

Chapter 18.670
WASHINGTON SQUARE REGIONAL CENTER PLAN DISTRICT

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18.670.010 Purpose

A. Purpose.

1. The purpose of this chapter is to 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 allowing 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 multimodal transportation system, will provide a range of working, living, and shopping opportunities.
4. Improved multimodal 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 commercial 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. (Ord. 18-23 §2; Ord. 17-22 §2)

18.670.020 Applicability

- A. Applicability. The regulations of this chapter apply to nonresidential and mixed-use development in the Washington Square Regional Center Plan District. The boundaries of the plan district are shown on Map 18.670.A, located at the end of this chapter, and on the official zoning map. Residential development in the Washington Square Regional Center Plan District is subject to the standards of the applicable residential development chapter.
- B. Conflicting standards. The following standards apply to all development located within the Washington Square Regional Center Plan District within the MUC, MUE and MUR zones. The standards and requirement in this chapter govern in the event of a conflict.
- C. Subdistricts. The sub-area identified on Map 18.670.A has different land use and development regulations. In addition to the land uses allowed in Table 18.120.1 for the MUC zone, Motor Vehicle Sales/Rental may be allowed as a stand-alone use provided all outdoor vehicle sales inventory is screened from view from adjacent public roadways by a mixture of opaque screens and evergreen landscaping and complies with all other applicable development standards. (Ord. 18-23 §2; Ord. 17-22 §2)

18.670.030 Uses

Allowed, restricted and conditional uses are those uses allowed, allowed with restrictions, or allowed conditionally within the MUC, MUE-1, MUE-2, MUR-1 or MUR-2 zones provided in Table 18.120.1. (Ord. 18-23 §2; Ord. 17-22 §2)

18.670.040 Development Standards

- A. Compliance required. All development must comply with all applicable development standards provided in this title, except where an adjustment has been obtained in compliance with Chapter 18.715, Adjustments, and Subsections 18.670.040.C and D.
- B. Development standards. Development standards that apply within mixed-use zones in the Washington Square Regional Center Plan District are in Table 18.320.1 or in the development standards chapter for each housing type. Existing developments that do not meet the standards specified for a particular base zone may continue in existence and be altered subject to Section 18.670.050.
- C. Density for developments including or abutting riparian setback. Notwithstanding the density standards, the maximum residential density and mixed-use and nonresidential floor area ratio for developments that include or abut riparian setbacks is limited to less than 110 percent 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 percent.

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

D. Adjustments to density. The density standards are designed to implement the goals and policies of the comprehensive plan. These requirements apply throughout the Washington Square Regional Center Plan District, 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 standards may be reduced by up to 25 percent 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. Adjustments provide flexibility for unusual situations and allow for alternative ways to meet the purpose of this title.

1. The approval authority will approve or approve with conditions an application for an adjustment when all of the following 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 development that is still consistent with the overall purpose of the zone; and
 - d. Any impacts resulting from the adjustment are mitigated to the maximum extent possible.
2. Adjustments are processed through a Type I procedure, as provided in Section 18.710.050, along with the land use application for development that has been filed.
3. 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 that 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; or
 - e. As an exception to the procedural steps of a procedure or to change assigned procedures. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.670.050 Pre-Existing Uses and Developments

Pre-existing housing units in mixed-use zones are allowed. Conversion of pre-existing housing units to other uses is subject to the requirements of this chapter. Notwithstanding the provisions of Section

18.50.040, pre-existing land uses and associated development that were lawfully in existence at the effective date of the Washington Square Regional Center Plan District are treated as lawful or approved uses and developments.

