creating a clear sense of entry.

2.2 Office building façades

Office building windows and doors offer opportunities to decrease apparent building mass and promote a sense of the human scale. Express the programmatic elements of office buildings including lobbies, conference rooms, lunch rooms, and fitness centers as distinct elements on the building exterior, especially the front façade.

2.3 Multi-story building façades

Because their building program is more flexible than industrial or warehouse projects, multi-story office buildings in the ***Northwest Industrial zone*** ~~Coffee Creek~~ should incorporate elements such as jogs or offsets in street-facing building elevations, building step-backs at upper floor levels,
projections that create shadow lines, deep roof overhangs, major recesses in the building elevation to mark entries, or the bold expression of the building's structural system.

2.4 Addressing Street façades

Building elevations fronting Addressing Streets offer an initial impression of design quality and deserve special design attention. The design for all elevations for all buildings facing an Addressing Street shall clearly delineate a distinctive three-part design of base, body, and top. The intent of this guideline is to visually ground all buildings in the Coffee Creek landscape and provide a distinctive silhouette of each building against the skyline.

2.5 Addressing Street enclosure and street wall

Site and building design shall support a uniform street wall of buildings along Addressing Streets that frames the public realm and supports a unified streetscape.

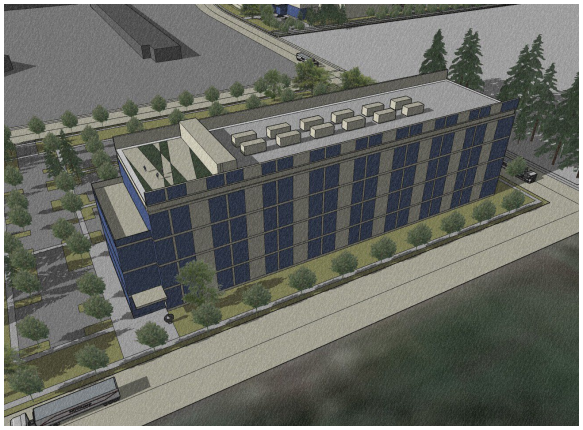
3. ROOF FORMS

3.1 Fifth elevation

The roof forms of office buildings and industrial buildings in the Coffee Creek Industrial Area should be considered as the "fifth elevation" of the building and their design should be fully considered as one element in the overall design of any building.

3.2 Natural light

For manufacturing or warehousing facilities, the design guidelines strongly encourage the historic "saw tooth" roof form with integrated north-facing clerestory windows.





Roof forms
The roof forms of buildings should be considered as the "fifth elevation" and their design should be fully considered as one element in the overall design.
Collection, storage, and discharge of stormwater should be expressed as architectural features.

3.3 Roof edge

At a minimum, the roof edge of all buildings will create a distinctive profile against the sky when seen from the public realm. In the case of warehouse or factory buildings with large floor plates, the roof may not be visible from grade and other elements of the building –the primary building entry, landscape plantings, signage, or elements of the building façade will be the prominent design features.

3.4 Roof forms

Buildings in the Coffee Creek Industrial Area are encouraged to include prominent roof forms. This guideline may be accomplished by accentuating the required building top with upturned eaves or projections, using sloped roofs, extending roofs beyond the building elevation to create deep overhangs, adding architectural elements like braces or brackets, and prominent vertical features such as towers or vertical circulation.

3.5 Incorporation of mechanical systems

Design roof forms to incorporate a building's mechanical systems and fully screen roof-mounted equipment from view from the public realm. Minimize any visual clutter of multiple, isolated roof-top equipment by grouping such elements and screening them from view with architectural elements.

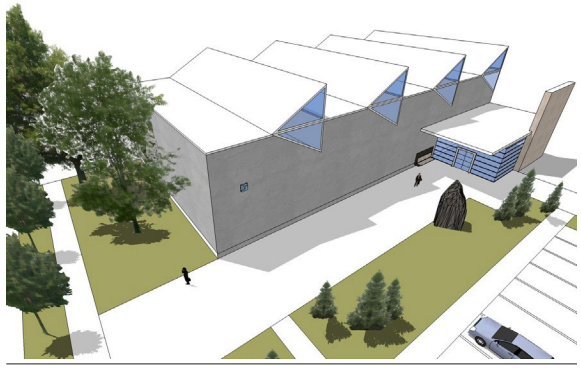
3.6 Roof stormwater

Collection, storage, and discharge of stormwater from building roofs should be expressed as distinct architectural features, integrated into building design using the design of sloping roofs, gutters, scuppers, downspouts, and cisterns that collect and store rain water. Green roof technologies could be appropriate in new buildings in Coffee Creek as an integrated element in stormwater management.

4. MATERIALS AND COLORS

4.1 Coffee Creek colors

Use of authentic, durable, and sustainable materials that derive their color from the natural setting of Coffee Creek support a consistent image and identity of the industrial area as a high-quality employment hub of the City of Wilsonville. Simple, basic, industrial materials, such as board-formed or cast-in-place concrete, architectural metal panels, corrugated steel, brick masonry, and architecturally-finished concrete masonry units are encouraged.



Natural light
For manufacturing or warehousing facilities, the design guidelines strongly encourage the historic "saw tooth" roof form with integrated north-facing clerestory windows.



Roof edge
At a minimum, the roof edge of all buildings will create a distinctive profile against the sky when seen from the public realm.

4.2 Emphasize base, body, and top

Materials should be organized on each building elevation to emphasize the three zones of base, body, and top and to highlight important features such as entrances.

4.3 Muted color palette

Site features and buildings should incorporate the subtle color palette derived from the natural landscape. Larger building forms can be made less prominent by employing a muted color palette drawn from the colors prevalent on the site.

5. SUSTAINABLE BUILDING DESIGN

5.1 Solar advantage and daylight

Sustainable building practices help to create healthy communities and ecosystems. To the extent possible, building orientation should consider solar exposure and capture the energy of the sun in a passive manner. Entries and public spaces should be sited where they can benefit from daylight.

5.2 Shading

Building elevations facing south and west should incorporate deep roof overhangs, projections, or sun shading devices.

5.3 Non-mechanical light and ventilation

Introduce natural light into buildings using clerestory windows and skylights. In those areas, such as offices, operable windows, and natural ventilation is encouraged.

5.4 Minimal site alteration

Where possible, buildings, surface parking lots, drive aisles, service yards, and loading areas should merge with the existing grades, rather than significantly altering them.



Base, body, and top
Materials should be organized on each building elevation to emphasize the three zones of base, body, and top and to highlight important features such as entrances.

