




# WASHINGTON COUNTY OREGON

April 5, 2013

To: Citizen Participation Organizations and Interested Parties

From: Andy Back, Manager   
Planning and Development Services

Subject: **PROPOSED A-ENGROSSED ORDINANCE NO. 760**

On February 4, 2013, you were notified about initial public hearings for proposed Land Use Ordinance No. 760 before the Planning Commission on March 6, 2013, and the Board of County Commissioners (Board) on March 19, 2013. On April 2, 2013, the Board ordered substantive amendments to this ordinance. These changes have been incorporated into proposed **A-Engrossed Ordinance No. 760** and are summarized below.

### **Ordinance Purpose and Summary**

A-Engrossed Ordinance No. 760 amends the 2020 Transportation Plan and the Sunset West Community Plan by modifying and expanding Area of Special Concern (ASC) #11 in the community plan and making limited amendments to the Community Development Code to modify standards that will apply to ASC #11. Changes in the ordinance include amending the ASC map and text, as well as amending transportation designations shown both in the community plan and the 2020 Transportation Plan. These changes are needed to remove elements defined through the 1998 approval of the Sequent Master Plan, which identified the future development of a corporate campus for that specific company. Sequent no longer owns the properties, and this ordinance proposes to remove the Sequent Master Plan elements.

### **Who Is Affected**

Owners of properties located in the proposed ASC #11 of the Sunset West Community Plan and properties adjacent to affected roads.

### **What Land is Affected**

Properties located in the proposed ASC #11 of the Sunset West Community Plan and properties adjacent to affected roads.

### **Originally-filed Ordinance No. 760 Provisions**

As originally filed, Ordinance No. 760 proposed the following amendments to the 2020 Transportation Plan and the Sunset West Community Plan:

1. Amends the Functional Classification System Map in the 2020 Transportation Plan to remove Collector and Proposed Collector designations on SW Jay Street, SW Burlington Drive and SW Koll Parkway in and near ASC #11 identified in the Sunset West Community Plan
2. Removes the "2/3 Lanes" designation for a portion of SW Jay Street on the Lane Numbers Map in the 2020 Transportation Plan
3. Removes the Special Area Collector and Proposed Special Area Collector designations from SW Jay Street, SW Burlington Drive and SW Koll Parkway on the Special Area Street Overlay – Willow Creek, Merlo and Elmonica Areas map in the 2020 Transportation Plan
4. Deletes the text describing ASC #11 in the Sunset West Community Plan

**Department of Land Use & Transportation · Planning and Development Services**  
**Long Range Planning**

155 N First Avenue, Ste. 350 MS 14 · Hillsboro, OR 97124-3072  
phone: (503) 846-3519 · fax: (503) 846-4412 · TTY: (503) 846-4598 · [www.co.washington.or.us](http://www.co.washington.or.us)

5. Removes the "Non-local streets and non-special area local streets" designation for Jay Street, SW Burlington Drive and SW Koll Parkway shown on the Functional Classification Map in the Sunset West Community Plan
6. Removes ASC #11 as shown in the Areas of Special Concern Map in the Sunset West Community Plan
7. Amends the Washington County Special Area Streets, Street Corridor & Arterial Access Designations map of the Sunset West Community Plan to reflect the removal of Special Area Street designations and Pathway Connection Points

### **Proposed A-Engrossed Ordinance No. 760 Provisions**

Proposed **A-Engrossed Ordinance No. 760** retains all the provisions above, except Nos. 4 and 6, which are modified as follows:

- Item 4: The proposed A-Engrossed ordinance replaces the existing ASC #11 text relating to the Sequent master plan with text reflecting the current property owner's interest in preserving the ability to develop a unified and cohesive campus-style development that incorporates the former Sequent properties. The amended ASC also proposes to allow for additional height for buildings and campus wayfinding elements that are not within close proximity to residential districts as well as flexibility for placement of required street trees.
- Item 6 in the original ordinance proposed to remove ASC #11 from the Sunset West Community Plan Areas of Special Concern Map. Rather than delete the ASC, the proposed A-Engrossed ordinance expands ASC #11 to include both the original ASC and adjacent properties under the same ownership.

In addition, the following changes are proposed to the Community Development Code (CDC):

- Section 375, Table B (Dimensional Requirements for Transit Oriented Districts) is amended to allow flexibility for greater building heights in the Transit Oriented: Employment (TO:EMP) District when authorized by a community plan.
- Section 431-4 (Circulation System Design) is amended to allow exceptions to the block length standards for campus development.
- Section 431-11 (Signs) is amended to permit signs in the TO:EMP District subject to standards for Industrial District signs.

### **Public Hearings - Time and Place**

#### **Board of County Commissioners**

**April 16, 2013**  
**10:00 am**

**April 23, 2013**  
**6:30 pm**

Hearings will be held in the Shirley Huffman Auditorium in the Charles D. Cameron Public Services Building, 155 N. First Avenue, Hillsboro, Oregon.

