

# AmberGlen Zones and Development Regulations

Hillsboro, Oregon



**C L A R I O N**

# Overview

- Process Update
- AmberGlen Zones and Development Regulations
- Stakeholder Input to Date
- Next Steps
- Discussion

## Process Update

1. Reconnaissance & Framework



2. Regulatory Concepts



3. Design / Sustainability Concepts



4. Economic Feasibility



5. Draft Amendments



6. Draft Ordinance & Memorandum

7. Project Coordination, Stakeholder Engagement, Public Involvement

# Process Update

## **First two work products:**

### **Regulatory Concepts**

- Zones and Base Standards
- Design and Sustainability Standards

## **Current work product:**

### **Draft Amendments**

- AmberGlen Zones and Development Regulations (Complete Draft)

# AmberGlen Zones and Development Regulations

## I. Purpose

Implement the Community Plan while allowing current uses and buildings to remain in use and viable, and to allow reinvestment in those uses and buildings

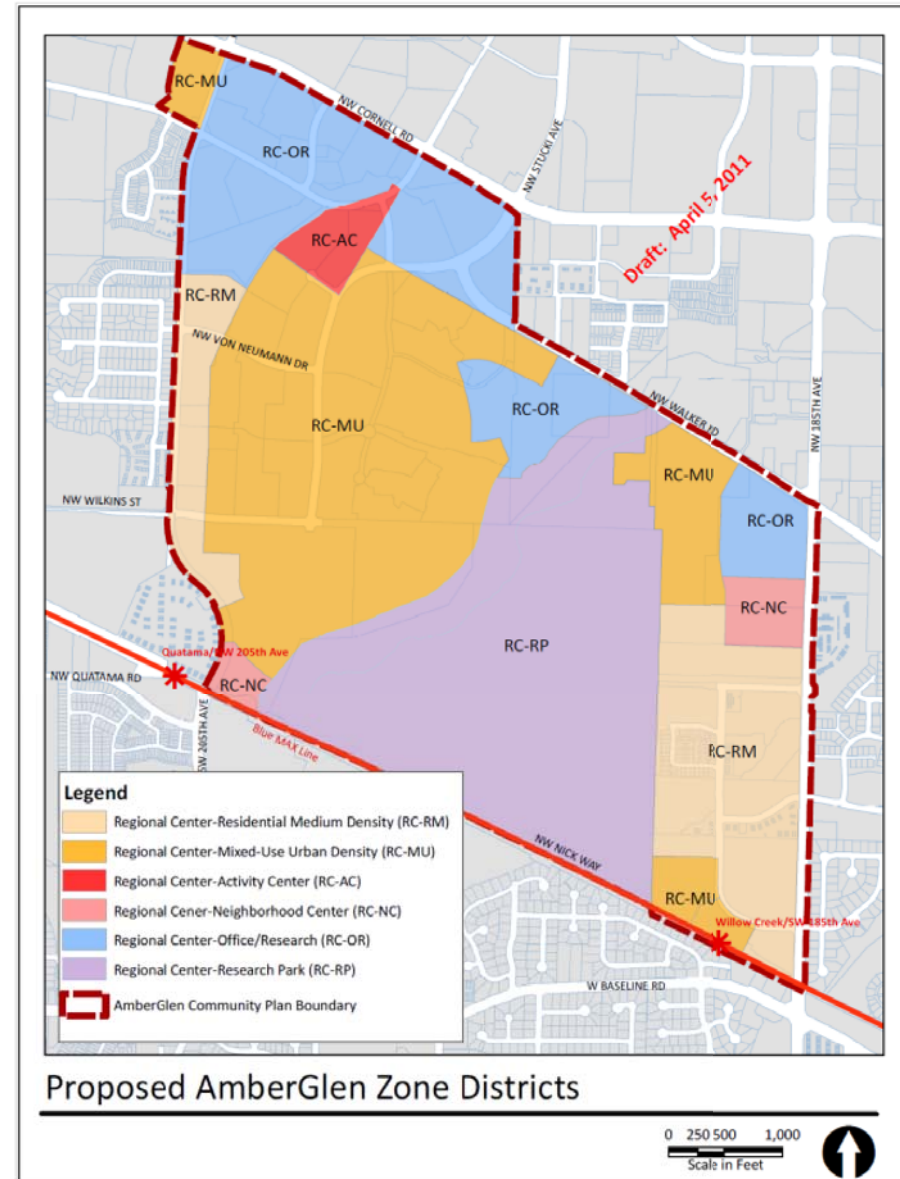
## II. Land Use Zones

- Urban Center-Residential Medium Density (UC– RM)
- Urban Center-Mixed Use Urban Density (UC-MU)
- Urban Center-Activity Center (UC-AC)
- Urban Center-Neighborhood Center (UC-NC)
- Urban Center-Office/Research (UC-OR)
- Urban Center-Research Park (UC-RP)

# AmberGlen Zones and Development Regulations

## Conceptual Zoning Map

- For discussion only



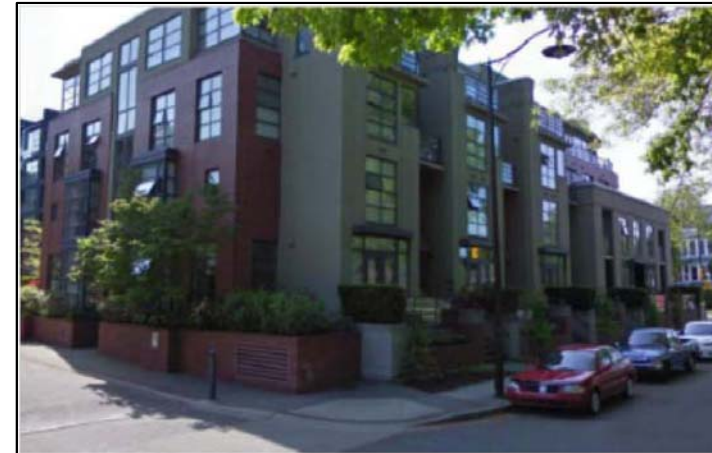
# AmberGlen Zones and Development Regulations

## III. Housing Types

- Available Housing Types
- Housing Type Standards

## IV. Uses

- Permitted/conditional uses vary by district
- Accessory Structures and Uses
- Use-Specific Standards (i.e. size or other limits or requirements)
- Pedestrian-Active Use Requirements



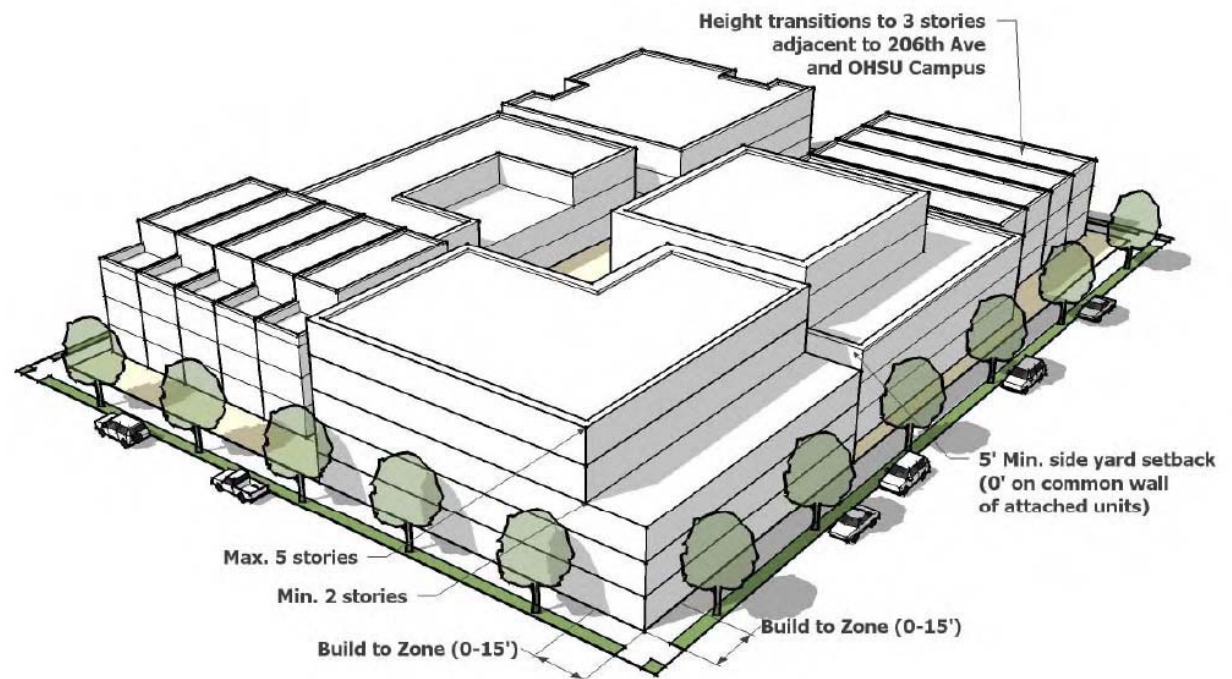
# AmberGlen Zones and Development Regulations