~~Coffee Creek Light Industrial~~ ***Northwest Industrial*** Patterns and Typologies

Prototypes

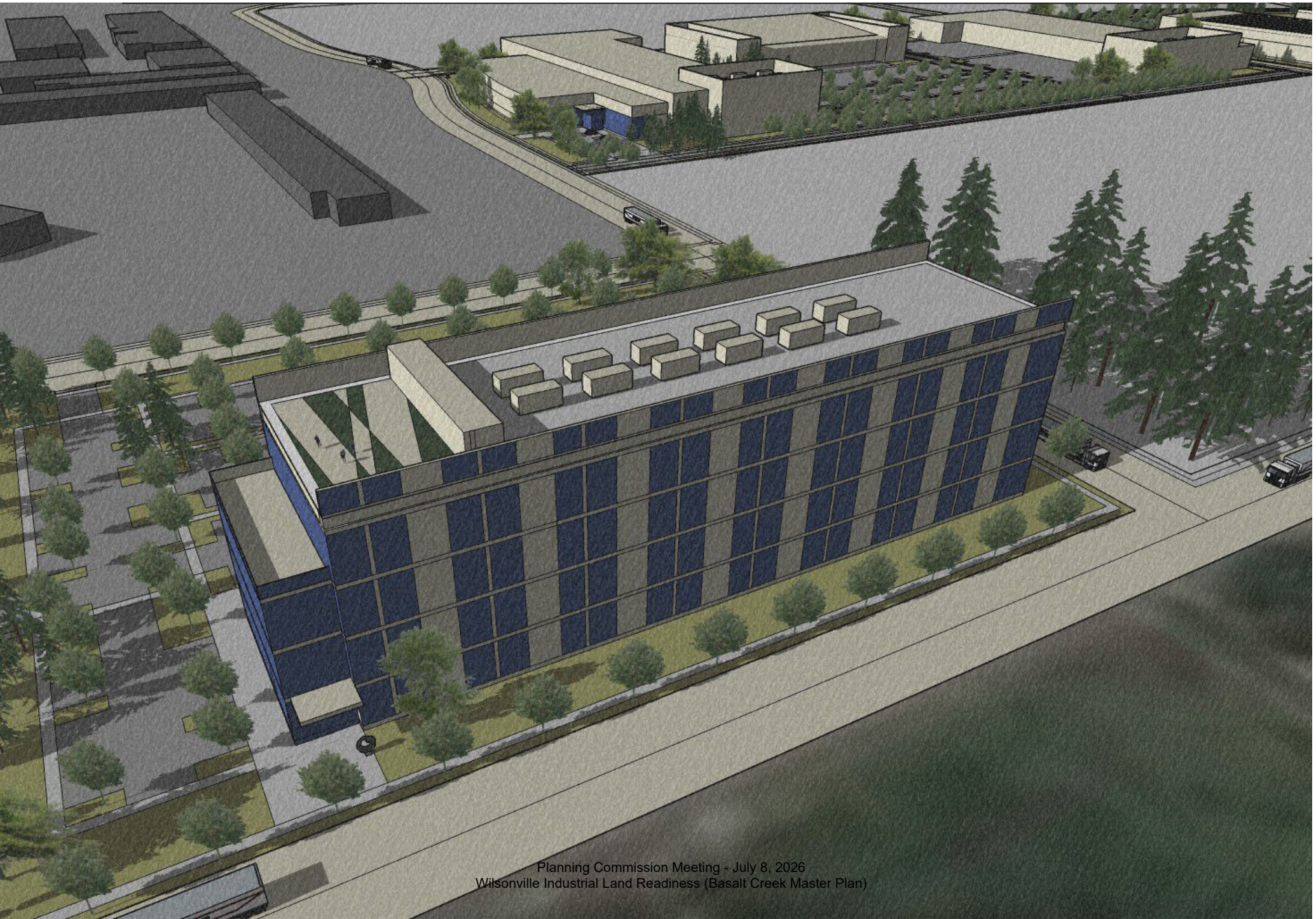
Connectivity and Street Design Patterns

Street and Path Typology

Site Design Patterns

Building Design Patterns

PATTERNS AND TYPOLOGIES

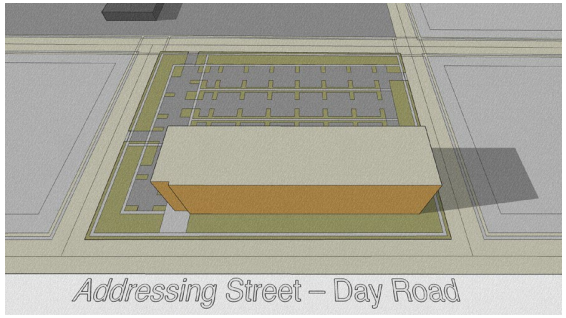


Overview of the Prototypes

Prototype 1

HYPOTHETICAL SITE AND BUILDING PROGRAM

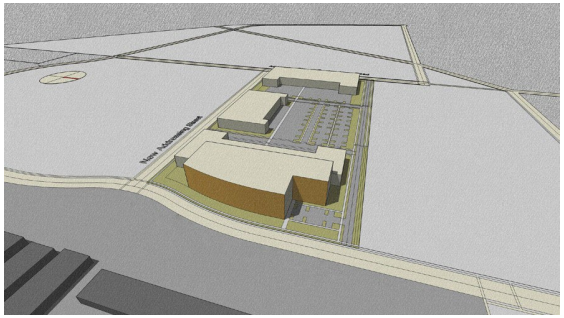
- 142,000 square feet located on Day Road
- Multi-story office building
- 40,000 square feet for office, research, lab, fabrication
- Building footprint of 20,000 square feet



Prototype 2

HYPOTHETICAL SITE AND BUILDING PROGRAM

- 700,000 square feet located on Garden Acres Road
- Industrial / warehouse building with loading docks and service bays
- 400,000 square feet for warehouse, office



Prototype 3

HYPOTHETICAL SITE AND BUILDING PROGRAM

- Existing 525,000 square foot industrial site on Grahams Ferry Road
- Combines existing structures with new development
- Hypothetical: 261,000 square feet for industrial fabrication and office



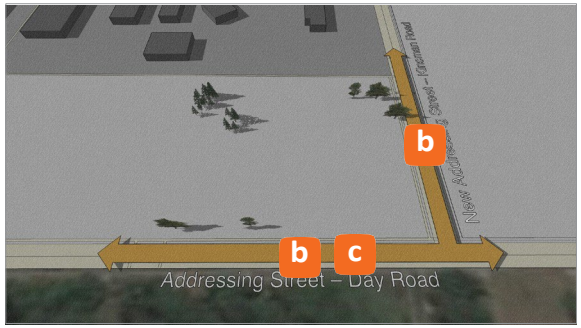
Connectivity and Street Design Patterns

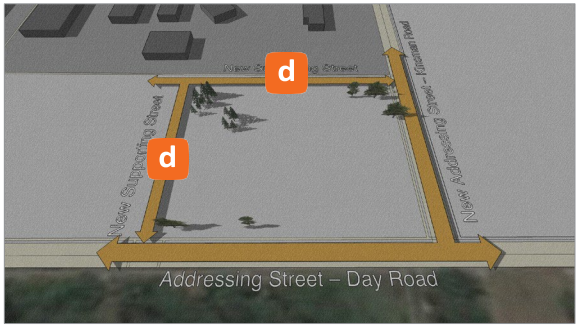
A.1.1 CONNECTION SPACING

The intent for all streets and paths in the ***Northwest Industrial Zone*** Coffee Creek is to create an integrated district with a robust, resilient, and connected network that supports economic and environmental sustainability. There is a fixed structural framework of Addressing Streets that provides access from within Coffee Creek to the rest of the region. That framework is intended to support a well-integrated and fine-grained system of streets and paths where a multi-use path might be the connecting link between an Addressing Street and a Supporting Street or Through Connection. The design intent is to maximize connectivity –of all kinds– to the extent feasible.

