

Chapter 18.630
WASHINGTON SQUARE REGIONAL CENTER PLAN DISTRICT

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18.630.010 Purpose and Applicability

A. Purpose.

1. This chapter will implement the vision, concepts and principles contained in the *Washington Square Regional Center Plan*, **and the recommendations contained in the Phase II Implementation Plan Summary Report**, prepared by a task force appointed by the City of Tigard.
2. Metro's Regional Urban Growth Management Functional Plan target growth capacity for the Washington Square regional center will be met by permitting mixed use development within the regional center at densities appropriate for an urban center.
3. A mixed use regional center will contain a variety of districts that vary in scale, predominant use, and character. Distinct districts, connected to each other and to the rest of the region by a multi-modal transportation system, will provide a range of working, living and shopping opportunities.
4. Improved multi-modal transportation links, higher densities, variety of land uses, and enhanced environmental qualities will all contribute to create a desirable, livable community in the face of dramatic population and employment growth.
5. New mixed-use zoning districts, along with existing residential zoning districts in established areas, are appropriate for the regional center.

B. Design principles. Design standards for public street improvements and for new development and renovation projects have been prepared for the Washington Square Regional Center Plan District. These design standards address several important guiding principles adopted for the Washington Square Regional Center Plan District, including creating a high-quality mixed use area, providing a convenient pedestrian and bikeway system, and utilizing streetscape to create a high quality image for the area.

C. Development conformance. All new developments, including remodeling and renovation projects resulting in new non-single-family residential uses, are expected to contribute to the character and

quality of the area. In addition to meeting the design standards described below and other development standards required by the development and building codes, developments will be required to dedicate and improve public streets, connect to public facilities such as sanitary sewer, water and storm drainage, and participate in funding future transportation and public improvement projects necessary within the Washington Square Regional Center.

- D. Permitted and conditional uses. Permitted and conditional uses are those uses permitted outright, with restrictions, or conditionally within the MUC, MUE-1, MUE-2, MUR-1 or MUR-2 zones pursuant to Section 18.520.030.
- E. Conflicting standards. The following design standards apply to all development located within the Washington Square regional center within the MUC, MUE and MUR zones. If a standard found in this section conflicts with another standard in the development code, standards in this section shall govern. (Ord. 13-04 § 1)

18.630.015 Where These Regulations Apply

The regulations of this chapter apply to the Washington Square Regional Center Plan District. The boundaries of this plan district are shown on Map 18.630.A located at the end of this chapter, and on the official zoning map. (Ord. 13-04 § 1)

18.630.020 Development Standards

- A. Compliance required. All development must comply with:
 - 1. All applicable development standards contained in the underlying zoning district, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370 and subsections C through E of this section;
 - 2. All other applicable standards and requirements contained in this title.
- B. Development standards. Development standards which apply within mixed-use zones in the Washington Square Regional Center Plan District are contained in Table 18.520.2. Existing developments which do not meet the standards specified for a particular district may continue in existence and be altered subject to the provisions of Section 18.630.030.
- C. Phasing of development standards. Projects may use the site development review process (Chapter 18.360) to develop a site by phasing compliance with the development standards established in this chapter. Such projects must demonstrate how future development of the site, to the minimum development standards established in this chapter or greater, can be achieved at ultimate build out of the site. The planning director may waive or modify the approval period (18.360.030.C) and phased development time schedule (18.360.030.E.1) for projects approved under this section. If a time period greater than that specified in 18.360.030.C is necessary, it must be requested at the time of original application with a detailed time line for completion.
- D. Density requirements for developments including or abutting riparian setback. Notwithstanding the density requirements in Table 18.520.2, the maximum residential density and mixed-use and nonresidential floor area ratio for developments that include or abut riparian setbacks shall be no greater than 110% of the minimum residential density and floor area ratios in all mixed use zones, except when the following are met:

1. Wetlands within the development are expanded or enhanced in conformance with the Oregon Division of State Lands Wetlands Restoration and Enhancement Program, and if applicable;
2. Fish habitat within the development is enhanced in conformance with the Oregon Division of State Lands Fish Habitat Enhancement Program, and if applicable;
3. The overall flood storage capacity of the 100-year floodplain within the development is increased by 10%.

If the enhancements described above are approved, or if enhancements are already in existence, the maximum residential density standards shown in Table 18.520 and no maximum floor area ratio standards for mixed use and nonresidential developments shall apply.