## V. District Development Standards

One

set of table / photo / massing drawing per RC district

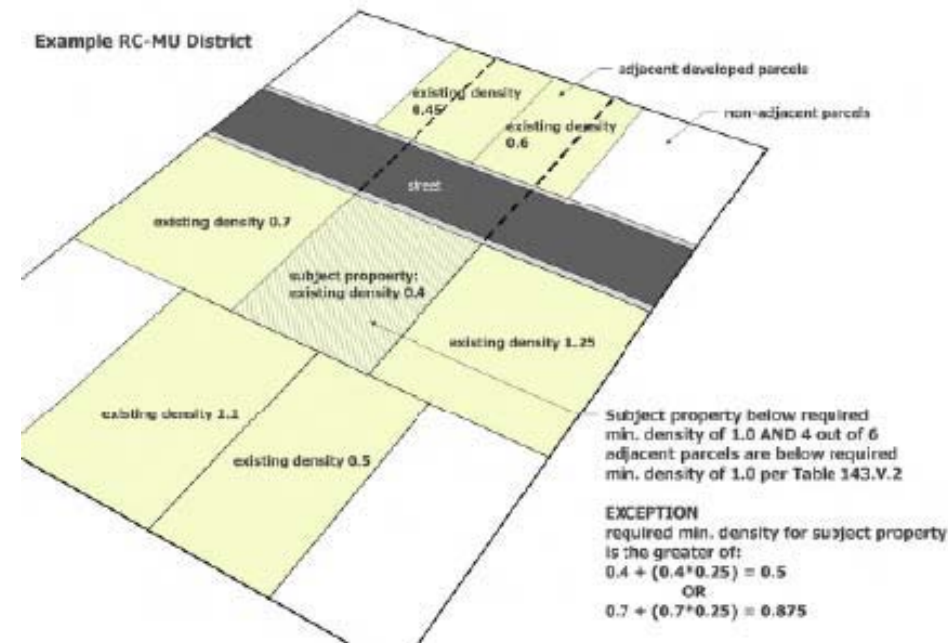
Standard
<b>DENSITY/INTENSITY</b>
Residential Density
Minimum
Maximum
Floor Area Ratio
Minimum
Maximum
<b>HEIGHT</b>
Minimum Building Height
Maximum Building Height
<b>BUILDABLE AREA/BUILDING SITING</b>
Minimum Lot Size
Maximum Lot Size
Minimum Lot Dimensions
Build to Zone
Front Property Line Coverage
Minimum Setback (Side Yard)
Minimum Setback (Rear Yard)
Maximum Lot Coverage
Minimum Useable Open Space
Minimum Landscaping



# AmberGlen Zones and Development Regulations

## V. District Development Standards

- Minimum densities adjusted downward if:
  - Property now at <50% of minimum
  - Majority of adjacent parcels also below minimum
- If so, then minimum becomes current density of subject parcel or highest density adjacent parcel – plus 25%.