- **a** Potential industrial development site
- **b** Location of nearest existing or planned Addressing Street
- **c** Priority Addressing Street
- **d** Location of Through Connections



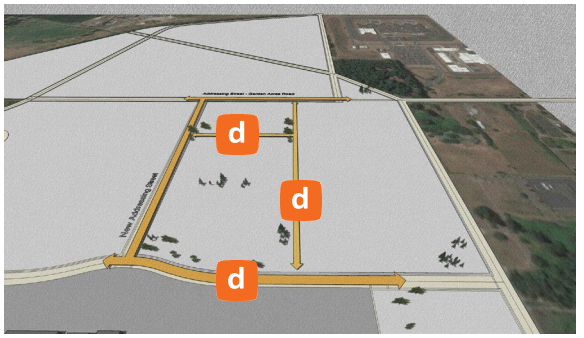




Prototype 1

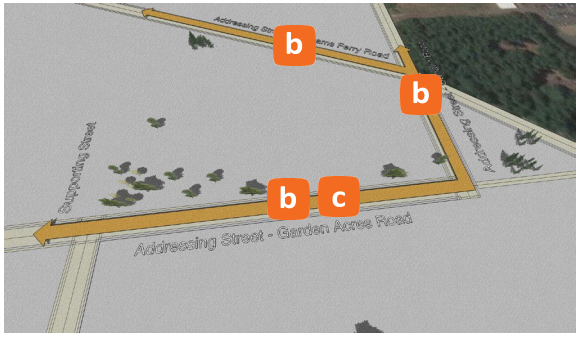






Prototype 2







Prototype 3

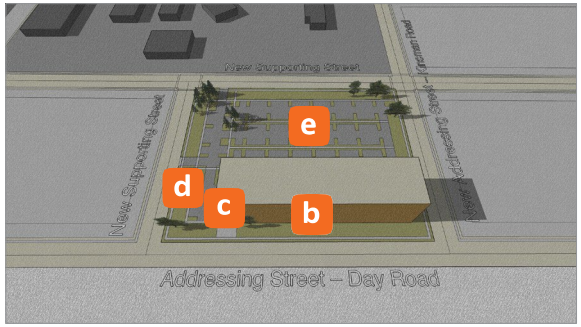
Site Design Patterns

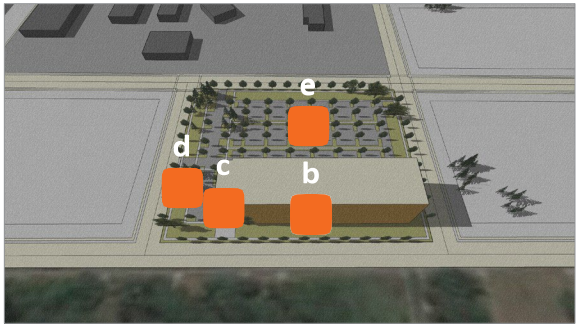
SECTION C. INTENT STATEMENT

The primary building entry is a significant element of building design in the ***Northwest Industrial Zone*** ~~Coffee Creek.~~ The design guidelines recommend that the primary entrance for all buildings front on an Addressing Street. This is not a requirement of the Form-based Code; an entrance on a Supporting Street or Through Connection is acceptable provided the entry is clearly visible from the Addressing Street and a clear public route to the entry is provided. Emphasize the importance of the primary building entry with glass, canopies, signage, public art, landscaping, and lighting.

- **a** Development parcel delineated by Addressing and Supporting Streets
- **b** Primary building frontage
- **c** Primary entrance
- **d** Location of limited front yard surface parking
- **e** Surface parking