E. Adjustments to density requirements in the Washington Square Regional Center Plan District. The density requirements shown in Table 18.520.2 are designed to implement the goals and policies of the comprehensive plan. These requirements apply throughout the Washington Square regional center zoning districts, but the city recognizes that some sites are difficult to develop or redevelop in compliance with these requirements. The adjustment process provides a mechanism by which the minimum density requirements may be reduced by up to 25% of the original requirement if the proposed development continues to meet the intended purpose of the requirement and findings are made that all approval criteria are met. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purpose of the code.

1. Approval criteria. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria in subparagraphs a through d of this paragraph 1 are met:
 - a. Granting the adjustment will equally or better meet the purpose of the regulation to be modified;
 - b. The proposal will be consistent with the desired character of the area;
 - c. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone;
 - d. Any impacts resulting from the adjustment are mitigated to the maximum extent possible.
2. Procedure. Requests for an adjustment are processed as a Type I application, along with the development proposal for which the application has been filed.
3. Ineligible regulations. Adjustments are prohibited for the following items:
 - a. To allow a primary or accessory use that is not allowed by the regulations;
 - b. As an exception to any restrictions on uses or development which contain the words “prohibited” or “not allowed”;
 - c. As an exception to a qualifying situation for a regulation, such as zones allowed or items being limited to new development;
 - d. As an exception to a definition or classification;

- e. As an exception to the procedural steps of a procedure or to change assigned procedures.
- F. Modifications to dimensional and minimum density requirements for developments that include or abut designated water resources overlay district riparian setbacks. Notwithstanding the dimensional and minimum density requirements in Table 18.520.2, the minimum and maximum dimensional requirements and the minimum residential density and mixed-use and nonresidential floor area ratio for developments that include or abut riparian setbacks shall be subject to modification when modification is necessary to assure that environmental impacts are minimized. Modification reviews provide flexibility for unusual situations and allow for alternative ways to meet the purpose of the code, while assuring potential environmental impacts are minimized.
- 1. Approval criteria. Modification requests will be approved if the review body finds that the applicant has shown that approval criteria in subparagraphs a through d of this paragraph 1 are met:
 - a. Evidence is provided that the modification(s) are necessary in order to secure approval under any of the following applicable regulations: Federal Endangered Species Act, National Pollutant Discharge Elimination System Permit, Section 404 or 401 of the Federal Clean Water Act, and Oregon Removal-Fill Law;
 - b. The proposal will be consistent with the desired character of the area as specified in the plan;
 - c. If more than one modification is being requested, the cumulative effect of the modifications results in a project that is still consistent with the overall purpose of the zone;
 - d. The modification(s) proposed are the minimum required to grant the applicable permit(s) listed in subparagraph a of this paragraph 1.
 - 2. Procedure. Requests for a modification are processed as a Type II procedure along with the development proposal for which the application has been filed.
 - 3. Eligible regulations. Modifications are only available for the dimensional requirements and minimum density requirements shown on Table 18.520.2 and do not circumvent or supercede any local, regional, state or federal requirements in regards to natural resources. (Ord. 13-04 § 1)

18.630.030 Pre-Existing Uses and Developments within the Washington Square Regional Center Plan District Mixed Use Districts

- A. Applicability. Pre-existing housing units in mixed use districts are permitted. Conversion of pre-existing housing units to other uses is subject to the requirements of this chapter. Notwithstanding the provisions of Section 18.760.040, uses prohibited and structures that would be nonconforming in any of the regional center mixed use zoning districts that were lawfully in existence at the time of adoption of the regional center mixed use districts are considered to be approved uses and structures. However, future additions, expansions, or enlargements to such uses or structures, shall be limited to the property area and use lawfully in existence at the time of adoption of this ordinance, February 22, 2002.
 - 1. An addition, expansion, or enlargement of such lawfully preexisting uses and structures up to 20% of the gross floor area lawfully in existence at the time of adoption of this ordinance will be allowed provided the applicant of such proposed addition, expansion or enlargement demonstrates substantial compliance with all appropriate development standards in this code, or

that the applicant demonstrates that the purposes of applicable development standards are addressed to the extent that the proposed addition, expansion or enlargement allows.