On April 23, 2013, the Board may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If it is adopted on April 23, the ordinance would become effective on May 23, 2013.

**2020 Transportation  
Plan Policies Amended**

- Policy 10, Functional Classification Policy:
  - Functional Classification System Map
  - Lane Numbers Map
  - Special Area Street Overlay Map – Willow Creek, Merlo and Elmonica Areas

**Urban Community  
Plan(s) Amended**

- Sunset West Community Plan:
  - Area of Special Concern #11 text
  - Area of Special Concern Map
  - Transportation Functional Classification Map
  - Special Area Streets, Street Corridor & Arterial Access Designation Map

**Community  
Development Code  
Standards Amended**

- Section 375 Transit Oriented Districts
- Section 431 Transit Oriented Design Principles, Standards and Guidelines

**How to Submit  
Comments**

Submit oral or written testimony to the Board at one of the public hearings. Written testimony may be mailed or faxed to the Board in advance of the public hearings in care of Long Range Planning. **We are unable to accept e-mail as public testimony.**

Washington County, Department of Land Use & Transportation  
Planning and Development Services, Long Range Planning  
155 N. First Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Fax: 503-846-4412

**Staff Contact**

Aisha Willits, Principal Planner  
155 N. First Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Telephone: 503-846-3961 Fax: 503-846-4412  
e-mail: aisha\_willits@co.washington.or.us

**Proposed Ordinance is  
available at the  
following locations:**

- Washington County, Department of Land Use & Transportation Planning and Development Services, Long Range Planning  
155 N. First Ave., Hillsboro, OR 97124-3072  
Telephone: 503-846-3519
- [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2013-land-use-ordinances.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2013-land-use-ordinances.cfm)
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations (CPOs) Call 503-821-1128 for a directory of CPOs.

**AGENDA**

**WASHINGTON COUNTY BOARD OF COMMISSIONERS**

**Agenda Category:** Public Hearing – Fourth Reading and Fourth Public Hearing  
Land Use & Transportation; County Counsel (CPO 1)

**Agenda Title:** **PROPOSED A-ENGROSSED ORDINANCE NO. 760 – AN ORDINANCE AMENDING THE 2020 TRANSPORTATION PLAN, THE SUNSET WEST COMMUNITY PLAN, AND THE COMMUNITY DEVELOPMENT CODE RELATING TO AREA OF SPECIAL CONCERN #11**

**Presented by:** Andrew Singelakis, Director of Land Use & Transportation  
Alan Rappleyea, County Counsel

**SUMMARY:**

A-Engrossed Ordinance No. 760 proposes to amend the 2020 Transportation Plan, the Sunset West Community Plan, and the Community Development Code by modifying Area of Special Concern (ASC) #11. A-Engrossed Ordinance No. 760 is posted on the county's land use ordinance web page at the following link:

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2013-land-use-ordinances.cfm>

After the Board's initial public hearing for Ordinance No. 760 on March 19, 2013, the hearing was continued to April 2 to allow for further conversations with the property owner about potential changes to the ASC. On April 2, the Board directed engrossment of the ordinance to include changes that would enlarge the area of the ASC and also provide additional flexibility for future development on the properties included in the ASC. The hearing was continued to April 16, 2013 for the first required hearing for the engrossed ordinance.

On April 16, the Board held the hearing for A-Engrossed Ordinance No. 760 and continued the hearing to April 23, 2013 for the second required hearing for the engrossed ordinance. A staff report will be provided to the Board prior to the April 23 hearing and posted on the above land use ordinance web page. Copies of the report will also be available at the Clerk's desk prior to the hearing.

Consistent with Board policy, testimony about the ordinance is limited to two minutes for individuals and five minutes for a representative of a group.

**DEPARTMENT'S REQUESTED ACTION:**

Read A-Engrossed Ordinance No. 760 by title only and conduct the second public hearing on the engrossed ordinance. At the conclusion of the hearing, adopt A-Engrossed Ordinance No. 760.

**COUNTY ADMINISTRATOR'S RECOMMENDATION:**

I concur with the requested action.

**ADOPTED**

Agenda Item No.	<u>3.a.</u>
Date:	04/23/13

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

A-ENGROSSED ORDINANCE 760

An Ordinance Amending the Washington  
County 2020 Transportation Plan Element of the  
Comprehensive Plan, the Sunset West  
Community Plan, and the Community  
Development Code Relating to Area of Special  
Concern #11

The Board of County Commissioners of Washington County, Oregon ("Board") ordains  
as follows:

SECTION 1

A. The Board recognizes that the Transportation Plan Element of the  
Comprehensive Plan (Volume XV) was adopted on October 25, 1988, by way of Ordinance  
Nos. 332 and 333, and subsequently amended by Ordinance Nos. 343, 382, 409, 419, 426, 432,  
450, 463, 470, 471, 473, 474, 480, 483-485, 493, 494, 503, 515, 526, 537, 542, 546, 552, 556,  
588, 601, 609, 611, 626, 627, 631, 642, 649, 663, 674, 683, 712, 713, 717, 718, 730, 739, 744,  
749, and 750.