Prototype 1

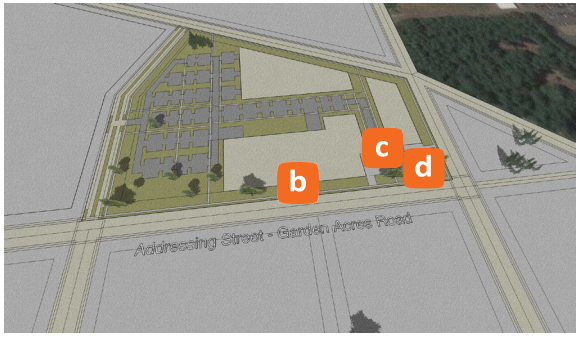






Prototype 2

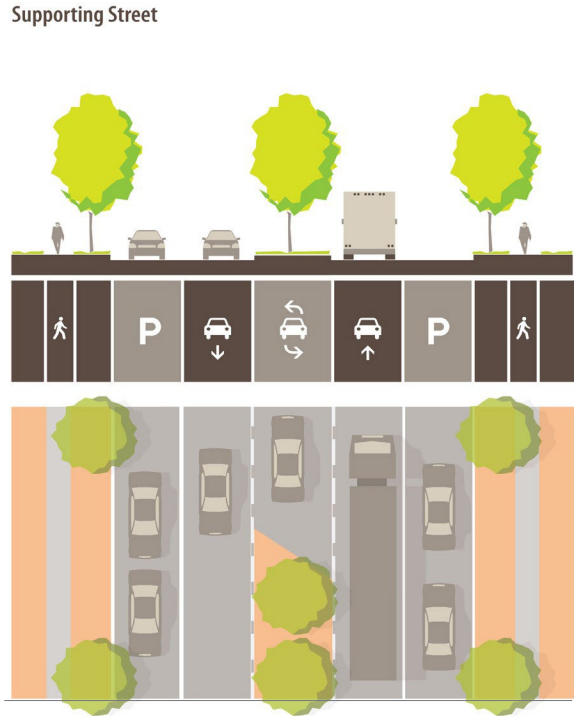




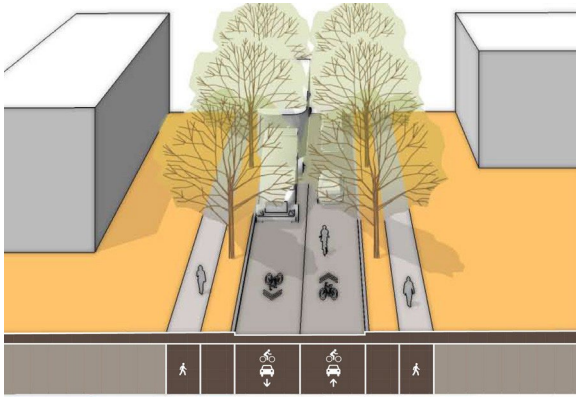


Prototype 3

Supporting Street Typology

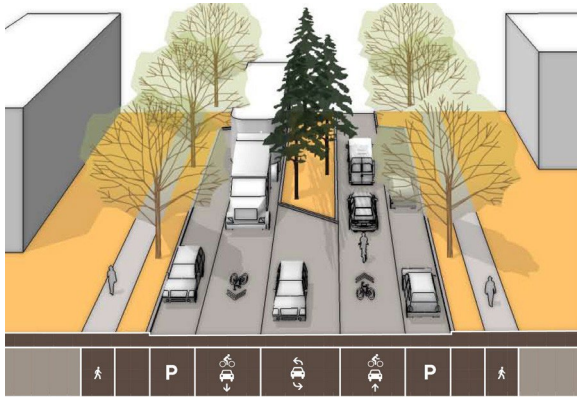


Supporting Street—Possible street section and plan



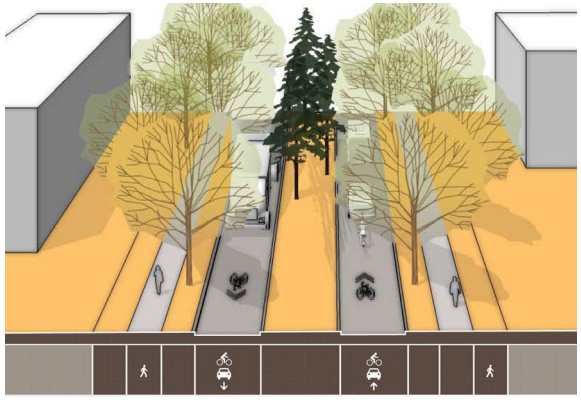
Minimal

- ☑ Vehicular access
- ☑ Pedestrian access—in sidewalks
- ☑ Bicycle access—in shared lane
- ☑ Street trees—in continuous planted park strip
- ☐ Planted median
- ☐ Left turn lane
- ☐ On-street parking



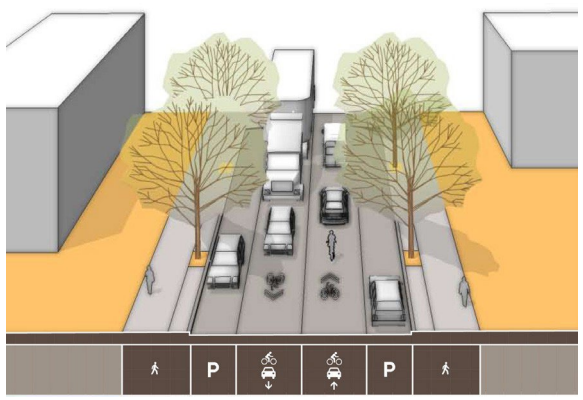
Monumental

- ☑ Vehicular access
- ☑ Pedestrian access—in sidewalks
- ☑ Bicycle access—in shared lane
- ☑ Street trees—in continuous planted park strip
- ☑ Planted median
- ☑ Left turn lane
- ☑ On-street parking



Park-like character

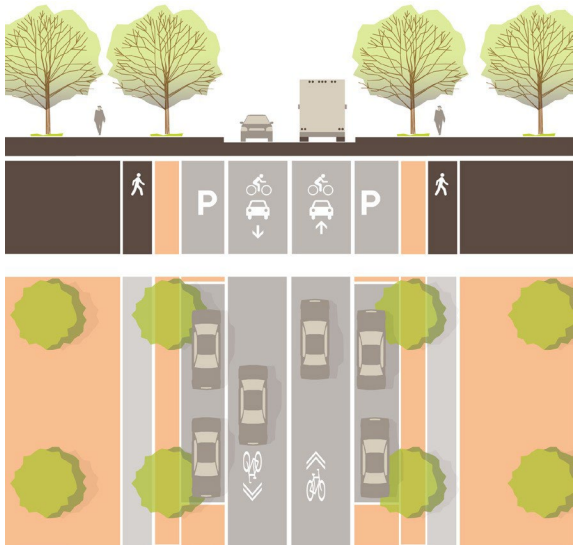
- ☑ Vehicular access
- ☑ Pedestrian access—sidewalks
- ☑ Bicycle access—shared lane
- ☑ Street trees—in continuous planted park strip
- ☑ Planted median
- ☐ Left turn lane
- ☐ On-street parking



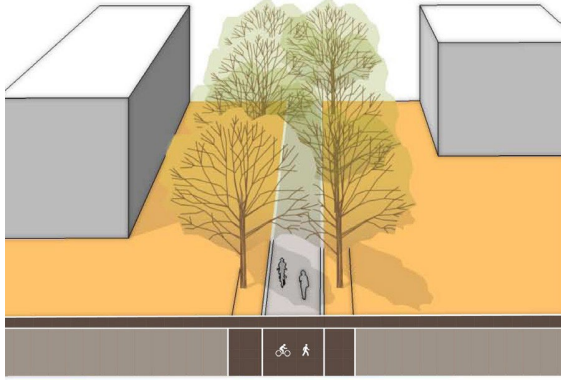
Urban character

- ☑ Vehicular access
- ☑ Pedestrian access—in sidewalks
- ☑ Bicycle access—in shared lane
- ☑ Street trees—in tree wells
- ☐ Planted median
- ☐ Left turn lane
- ☑ On-street parking

Through Connection Typology

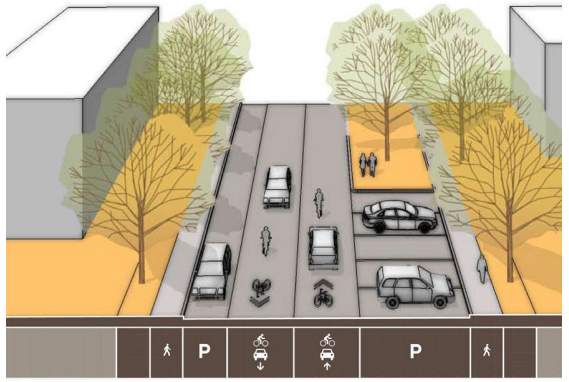


Through Connection—Possible street section and plan



Minimal bike-ped

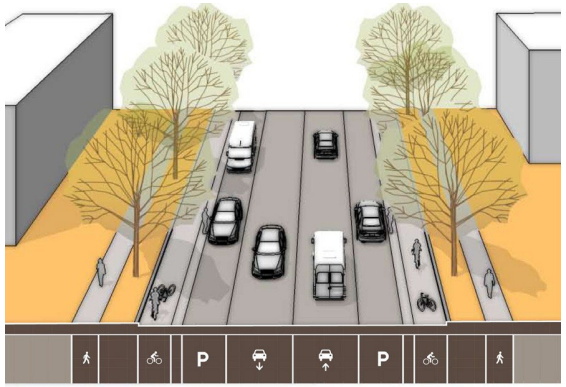
- ☐ Vehicular access
- ☑ Pedestrian access—in multi-use path
- ☑ Bicycle access—in multi-use path
- ☑ Street trees—in continuous planted park strip
- ☐ Pocket parks
- ☐ Planted median
- ☐ On-street parking