# AmberGlen Zones and Development Regulations

## VI. Parking and Loading

- Minimum and maximum requirements
- 8 types of adjustments (shared parking, on-street parking, age-restricted housing, transit proximity, etc.)
- Accessible parking
- Parking space and aisle dimensions
- Alternatives to on-site parking – (shared garages and placeholders for potential fee-in-lieu system and parking district system in the future)
- Bicycle parking type and installation
- Loading spaces

# AmberGlen Zones and Development Regulations

## VII. Adjustments in Return for Public Benefits

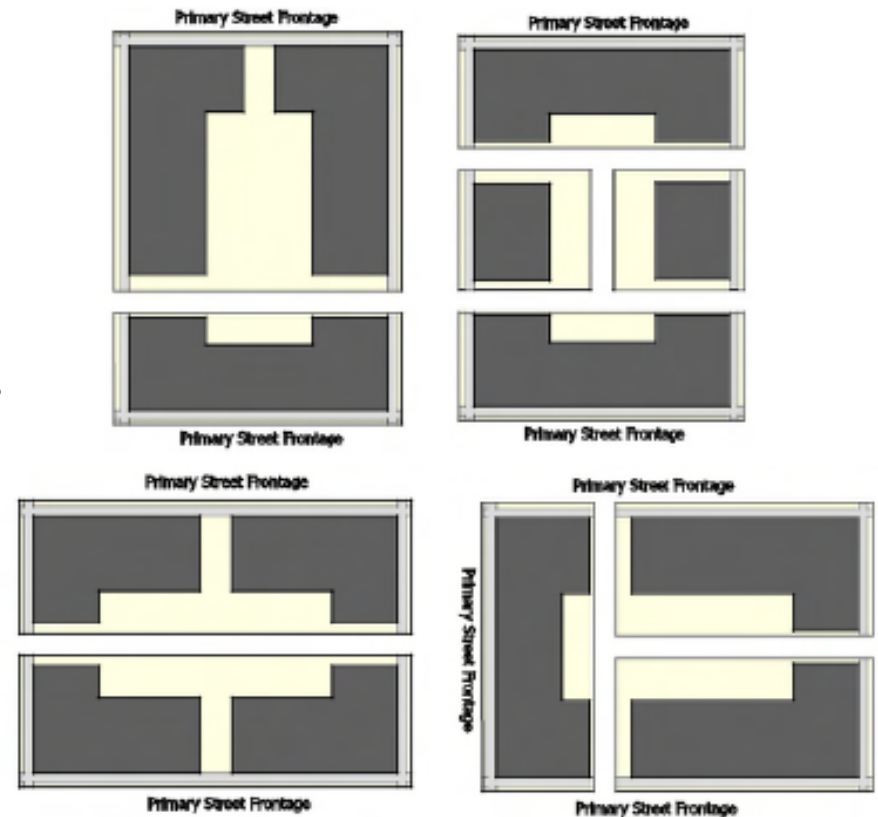
Adjustment Proposed	Public Benefit Required			
	Vertical Mixed Use	Mixed Income Housing	Green Buildings	Public Art
Development Below Minimum Density Requirement	10% below minimum permitted for vertical mixed use including uses from 2 categories in Table 143-IV-A-1; 20% below for vertical mixed use including uses from three categories in Table 143-IV-A-1	20% below residential minimum permitted for housing reserving 10% of units for purchase price affordable to households at 100% AMI or for rental affordable to households at 80% AMI, as determined by [Housing Entity]	10% below minimum permitted for buildings achieving LEED Silver Certification; 20% below minimum permitted for buildings achieving LEED Gold or Platinum Certification	10% below minimum permitted for installation of public art costing at least 1% of hard construction costs for the projects
Parking Above Maximum Density Limit	10% above maximum permitted for vertical mixed use including uses from 2 categories in Table 143-IV-A-1; 20% above maximum permitted for vertical mixed use including uses from three categories in Table 143-IV-A-1	Not Available	10% above maximum permitted for buildings achieving LEED Silver Certification; 20% above maximum permitted for buildings achieving LEED Gold or Platinum Certification	10% below minimum permitted for installation of public art costing at least 1% of hard construction costs for the projects