B. The Board recognizes that the Sunset West Community Plan was adopted by  
Ordinance No. 242 and subsequently amended by Ordinance Nos. 278, 280, 292, 294, 348,  
366, 418, 420, 485, 503, 526, 531, 532, 551, 552, 553, 588, 610, 620, and 717.

C. The Board of County Commissioners of Washington County, Oregon,  
recognizes that the Community Development Code Element of the Comprehensive Plan  
(Volume IV) was readopted with amendments on September 9, 1986, by way of Ordinance No.  
308, and subsequently amended by Ordinance Nos. 321, 326, 336-341, 356-363, 372-378, 380,

1 381, 384-386, 392, 393, 397, 399-403, 407, 412, 413, 415, 417, 421-423, 428-434, 436, 437,  
2 439, 441-443, 449, 451-454, 456, 457, 462-464, 467-469, 471, 478-481, 486-489, 504, 506-512,  
3 517-523, 525, 526, 528, 529, 538, 540, 545, 551-555, 558-561, 573, 575-577, 581, 583, 588,  
4 589, 591-595, 603-605, 607-610, 612, 615, 617, 618, 623, 624, 628, 631, 634, 635, 638, 642,  
5 644, 645, 648, 649, 654, 659-662, 667, 669, 670, 674, 676, 677, 682-686, 692, 694-698, 703,  
6 704, 708, 709, 711, 712, 718-720, 722, 725, 730, 732, 735, 739, 742-745, and 754-758.

7 D. Subsequent ongoing planning efforts of the County indicate a need for changes  
8 to the Transportation Plan, the Sunset West Community Plan, and the Community  
9 Development Code to reflect changes and enable anticipated and coordinated future  
10 development, in addition to any other housekeeping changes. The Board takes note that the  
11 changes are necessary for the benefit, safety, and general welfare of the residents of  
12 Washington County, Oregon.

13 D. Under the provisions of Washington County Charter Chapter X, the Department  
14 of Land Use and Transportation has carried out its responsibilities, including preparation of  
15 notices, and the County Planning Commission has conducted one or more public hearings on the  
16 proposed amendments and has submitted its recommendations to the Board. The Board finds  
17 that this Ordinance is based on those recommendations and any modifications made by the Board  
18 are a result of the public hearings process.

19 E. The Board finds and takes public notice that it is in receipt of all matters and  
20 information necessary to consider this Ordinance in an adequate manner, and finds that this  
21 Ordinance complies with the Statewide Planning Goals, the standards for legislative plan  
22 adoption as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington

1 County Charter, the Washington County Community Development Code, and the Washington  
2 County Comprehensive Plan.

3 SECTION 2

4 The following Exhibits, attached and incorporated herein by reference, are hereby  
5 adopted as amendments to the following documents:

- 6 1. Exhibit 1 (3 pages): Amend the Functional Classification System Map in the  
7 Washington County 2020 Transportation Plan to remove the road designations as  
8 shown;
- 9 2. Exhibit 2 (4 pages): Amend (1) the Sunset West Community Plan by modifying  
10 text relating to Area of Special Concern #11, as reflected, (2) the Transportation  
11 Functional Classification Map in the Sunset West Community Plan to modify  
12 certain roads, as reflected, (3) the Areas of Special Concern Map in the Sunset  
13 West Community Plan, as reflected, and (4) the Washington County Special Area  
14 Streets, Street Corridor and Arterial Access Designations map of the Sunset West  
15 Community Plan to reflect the removal of Special Area Street designations and  
16 Pathway Connection Points, as reflected; and
- 17 3. Exhibit 3 (5 pages): Amend the Community Development Code Section 375  
18 TRANSIT ORIENTED DISTRICTS and Section 431 TRANSIT ORIENTED  
19 DESIGN PRINCIPLES, STANDARDS AND GUIDELINES, as reflected.

20 SECTION 3

21 All other Comprehensive Plan provisions that have been adopted by prior ordinance,  
22 which are not expressly amended or repealed herein, shall remain in full force and effect.

1     SECTION 4

2             All applications received prior to the effective date shall be processed in accordance with  
3     ORS 215.427.

4     SECTION 5

5             If any portion of this Ordinance, including the exhibits, shall for any reason be held  
6     invalid or unconstitutional by a body of competent jurisdiction, the remainder shall not be  
7     affected thereby and shall remain in full force and effect.

8     SECTION 6

9             The Office of County Counsel and Department of Land Use and Transportation are  
10     authorized to prepare planning documents to reflect the changes adopted under Section 2 of this  
11     Ordinance, including deleting and adding textual material and maps, renumbering pages or

12     ///

14     ///

16     ///

18     ///

20     ///

22     ///



1 sections, and making any technical changes not affecting the substance of these amendments as  
2 necessary to conform to the Washington County Comprehensive Plan format.