Park-like

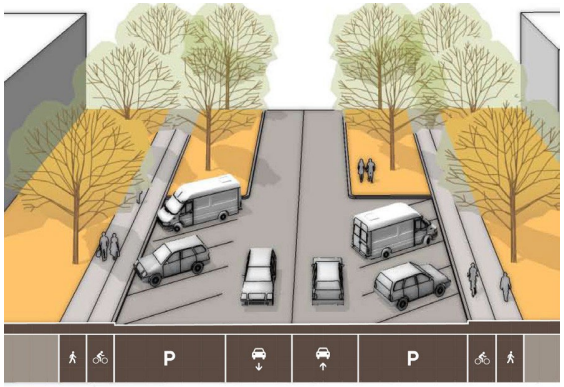
- ☑ Vehicular access
- ☑ Pedestrian access—in sidewalks
- ☑ Bicycle access—in shared lane
- ☑ Street trees—in continuous planted park strip
- ☑ Pocket parks—in parklets*
- ☐ Planted median
- ☐ On-street parking—head-in

*A "parklet" is a pocket park within the parking width



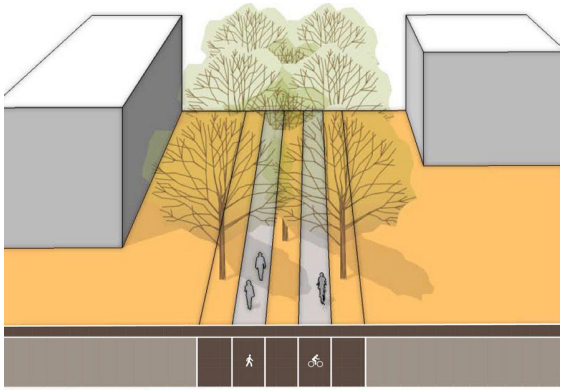
Bike priority

- ☑ Vehicular access
- ☑ Pedestrian access—in sidewalk
- ☑ Bicycle access—in buffered bike lane
- ☑ Street trees—in continuous planted park strip
- ☐ Pocket parks
- ☐ Planted median
- ☑ On-street parking—parallel



Maximum parking

- ☑ Vehicular access
- ☑ Pedestrian access—in sidewalks
- ☑ Bicycle access—in buffered bike lane
- ☑ Street trees—in continuous planted park strip
- ☑ Pocket parks—in parklets*
- ☐ Planted median
- ☐ On-street parking—diagonal

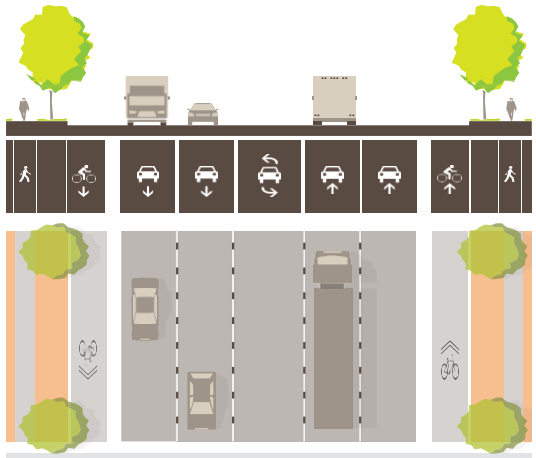


Bike-ped

- ☐ Vehicular access
- ☑ Pedestrian access—multi-use path
- ☑ Bicycle access—multi-use path
- ☑ Street trees—in continuous planted park strip
- ☐ Pocket parks—in parklets*
- ☑ Planted median
- ☐ On-street parking

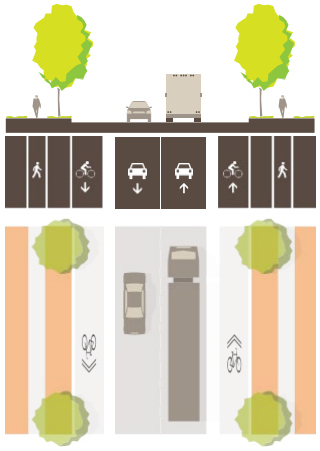
*A "parklet" is a pocket park within the parking width

Addressing Street Typology



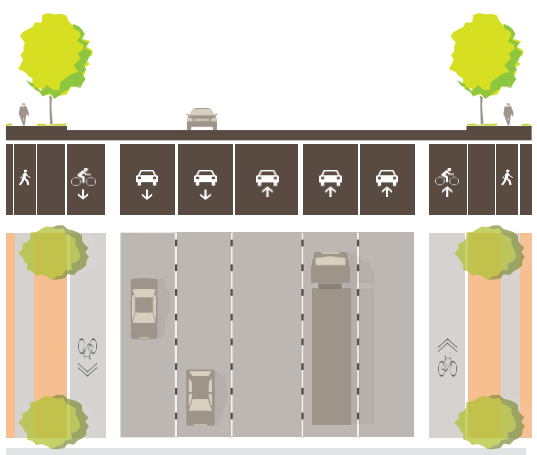
Day Road

Type	Major Arterial
Role in Network	Freight and Bike Route
Design Speed	Under 35 mph
Right-of-Way Easement	110 feet
Curb-to-Curb Width	82 feet
Travel Lanes (number)	4
Travel Lane Width	10-12 feet
Center Turn Lane Width	14 feet
Parking Lane Width	0
Bike Facilities Width	10 feet Buffered Bike Lane
Sidewalk Width	6 feet each side
Planting Strip Width	8 feet



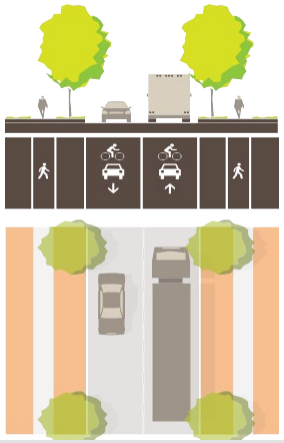
Cahalin Road

Type	Local Street
Role in Network	Bike Route
Design Speed	Under 20 mph
Right-of-Way Easement	72 feet
Curb-to-Curb Width	44 feet
Travel Lanes (number)	2
Travel Lane Width	10-11 feet
Center Turn Lane Width	NA
Parking Lane Width	0
Bike Facilities Width	10 feet Buffered Bike Lane
Sidewalk Width	6 feet each side
Planting Strip Width	8 feet