# AmberGlen Zones and Development Regulations

## VIII. Site Planning Standards

### *Connectivity and Circulation*

- Block Configuration
- Maximum Block Size
- Mid-Block Pedestrian Connections (Green Access Lanes)
- Lot and Block Access
- Pedestrian and Bicycle Connectivity and Circulation



# AmberGlen Zones and Development Regulations

## VIII. Site Planning Standards

### *Street Design and Character*

- Only general HCT alignment shown
- Location and type must be consistent with Street Types Map (Flexibility through Type II Approval Process)
- Green Development practices for stormwater management (e.g., LID) based on specific site and soil conditions
- Maintenance of public green streets shared between City and adjacent property owner
- O&M agreement w/City Engineer required

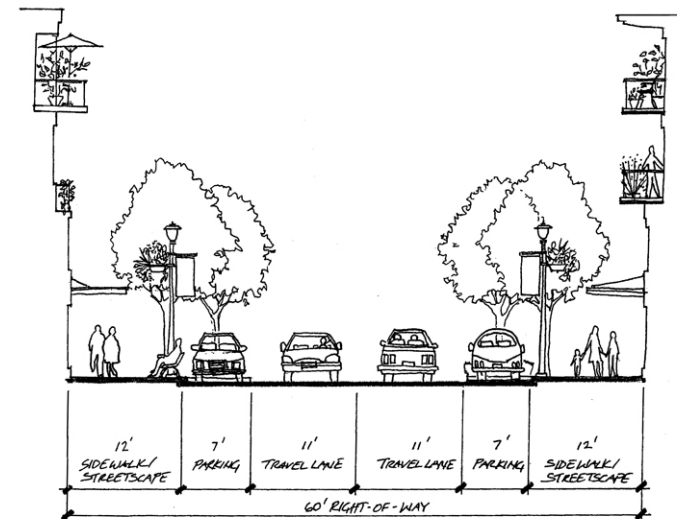
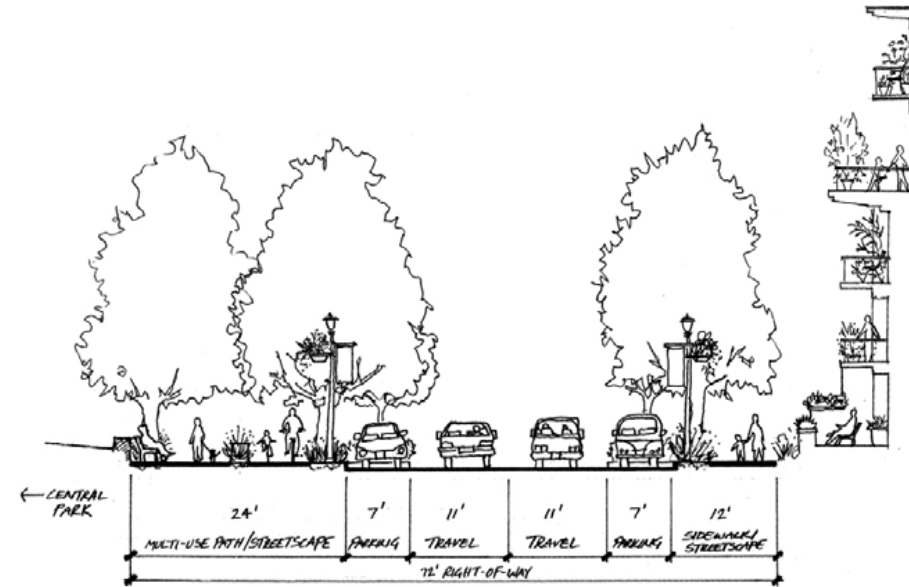