3 SECTION 7

4 This Ordinance shall take effect thirty (30) days after adoption.

5 ENACTED this 23<sup>rd</sup> day of April, 2013, being the fourth reading and  
6 fourth public hearing before the Board of County Commissioners of Washington County,  
7 Oregon.

8 BOARD OF COUNTY COMMISSIONERS  
9 FOR WASHINGTON COUNTY, OREGON

10 **ADOPTED**

11 *Andy Dwyck*  
CHAIRMAN

12 *Ana D. Noyola*  
RECORDING SECRETARY

13 READING

14 First 03/19/13  
15 Second 04/02/13  
16 Third 04/16/13  
17 Fourth 04/23/13  
18 Fifth \_\_\_\_\_  
19 Sixth \_\_\_\_\_

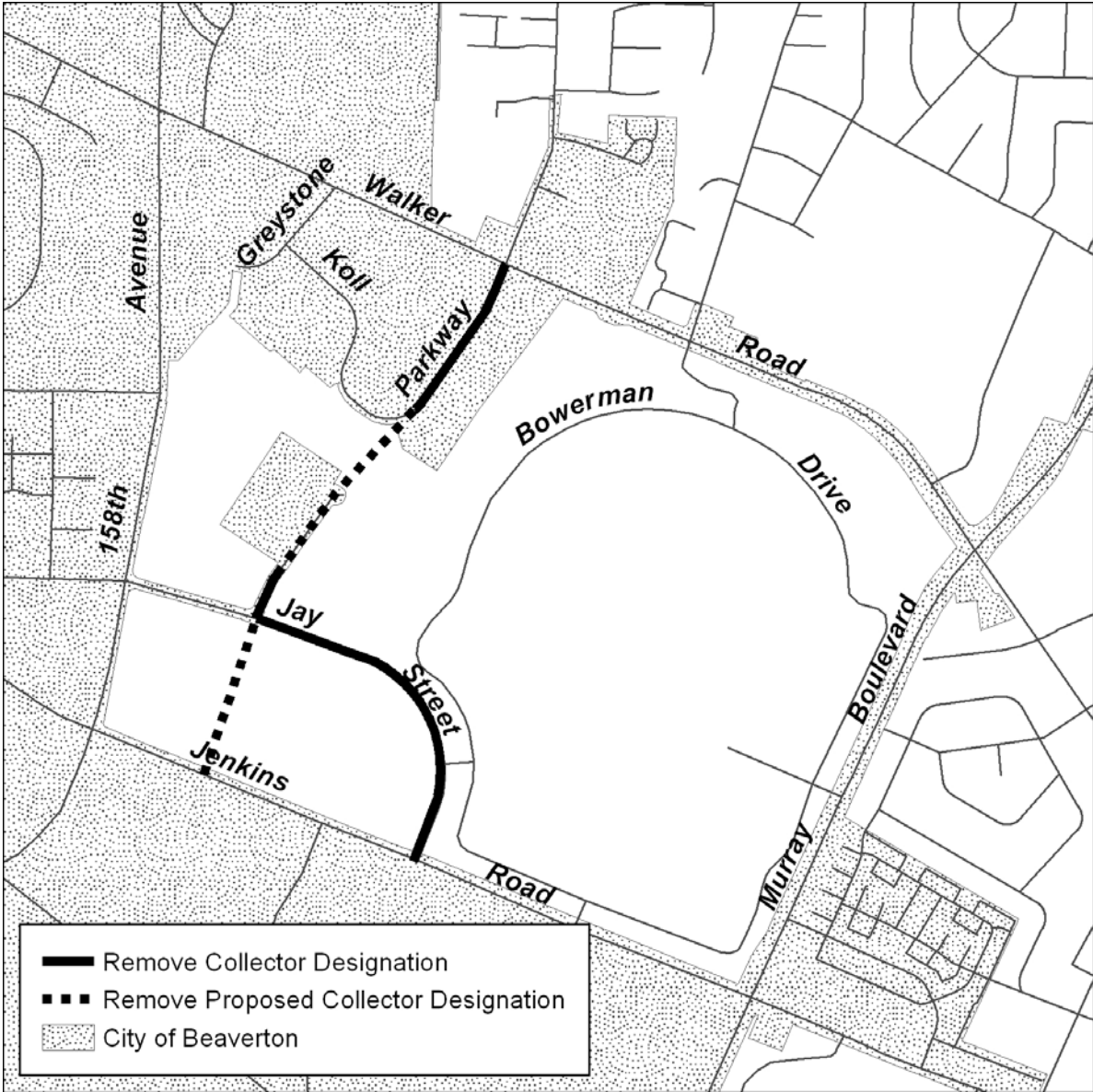
20 Dwyck, Malinowski,  
21 VOTE: Aye: Schouten, Terry, Rogers  
22 Recording Secretary: Ana D. Noyola

PUBLIC HEARING

First 03/19/13  
Second 04/02/13  
Third 04/16/13  
Fourth 04/23/13  
Fifth \_\_\_\_\_  
Sixth \_\_\_\_\_