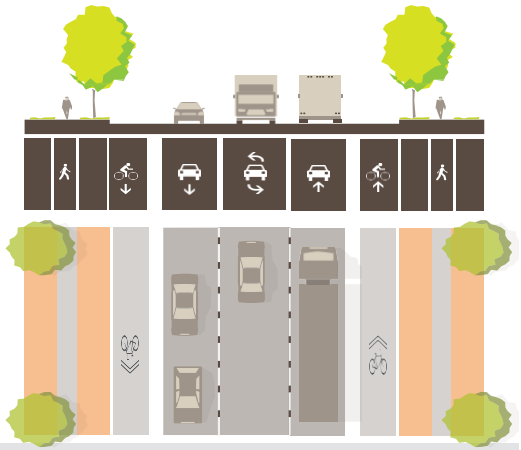
Grahams Ferry Rd

Type	Minor Arterial
Role in Network	Freight and Bike Route
Design Speed	Under 30 mph
Right-of-Way Easement	110 feet
Curb-to-Curb Width	82 feet
Travel Lanes (number)	4
Travel Lane Width	10-12 feet
Center Turn Lane Width	14 feet
Parking Lane Width	0
Bike Facilities Width	10 feet Buffered Bike Lane
Sidewalk Width	6 feet each side
Planting Strip Width	8 feet



Garden Acres Rd

Type	Minor Arterial
Role in Network	
Design Speed	Under 25 mph
Right-of-Way Easement	52 feet
Curb-to-Curb Width	24 feet
Travel Lanes (number)	2
Travel Lane Width	10-11 feet
Center Turn Lane Width	NA
Parking Lane Width	0
Bike Facilities Width	Cycle track
Sidewalk Width	6 feet each side
Planting Strip Width	8 feet



Clutter Road

Type	Collector
Role in Network	Freight Route
Design Speed	Under 25 mph
Right-of-Way Easement	86 feet
Curb-to-Curb Width	58 feet
Travel Lanes (number)	2
Travel Lane Width	10-12 feet
Center Turn Lane Width	14 feet
Parking Lane Width	0
Bike Facilities Width	10 feet Buffered Bike Lane
Sidewalk Width	6 feet each side
Planting Strip Width	8 feet

Prototype 1

B. 2.2 EXISTING TREE GROVES AT POINTS OF ACCESS

Incorporate elements such as existing stands of native trees to emphasize points of site access and building access.

C. 1.4 PARCEL ACCESS FROM AN ADDRESSING STREET

Where parcel access connects the primary building entrance to the Addressing Street extend the design, character, scale, and materials of the entry to the public sidewalk.

C. 1.10 FRONT YARDS THAT CONTRIBUTE TO THE PUBLIC REALM

Design the landscape in front yards along Addressing Streets to result in an attractive contribution to the quality of the public realm.

SECTION D. INTENT STATEMENT

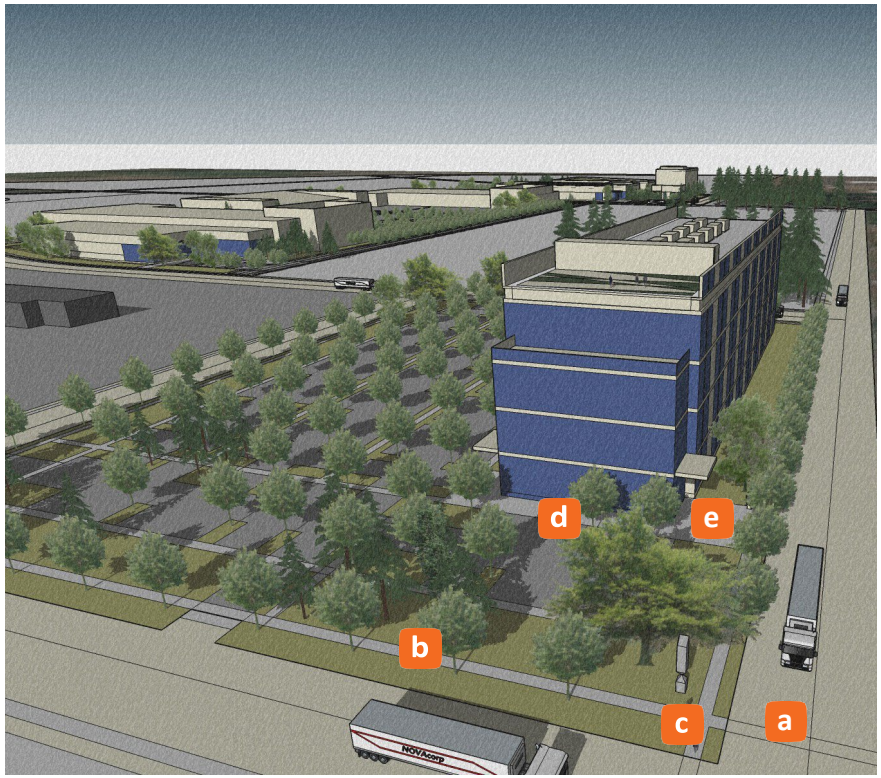
Interaction between the private enterprise inside of a building and the public contributes to the vitality of the streets in the ***Northwest Industrial area.*** ~~Coffee Creek Industrial Area.~~ Transparency in front façade of buildings adds a subtle message that behavior in the public realm is being observed which contributes to the overall safety of the neighborhood. When passersby can sense activity that occurs inside of a building, they get a sense of people participating in their community.

D. 1.2 PRIMARY ENTRY AS SIGNIFICANT BUILDING FEATURE

Make the primary building entry a significant element of building design in ***the Northwest Industrial Zone.*** ~~Coffee Creek~~. Emphasize the importance of the primary building entry with elements that could include a landscaped forecourt; a wide pedestrian path from the sidewalk with special paving; accent and pathway lighting; special plantings and landscape; a prominent roof form at the building's entrance; a generous canopy of metal or glass that offers protection from the elements; a major recess in the façade; seating elements such as benches, ledges, and movable chairs; or an open, transparent building lobby or vestibule that projects beyond the body of the building. Place these functional elements on an Addressing Street or Supporting Street and make their function visible from the streets and sidewalks.

D. 2.5 ADDRESSING STREET ENCLOSURE AND STREET WALL

Site and building design shall support a uniform street wall of buildings along Addressing Streets that frames the public realm and supports a unified streetscape.





- **a** Primary Addressing Street
- **b** Existing tree groves at points of access
- **c** Front yards that contribute to the public realm
- **d** Enhanced public realm safety through interaction of public and private spaces
- **e** Primary building entry relationship to Addressing Street
- **f** Primary entrance

Prototype 2

A. 2.1 PARK-LIKE CHARACTER

Design Addressing Streets to establish and support a park-like character of the public realm. Addressing Streets shall provide continuous sidewalks on both sides of the street that protect the pedestrian with a planting strip landscaped with shade trees. Addressing Streets may also include a planted central median.

A. 2.3 PROMINENT ADDRESS

Design Addressing Streets to serve as the "front door" or "address" for new buildings and development. New Addressing Streets shall include sidewalks on both sides that provide safe, continuous access for pedestrians to all abutting sections of the primary street network of Addressing Streets. Unless interrupted by another Addressing Street or a Supporting Street, the sidewalks shall be protected by a continuous landscape strip planted with shade trees.