2. All additions, expansions, or enlargements of existing uses or structures that take place after using the 20% addition, expansion, or enlargement exception shall be in conformance with the development standards of this code. Projects may use the site development review process (Chapter 18.360) to develop a site by phasing compliance with the development standards established in this chapter per 18.630.020.C.
3. If a pre-existing use is destroyed by fire, earthquake or other act of God, then the use will retain its pre-existing status under this provision so long as it is substantially reestablished within three years of the date of the loss. The reestablished use shall be in conformance with the development standards of this code. Projects may use the site development review process (Chapter 18.360) to develop a site by phasing compliance with the development standards established in this chapter per 18.630.020.C. (Ord. 13-04 § 1)

18.630.040 Street Connectivity

- A. Purpose. The standards provide a way for creating continuity and connectivity within the Washington Square regional center (WSRC). They provide incremental street and accessway development that is consistent with WSRC needs and regional and state planning principles for connectivity. The primary objective is to create a balanced, connected transportation system that distributes trips within the WSRC on a variety of streets.
- B. Demonstration of standards. All development must demonstrate how one of the following standard options will be met. Variance of these standards may be approved per the requirements of Section 18.370.010 where topography, barriers such as railroads or freeways, or environmental constraints such as major streams and rivers prevent street extensions and connections.
 1. Design option.
 - a. Local street spacing shall provide public street connections at intervals of no more than 530 feet.
 - b. Bike and pedestrian connections on public easements or right-of-way shall be provided at intervals of no more than 330 feet.
 2. Performance option.
 - a. Local street spacing shall occur at intervals of no less than eight street intersections per mile.
 - b. The shortest vehicle trip over public streets from a major building entrance to a collector or greater facility is no more than twice the straight-line distance.
 - c. The shortest pedestrian trip on public right-of-way from a major building entrance to a collector or greater facility is no more than 1-1/2 the straight-line distance.

18.630.050 Site Design Standards

Compliance. All development must meet the following site design standards. If a parcel is one acre or larger a phased development plan may be approved demonstrating how these standards for the overall

parcel can be met. Variance to these standards may be granted if the criteria found in Section 18.370.010.C.2, governing criteria for granting a variance, is satisfied.

A. Building placement on major and minor arterials.

1. Purpose. Architecture helps define the character and quality of a street and can make a strong statement about the overall community and city at large. The placement and design of buildings provides the framework for the streetscape and defines the edges of the public right-of-way. Architecture and ground floor uses can activate the street, either by its design presence or by those who come and go from it. At intersections, investing in building frontages can create gateways and special places that add to the character of the area.
2. Standard. Buildings shall occupy a minimum of 50% of all street frontages along major and minor arterial streets. Buildings shall be located at public street intersections on major and minor arterial streets.

B. Building setback.

1. Purpose. Buildings and investment in architecture is most conspicuous when it is visible from the street. The presence of buildings closely sited at the edge of the right-of-way creates an envelope for the street and a sense of permanence.
2. Standard. The minimum and maximum building setback from public street rights-of-way shall be in accordance with Table 18.520.2.

C. Front yard setback design.

1. Purpose. The front yard is the most conspicuous face of a building and requires special attention. Places for people and pedestrian movement helps create an active and safer street. Higher level of landscape anticipates a more immediate visual result.
2. Standard. For setbacks greater than 0 feet, landscaping, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a building abuts more than one street, the required improvements shall be provided on all streets. Landscaping shall be developed to the applicable standard in subsection E of this section. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged. These areas shall contribute to the minimum landscaping requirement per 18.520.040.B and Table 18.520.2.

D. Walkway connection to building entrances.

1. Purpose. As density increases and employee and resident populations increase, it is expected that more people will move between businesses within the WSRC. Provisions should be made to encourage people to walk from business to business, and housing to business rather than use automobiles.
2. Standard. A walkway connection is required between a building's entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with scored concrete or modular paving materials. Building entrances at a corner adjacent to a public street intersection are required. These areas shall contribute to the minimum landscaping requirement per 18.520.040.B and Table 18.520.2.

E. Parking location and landscape design.

1. Purpose. The emphasis on pedestrian access and a high quality streetscape experience requires that private parking lots that abut public streets should not be the predominant street feature. Where parking does abut public streets, high quality landscaping should screen parking from adjacent pedestrian areas.
2. Standard. Parking for buildings or phases adjacent to public street rights-of-way must be located to the side or rear of newly constructed buildings. When buildings or phases are adjacent to more than one public street, primary street(s) shall be identified by the city where this requirement applies. In general, streets with higher functional classification will be identified as primary streets unless specific design or access factors favor another street. If located on the side, parking is limited to 50% of the primary street frontage. When abutting public streets, parking must be behind a landscaped area constructed to an L-1 parking lot screen standard. The minimum depth of the L-1 landscaped area is eight feet or is equal to the adjacent building setback, whichever is greater. All other site landscaping shall be landscaped to an L-2 general landscaping standard. The L-1 and L-2 standards are more fully described in Section 18.630.090. (Ord. 12-09 § 1)

18.630.060 Building Design Standards

All new buildings constructed in the MUC, MUE and MUR zones within the WSRC shall comply with the following design standards. Variance to these standards may be granted if the criteria found in 18.370.010.C.2, criteria for granting a variance, is satisfied.