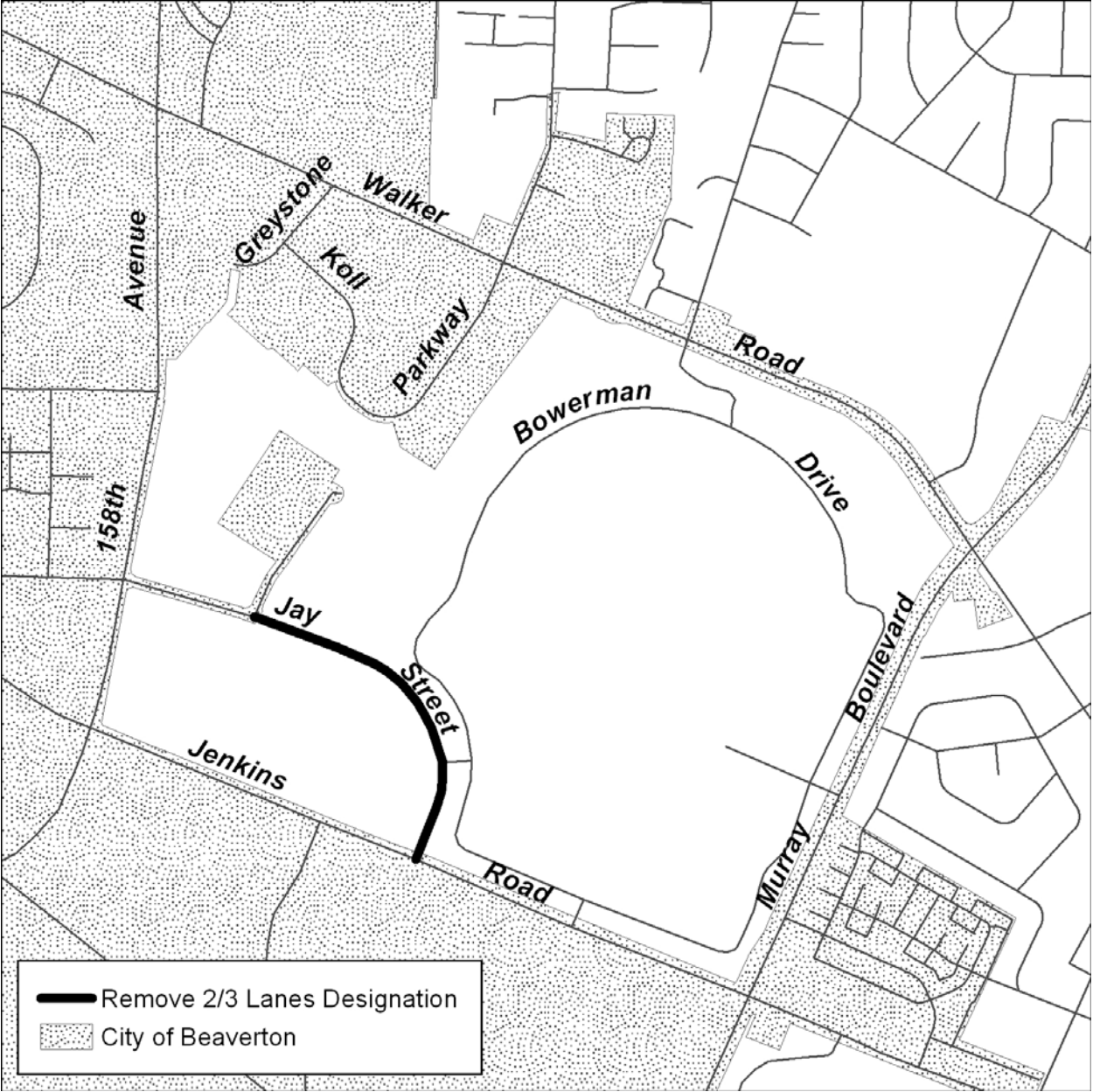
Nay: none  
Date: 04/23/13

Amend the Functional Classification System Map in the Washington County 2020 Transportation Plan to remove the road designations shown below.