A. 2.4 ENCLOSED PUBLIC REALM

Orient building massing, form, architecture, and programmatic function along Addressing Streets to help define the public realm, create a distinctive enclosure of the public realm, and support the sense of place in the ***Northwest Industrial Zone.*** ~~Coffee Creek.~~

A. 3.3 EXTENSION OF PUBLIC REALM

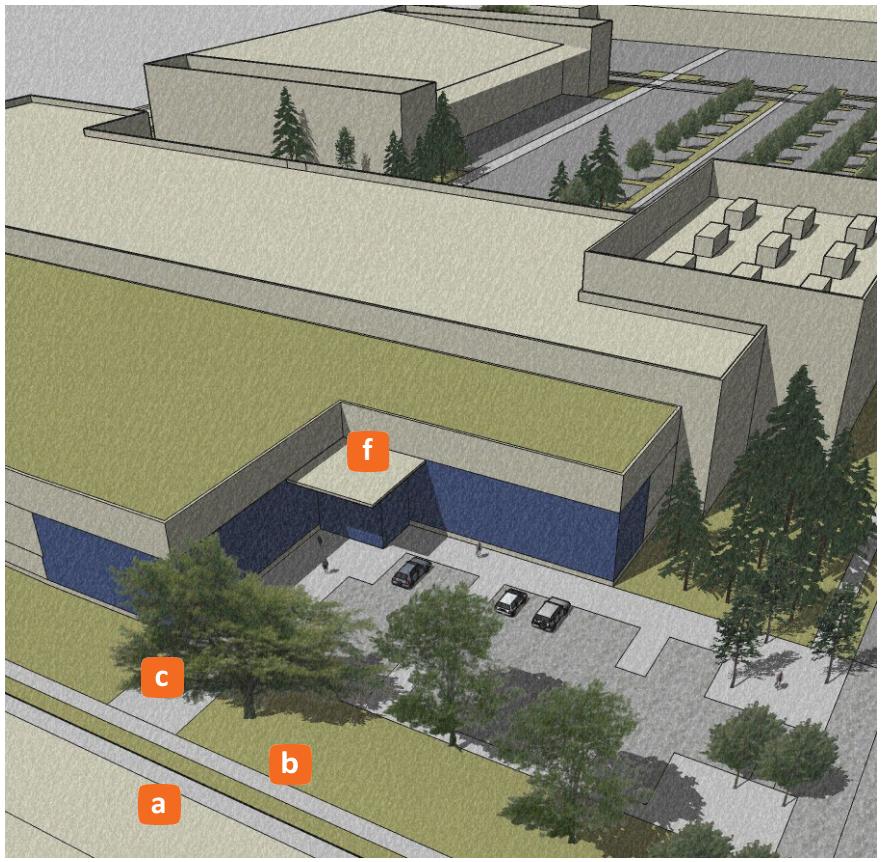
Design Supporting Streets to establish and support the extension of the public realm established by the network of Addressing Streets.

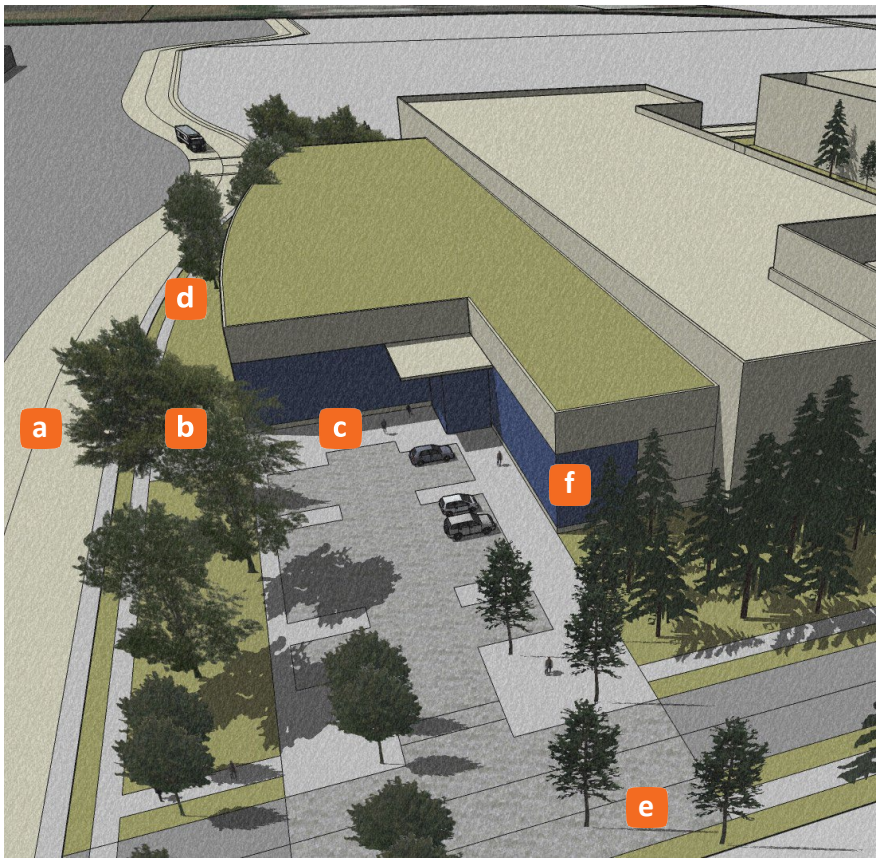
SECTION C. INTENT STATEMENT

Trees help to define place. Whether individually, or in groves of native species, trees enhance the public realm by giving context and scale to the ***Northwest Industrial Zone.*** ~~Coffee Creek Industrial Area.~~ Landscape planting in front, side, and rear yards and as screening for parking lots, service drives, and service enclosures gives form and defines the public realm and parcels. Landscape design, installation, and maintenance helps to define the ***Northwest Industrial Zone.*** ~~Coffee Creek Industrial Area~~ and to diminish the large scale of industrial buildings. Landscaping also helps direct people to building entries. The native plant materials are climate adaptive, have low water and maintenance requirements, and visually blend with adjacent, undisturbed landscapes. Native trees should be preserved and employed as the visual anchors of new landscapes.

D. 1.3 VISUAL INTEREST AND HUMAN SCALE

Locate the office and support spaces for warehouse and industrial buildings on the Addressing Street or Supporting Street instead of burying these functions in the interior of a large monolithic structure. Expressing the smaller-scale of these programmatic functions on the ground floor can help soften the bulk of large buildings and add visual interest and a human scale to the public realm. This guideline may be accomplished by wrapping the high-bay industrial form with lower-scaled structures on the street; extending a discrete element of the building that contains these functions and giving this element a distinctive, contrasting architectural expression; or providing a visual break in the building mass and structure that creates an impression of two separate buildings.