# AmberGlen Zones and Development Regulations

## VIII. Site Planning Standards

### *Street Design and Character*

- Street Cross-Sections
  - ✓ Mixed-Use Retail Street
  - ✓ Mixed-Use Residential
  - ✓ Mixed-Use Retail Street
  - ✓ Mixed-Use Residential Street
  - ✓ Park Street
  - ✓ Green Boulevard
  - ✓ Green Connector Street
  - ✓ Festival Street
  - ✓ Green Access Lane



# AmberGlen Zones and Development Regulations

## VII. Site Planning

### *Trees Preservation*

- Usable Open Space Required

### *Usable Open Space*

- Usable Open Space required
- Amount varies by gross project acreage and type of development (residential, non-residential, mixed-use)
- May include public and private spaces
- Emphasis on creating pedestrian-oriented features and “third places”



# AmberGlen Zones and Development Regulations

## VII. Site Planning

### *Landscaping and Stormwater Management*

- Integrated system
- Requires Low Impact Development Approaches (LIDAs) in appropriate locations to reduce runoff and reduce contaminants in stormwater
- Other requirements for Street Trees, Parking Lot Screening and Landscaping, Surface Lot Improvements



### *Fencing and Walls*

- Maximum height, materials, exterior lighting

### *Outdoor Display and Storage/Outdoor Dining and Sales Areas*

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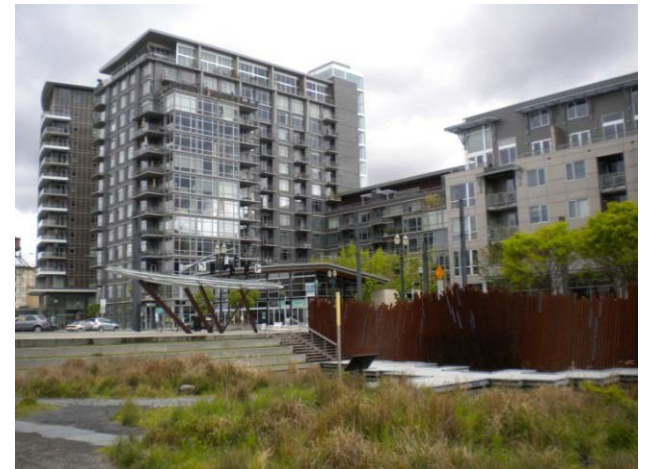
## IX. Building Design Standards

### *Purpose*

- Establish a distinctive character and quality of development unique to the City's Urban Centers
- Promote the use of sustainable building materials and practices