- A. Future additions, expansions, or enlargements to such uses or structures will be limited to the property area and use lawfully in existence at the effective date of this chapter. An addition, expansion, or enlargement of such lawfully pre-existing uses and structures up to 20 percent of the floor area lawfully in existence at the effective date of this chapter will be allowed provided the applicant of such proposed addition, expansion, or enlargement demonstrates substantial compliance with all applicable development standards in this title, 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.
- B. All additions, expansions, or enlargements of existing uses or structures that take place after using the 20 percent addition, expansion, or enlargement exception must be in compliance with the development standards of this title.
- C. If a pre-existing use is destroyed by fire, earthquake, or other natural disaster, then the use will retain its pre-existing status under this provision provided it is substantially reestablished within 3 years of the date of the loss. The new development must comply with this title. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.670.060 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. Adjustments to these standards may be approved as provided in Chapter 18.715, Adjustments.
 - 1. Design option.
 - a. Local street spacing must provide public street connections at intervals of no more than 530 feet.
 - b. Bike and pedestrian connections on public easements or rights-of-way must be provided at intervals of no more than 330 feet.
 - 2. Performance option.
 - a. Local street spacing must occur at intervals of no less than 8 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 1.5 times the straight-line distance. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.670.070 Site Design Standards

A. Compliance. All development must meet the following site design standards.

B. Building placement on arterials and collectors.

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 must occupy a minimum of 50 percent of all street frontages along arterial and collector streets. Buildings shall be located at public street intersections on arterial and collector streets.

C. 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 must be in compliance with Table 18.320.1.

D. Front setback design.

1. Purpose. The front setback 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 must be provided on all streets. Landscaping must comply with the applicable standard in Subsection 18.670.070.F. Hard-surfaced areas must be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged. These areas may contribute to the minimum landscape area standard provided in Table 18.320.1.

E. 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 6 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 may contribute to the minimum landscape area standard provided in Table 18.320.1.

F. 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 streets will 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 percent of the primary street frontage. When abutting public streets, parking must be screened to the S-4 standard as provided in Table 18.420.2. All other site landscaping must be planted to the L-2 standard. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.670.080 Building Design Standards

A. Compliance. All new buildings constructed in the MUC, MUE, and MUR zones within the WSRC must comply with the following design standards.

B. 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” that promote 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 must include a minimum of 50 percent of the ground floor wall area with windows, display areas, or doorway openings. The ground floor wall area is measured from 3 feet above grade to 9 feet above grade the entire width of the street-facing elevation. The ground floor window requirement must be met within the ground floor wall area and for glass doorway openings to ground level. Up to 50 percent of the ground floor window requirement may be met on an adjoining elevation provided the entire requirement is located at a building corner.

C. Building facades.

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. Facades that face a public street must provide at least one of the following features at least every 50 feet:

- a. A variation in building materials;
- b. A building off-set of at least 1 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. Buildings greater than 300 feet in length must provide a pedestrian connection between or through the building.

D. 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, must 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.

E. 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 are prohibited as exterior finish materials. Foundation material may be plain concrete or plain concrete block where the foundation material is not revealed for more than 2 feet.

F. 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 use 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 must 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 prohibited.

G. 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 to the S-1 standard as provided in Section 18.420.050. 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. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.670.090 Signs