A. Ground floor windows.

1. Purpose. Blank walls along the street frontage tend to be neglected, and are not pedestrian friendly. Windows help keep “eyes on the street” which promotes safety and security, and can help create a lively street frontage by displaying activities and products within the building. Lighting at night from ground floor windows also adds to the presence of activity and the sense that someone is home.
2. Standard. All street-facing elevations within the building setback (0 to 10 feet) along public streets shall include a minimum of 50% of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area shall be measured from three feet above grade to nine feet above grade the entire width of the street-facing elevation. The ground floor window requirement shall be met within the ground floor wall area and for glass doorway openings to ground level. Up to 50% of the ground floor window requirement may be met on an adjoining elevation as long as the entire requirement is located at a building corner.

B. Building façades.

1. Purpose. Straight, continuous, unarticulated walls lack interest, character and personality. The standard provides minimum criteria for creating a diverse and interesting streetscape.
2. Standard. Façades that face a public street shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by another design features that reflect the building’s structural system. No building façade shall extend for more than 300 feet without a pedestrian connection between or through the building.

C. Weather protection.

1. Purpose. Weather protection is encouraged to create a better year-round pedestrian environment and to provide incentive for people to walk rather than drive.
2. Standard. Weather protection for pedestrians, such as awnings, canopies, and arcades, shall be provided at building entrances. Weather protection is encouraged along building frontages abutting a public sidewalk or a hard-surfaced expansion of a sidewalk, and along building frontages between a building entrance and a public street or accessway.

D. Building materials.

1. Purpose. High quality construction and building materials suggest a level of permanence and stature appropriate to a regional center.
2. Standard. Plain concrete block, plain concrete, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block where the foundation material is not revealed for more than two feet.

E. Roofs and roof lines.

1. Purpose. Roof line systems that blur the line between the roof and the walls of buildings should be avoided. This standard simply states that roofing materials should be used on the roof and that wall finish materials should be used on building walls. The premise is that future buildings in the WSRC should have a look of permanence and quality.
2. Standard. Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.

F. Roof-mounted equipment.

1. Purpose. Roof top equipment, if not screened properly, can detract from views of adjacent properties. Also roofs and roof mounted equipment can be the predominant view where buildings are down slope from public streets.
2. Standard. All roof-mounted equipment must be screened from view from adjacent public streets. Satellite dishes and other communication equipment must be set back or positioned on a roof so that exposure from adjacent public streets is minimized. Solar heating panels are exempt from this standard.

18.630.070 Signs

A. Sign standards. In addition to the requirements of Chapter 18.780 of the Development Code the following standards shall be met:

1. Zoning district regulations. Residential only developments within the MUC, MUE and MUR zones shall meet the sign requirements for the R-40 zone, 18.780.130.B; nonresidential developments within the MUC zone shall meet the sign requirements for the commercial zones, 18.780.130.C; nonresidential development within the MUE zone shall meet the sign requirements

of the C-P zone, 18.780.130.D and nonresidential development within the MUR zones shall meet the sign requirements of the C-N zone, 18.780.130.E.

2. Sign area limits. The maximum sign area limits found in Section 18.780.130 shall not be exceeded. No area limit increases will be permitted.
3. Height limits. The maximum height limit for all signs except wall signs shall be 10 feet. Wall signs shall not extend above the roofline of the wall on which the sign is located. No height increases will be permitted.
4. Sign location. Freestanding signs within the Washington Square regional center shall not be permitted within required L-1 landscape areas.

18.630.080 Entry Portals

- A. Required locations. (Reserved)

18.630.090 Landscaping and Screening

Applicable levels. Two levels of landscaping and screening standards are applicable. The locations where the landscaping or screening is required and the depth of the landscaping or screening are defined in other subsections of this section. These standards are minimum requirements. Higher standards may be substituted as long as all height limitations are met.