### *Applicability*

- Applies to all development in the RC districts except the RC-RP district

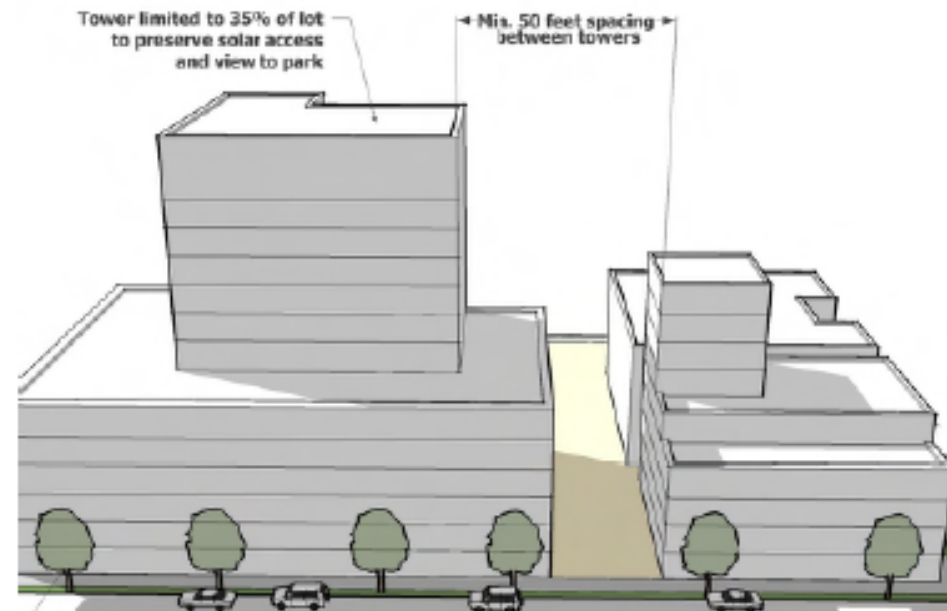


# AmberGlen Zones and Development Regulations

## IX. Building Design and Character

### *Massing and Form*

- Height transitions required adjacent to lower scale districts and the park
- Bulk plane requirements on east/west streets in north/south streets to preserve views to park and preserve solar access (UC-MU only)
- Maximum Tower Lot Coverage and Separation for Solar Access and View Preservation, above 6 stories in height (UC-MU only)



# AmberGlen Zones and Development Regulations

## IX. Building Design and Character

### *Design and Character*

- Building Entries and Orientation
- Ground Story Windows (minimum transparency by location)
- Façade Articulation and Design
- Visitability
- Materials

### *Structured Parking*

- Integrated with building it serves/comparable quality of materials and design



# AmberGlen Zones and Development Regulations

## IX. Building Design and Character

### *Green Building Requirements*

All new development or redevelopment:

- 2011 Oregon Reach Code for electrical efficiency; OR
- LEED Silver certification

New Construction valued at over \$250,000

- Minimum requirements for locally sourced materials and construction debris recycling



# AmberGlen Zones and Development Regulations

## **X. Application and Review Procedures**

Based on revised citywide structure for development review and approval in draft CDC.

## **XI. Definitions**

Land use list and definitions also tied to revised citywide list of uses in draft CDC.

# Preliminary Stakeholder Comments

- Light industrial already exists in the area and should be allowed in the UC districts
  - Agree. Manufacturing and production will be added as a permitted use in the UC-MU and UC-OR districts, subject to use-specific standards to limit impacts to those similar to existing uses



# Preliminary Stakeholder Comments

- **Draft to avoid the “non-conforming” label by using standards tied to “existing development” (conforming or not)**
  - Agree. Need to make this approach clearer than it is now in volume 2
- **Use the “No preclusion” approach used in Portland South Waterfront –lower density development permitted if design, platting. and agreements ensure later phases will be at higher densities**
  - Generally agree. Looking into mechanisms

# Preliminary Stakeholder Comments

- Requirement for retail uses along Pedestrian Street Frontages not viable until area is more densely developed
  - Code does not require any areas to be occupied by retail or pedestrian-active uses – but that the frontage spaces be constructed with ceiling heights, leasable depths, and pedestrian access to allow them to be occupied by retail uses in the future.

# Preliminary Stakeholder Comments

- **Requirement for structured parking in new developments above 75,000 sf not viable until transit is in place**
  - Still believe that structured parking is key element to achieve the Community Plan vision and required UC/Regional Center densities
  - Will explore Portland's approach to allowing a limited amount of surface parking in interim and requiring conversion to structured parking when density points are reached

# Preliminary Stakeholder Comments

- **Adjustments in Return for Public Benefits should include a provision encouraging public art**
  - Included
- **Adjustments in Return for Public Benefits should not require discretionary decisions or hearings**
  - Will clarify it is a Type II administrative process
- **Testing of proposed development and design standards is necessary**
  - City has retained architect to test development templates