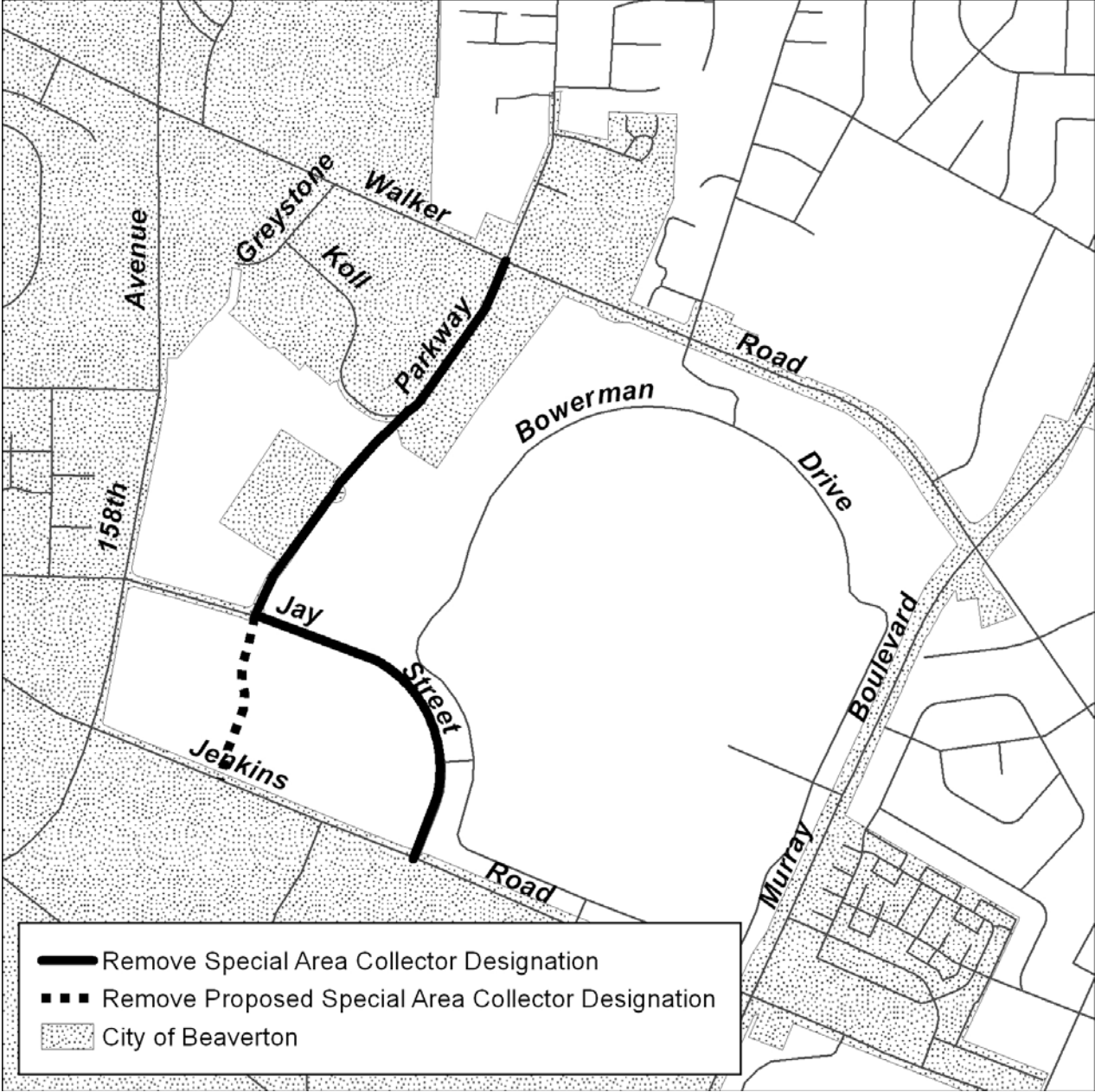
Note: Amendments to Map shown in bold solid or dashed line; other features not amended by this exhibit remain in effect as shown on the Plan Map.

Amend the Lane Numbers Map in the Washington County 2020 Transportation Plan to reflect removal of the lane numbers designation for Jay Street, as reflected below.



Note: Amendments to Map shown in bold solid or dashed line; other features not amended by this exhibit remain in effect as shown on the Plan Map.

Amend the Special Area Street Overlay – Willow Creek, Merlo and Elmonica Areas map in the Washington County 2020 Transportation Plan to reflect the removal of Special Area Street designations, as reflected below.



Note: Amendments to Map shown in bold solid or dashed line; other features not amended by this exhibit remain in effect as shown on the Plan Map.

The text relating to Area of Special Concern #11 in the Sunset West Community Plan is amended as shown below:

Area of Special Concern #11

~~This area is the focus of the Sequent Master Plan. In order to achieve a unified campus for Sequent corporate activities, Jay Street between 158<sup>th</sup> Avenue and Burlington Drive may be vacated. However, a connection for public vehicle access to 158<sup>th</sup> Avenue will be maintained, through a public easement providing two travel lanes, until the proposed Special Area Minor Collector (Burlington Drive/Koll Parkway between Walker Road and Jenkins Road) is approved through the master plan process and dedicated, connected and constructed to a Special Area Minor Collector standard.~~

~~Prior to occupancy of any new building approved for development in Area of Special Concern #11 after the effective date of this ordinance, if Jay Street between 158<sup>th</sup> and Burlington is vacated, the property owner shall make improvements to the 158<sup>th</sup>/Walker and 158<sup>th</sup>/Jenkins intersections that would result in a year 2015 PM peak hour critical volume-capacity ratio equal to or better than the 2015 PM peak hour critical volume-capacity ratio at these intersections if Jay Street were not vacated.~~