- A. L-1 parking lot screen. The L-1 standard applies to setbacks on public streets. The L-1 standard is in addition to other standards in other chapters of this title. The setback shall be a minimum of eight feet between the parking lot and a public street. L-1 trees shall be considered parking lot trees and spaced between 30 and 40 feet on center within the setback. All L-1 trees shall be a minimum of 3½-inch caliper at the time of planting. Shrubs shall be of a variety that will provide a three-foot high screen and a 90% opacity within one year. Groundcover plants must fully cover the remainder of landscape area within two years.
- B. L-2 general landscaping. The L-2 standard applies to all other trees and shrubs required by this chapter and Chapter 18.745 (except those required for the L-1 parking lot screen). For trees and shrubs required by Chapter 18.745, the L-2 standard is an additional standard. All L-2 trees shall be 2½-inch caliper at the time of planting. Shrubs shall be of a size and quality to achieve the required landscaping or screening effect within two years. (Ord. 12-09 §1)

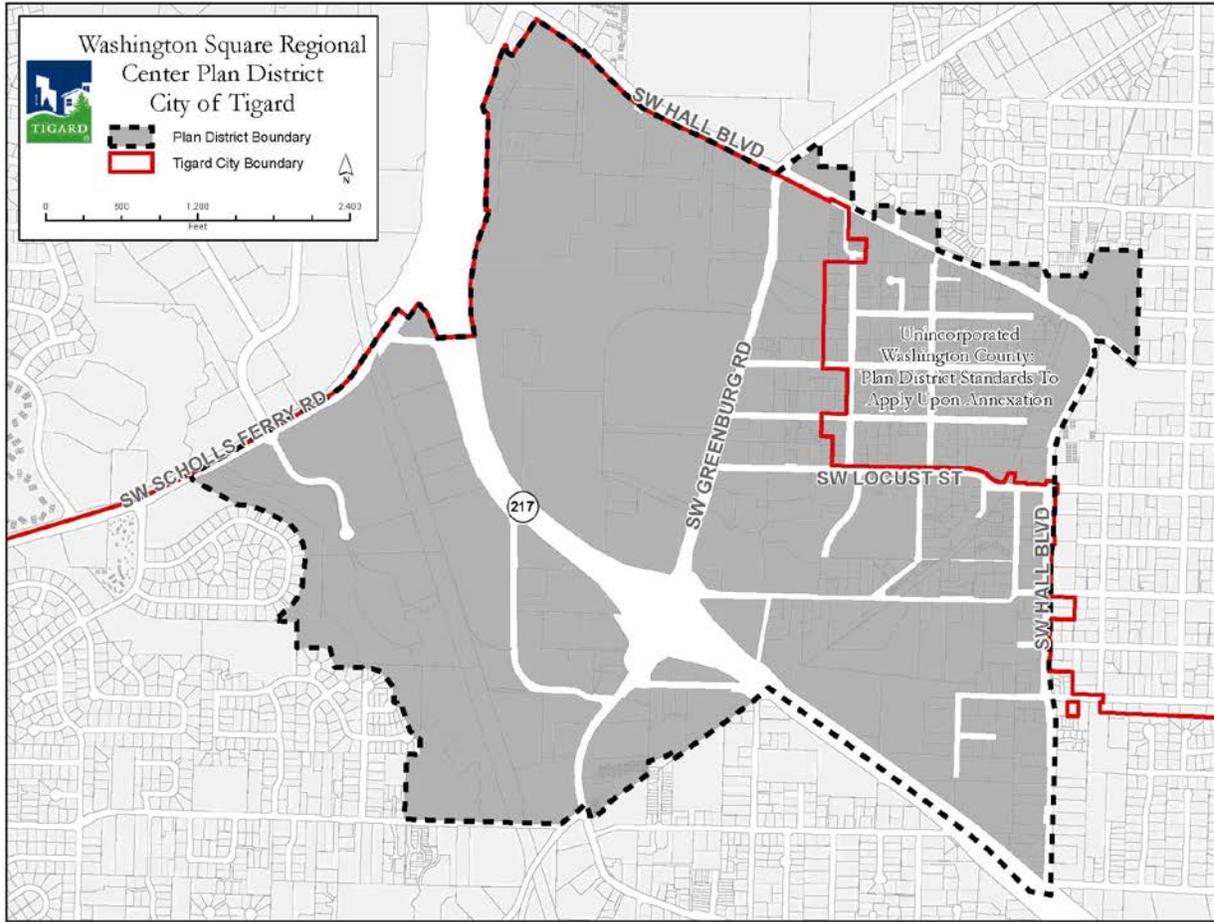
18.630.100 Street and Accessway Standards

Functional classifications and street sections. The recommended roadway functional classification map and street cross-sections in the Washington Square regional center plan shall govern the improvement and construction of major streets within the Washington Square Regional Center Plan District.

18.630.110 Design Evaluation

The provisions of Section 18.620.090, Design Evaluation, apply within the Washington Square Regional Center Plan District.

Map 18.630.A: Washington Square Regional Center Plan District Boundaries



(Ord. 13-04 §1) ■