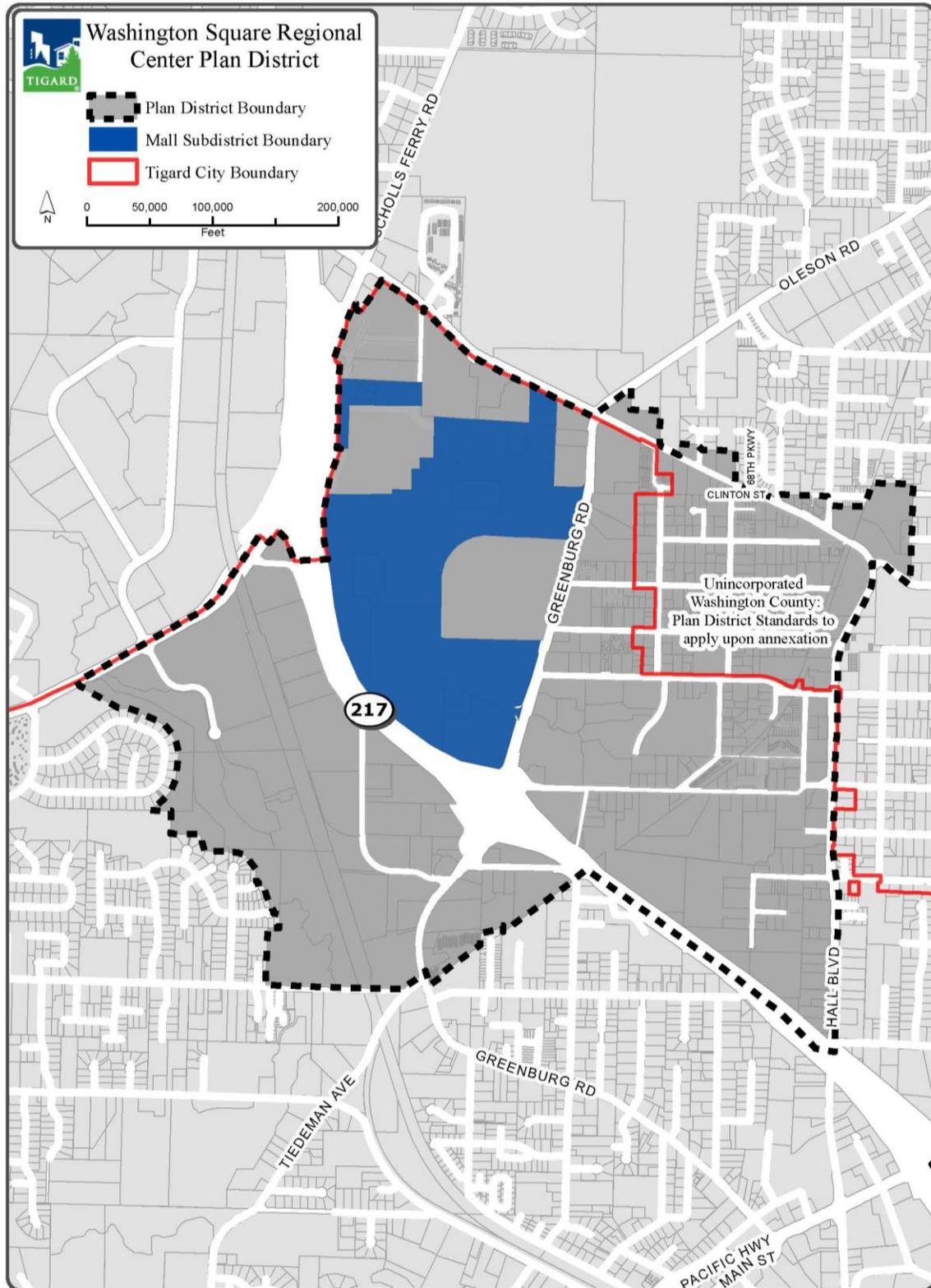
Signs. In addition to the requirements of Chapter 18.435, Signs, the following standards must be met:

- A. Residential-only developments within the MUC, MUE, and MUR zones must meet the sign requirements for the R-40 zone as provided in Subsection 18.435.130.A; nonresidential developments within the MUC zone must meet the sign requirements for the commercial zones as provided in Subsection 18.435.130.B; nonresidential development within the MUE zone must meet the sign requirements of the C-P zone as provided in Subsection 18.435.130.C; and nonresidential development within the MUR zones must meet the sign requirements of the C-N zone as provided in Subsection 18.435.130.D. Sign area increases are prohibited.
- B. The maximum height limit for all signs except wall signs is 10 feet. Wall signs may not extend above the roofline of the wall on which the sign is located. Height increases are prohibited.
- C. Freestanding signs are prohibited within required S-4 screening. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.670.100 Street and Accessway Standards

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

Map 18.670.A: Washington Square Regional Center Plan District Boundaries



(Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2) ■