~~In addition to the standards of Section 408 of the Community Development Code, the Sequent Master Plan shall identify off-street pathways within Area of Special Concern #11. The pathways shall have these additional features: pedestrian-scale lighting, trees spaced no more than 30 feet on one side, and pedestrian-scale amenities spaced no more than every one hundred (100) feet (including but not limited to street furniture, plantings, distinctive paving, drinking fountains, and sculpture). Off-street pathways shall not be constructed of asphaltic concrete. Construction phasing of the off-street pathways shall be determined through the Master Plan process. The pathways shall connect Points A and B and Points A and C identified on the Community Plan Map and shall be no longer than 1.1 times the shortest distance between the points.~~

~~In conjunction with site development, a Pedestrian Plaza shall be constructed by the property owner at the intersection of the off-street pathway and the 158<sup>th</sup>/Jenkins intersection. In addition to the standards of Section 380 of the Community Development Code, the pedestrian plaza shall be, at a minimum, 500 square feet in area, with a minimum dimension of 20 feet.~~

Area of Special Concern #11

This area includes the existing world headquarters campus of Nike, Inc. and additional adjacent land, all of which is located in the TO:EMP (Transit Oriented Employment) district. This Area of Special Concern is intended to ensure the capability of the subject properties to accommodate future corporate campus development.

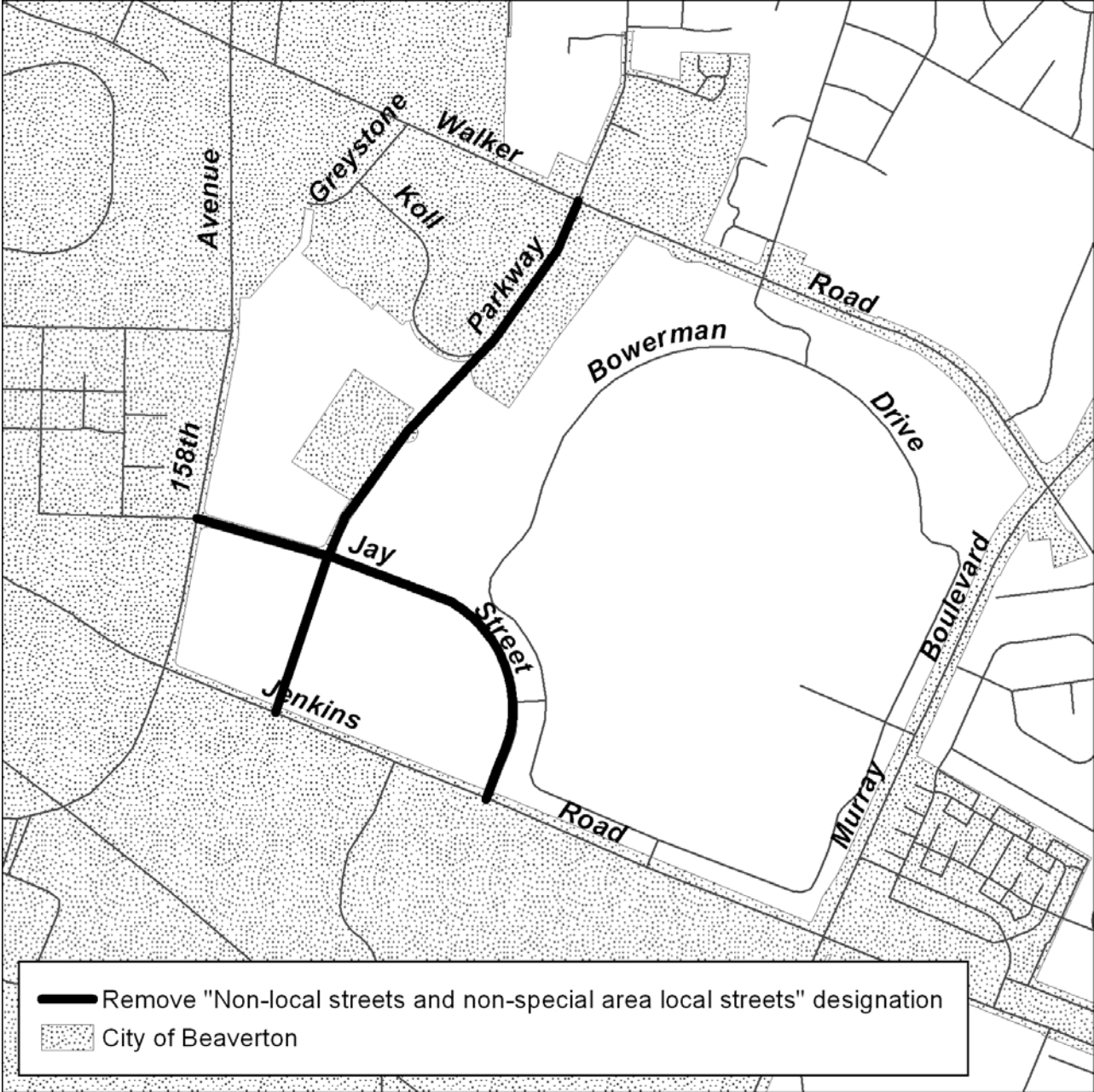
On portions of the subject properties that are 500 feet or more from the nearest residentially-designated property, buildings may be constructed up to 110 feet in height and up to five signature campus wayfinding elements having a maximum height of 160 feet may be constructed. The wayfinding elements shall not be occupiable structures, and each may incorporate identity features up to a maximum of 100 square feet per face.