# Preliminary Stakeholder Comments

- **HCT alignment needs to be finalized**
  - Process underway with Metro, so general alignment is shown.
  - Street Types map will need to be revised when alignment finalized
- **Ensure that area N and W of Willow Creek Station continue to be used for structured parking for the station**
  - It can
- **Clarify that rooftop solar panels can exceed building height limits**
  - Done. And they can also be located within side and rear yard setbacks

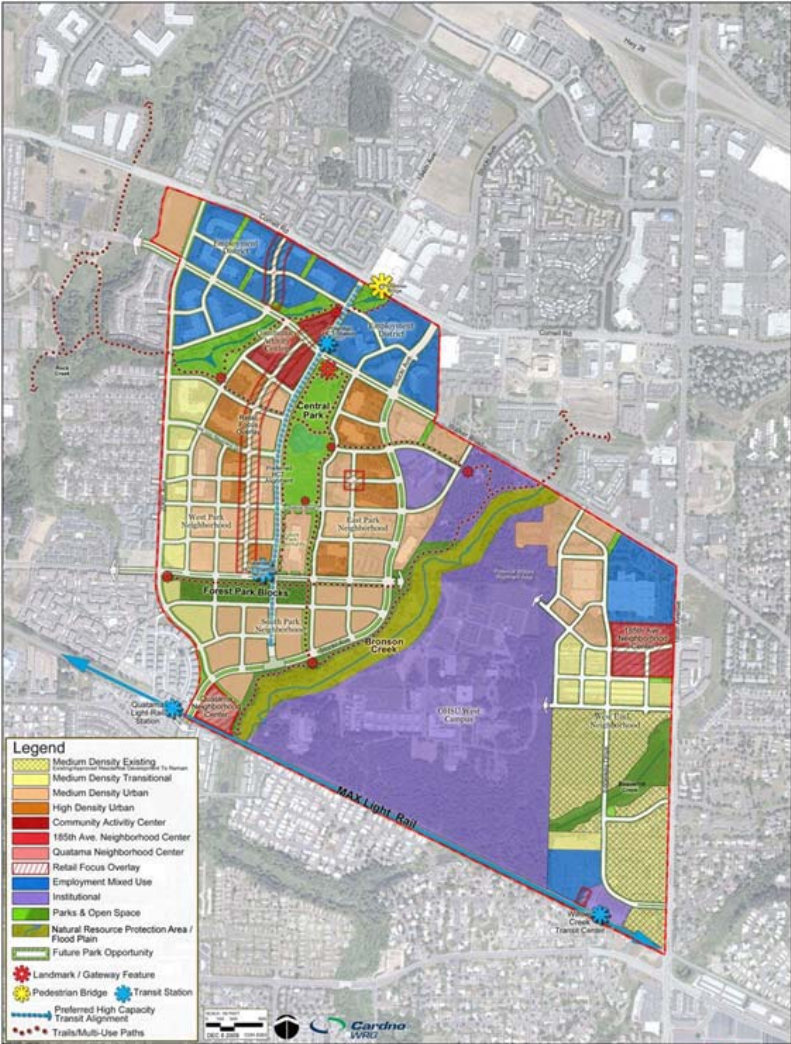
# Preliminary Stakeholder Comments

- **Don't require development to meet LEED or Reach Codes because of high costs of certification – specify specific construction standards to be met**
  - Options under review – including option to require construction meeting requirements for basic LEED level without requiring certification
- **Review street cross-sections and standards in light of recent design and construction standards developed by Public Works Department**
  - Under review

# Next Steps

- Planning Commission Work Session—November 9
- Comments due to Staff: December 1
- Refine draft based on stakeholder input
- Prepare Draft Ordinances and Compliance Memorandum
- Next TAC/SC Meeting: Jan 11, 2012

# Discussion



AmberGlen Community Plan  
Concept Plan

HILLSBORO, OREGON  
Cardno WRG