- **a** Primary Addressing Street
- **b** Addressing Street park-like character
- **c** Addressing Street as front door
- **d** Enclosed public realm
- **e** Native trees in the setback
- **f** Visual interest and human scale

Prototype 3

B. 1.6 TREE PRESERVATION WITHIN SETBACKS

Whether individually or in groves of native species, preserve trees within the setbacks of the development, particularly when they occur within the setback of an Addressing Street, or a Supporting Street that serves as the development's primary access street.

B. 1.7 INFORMAL PARK-LIKE LANDSCAPING

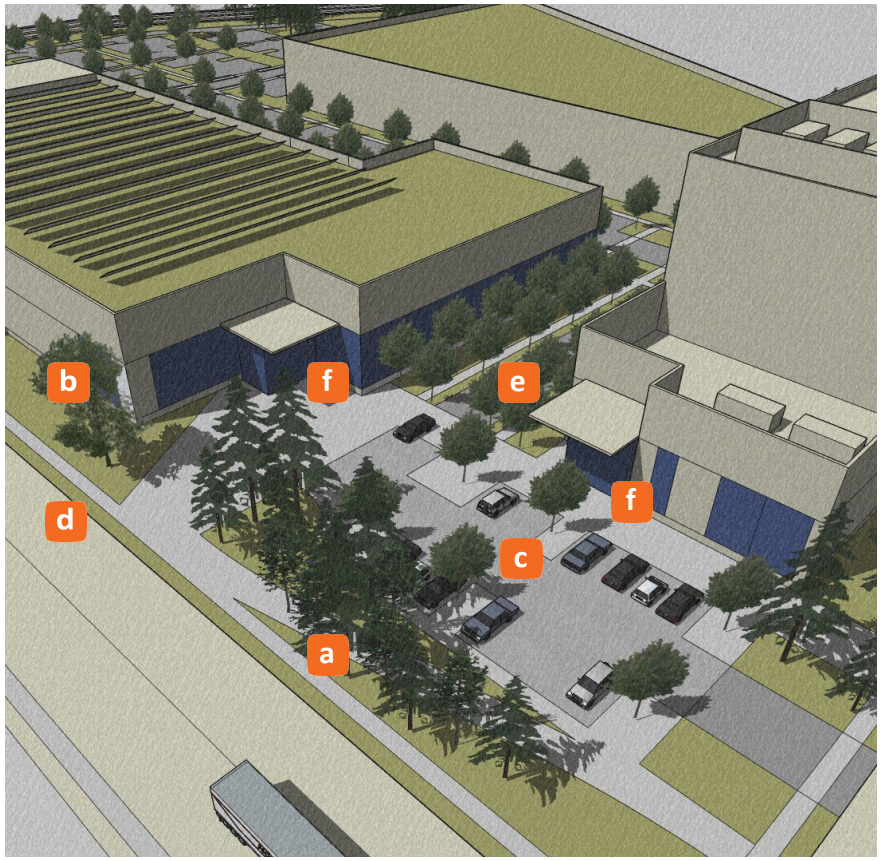
The park-like character of the design of the Addressing Streets should be complemented by landscaping around buildings, parking lots, and open space that reflects the informal, natural, and original landscape that preceded development and persists in places across the site.

SECTION C. INTENT STATEMENT

Surface parking is permitted in the front yard setback for development along Addressing Streets with limitations. Surface parking lots are limited in scale and designated for short-term parking for visitors, people with disabilities, and deliveries only. The design guidelines are intended to establish the character for surface parking lots in a manner that supports the City's goals for pedestrian convenience, comfort, and safety.

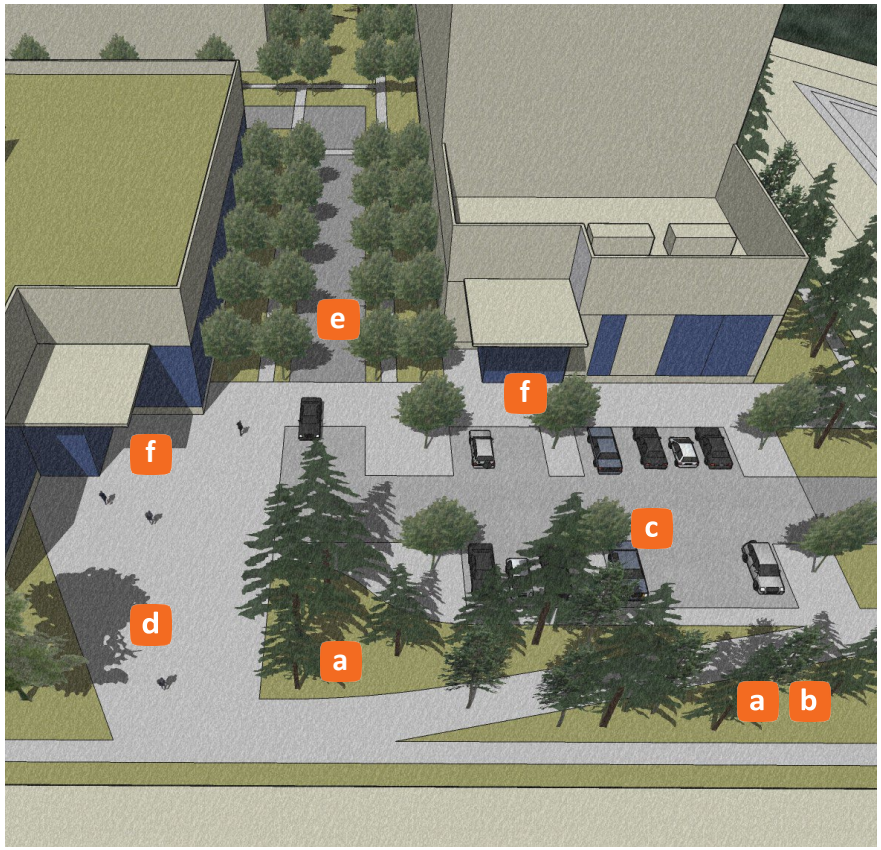
C. 1.1 DISTINCTIVE IDENTITY OF VISITOR ARRIVAL POINT

Where parcel access is also the primary automobile access to a building for visitors, use landscaping and signage to create a distinctive sense of arrival.



C. 1.3 FORMAL LANDSCAPE DESIGN THAT CONTRASTS

Design guidelines for the landscape of front yards along Addressing Streets encourage a natural, irregular pattern of native plant materials. Along parcel access routes consider breaking this informal character of the landscape frontage with design and plant materials that are more formal, regular, and ornamental.





D. 1.1 PRIMARY BUILDING ENTRY RELATIONSHIP TO ADDRESSING STREET

The primary building entrance shall be visible to and accessible from an Addressing Street.

- **a** Tree preservation within setbacks
- **b** Informal park-like landscaping
- **c** Limited surface parking in the front setback
- **d** Distinctive identity of visitor arrival point
- **e** Formal landscaping that contrasts
- **f** Primary entrance