In order to ensure a consistent campus perimeter landscape design, required street trees along Walker Road, Murray Boulevard, Jenkins Road, 158th Avenue, Jay Street and Burlington Drive shall be located a minimum of two feet from the back of the adjacent street curb, and a maximum of 100 feet from the back of the adjacent street curb. While the minimum quantity of trees adjacent to these streets shall not be, on average, less than one (1) tree per 30 linear feet of street frontage, spacing may be varied, and trees may be grouped in clusters.

abcdef Proposed additions

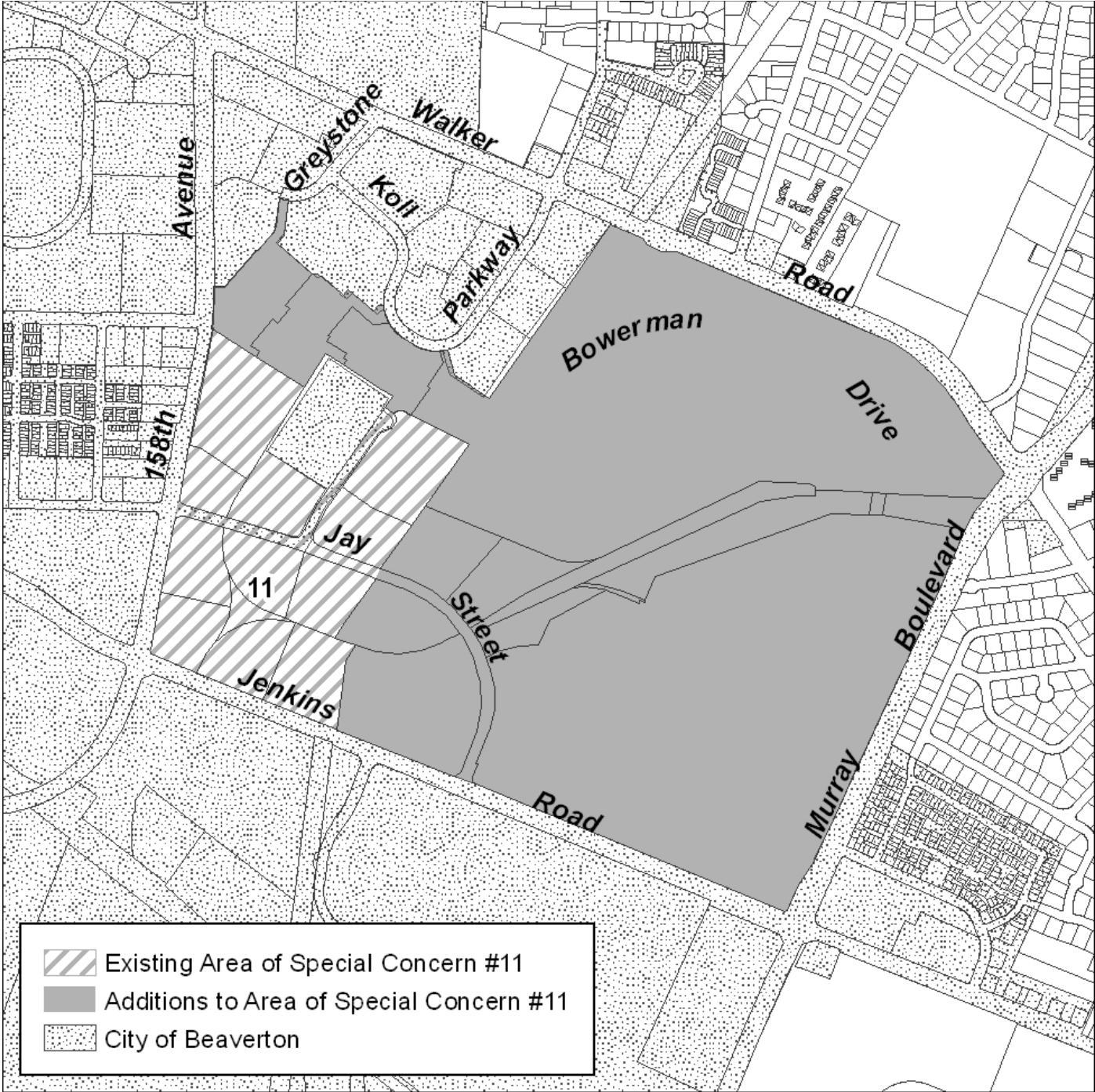
abcdedf Proposed deletions

Amend the Transportation Functional Classification Map in the Sunset West Community Plan to modify certain roads, as reflected below.



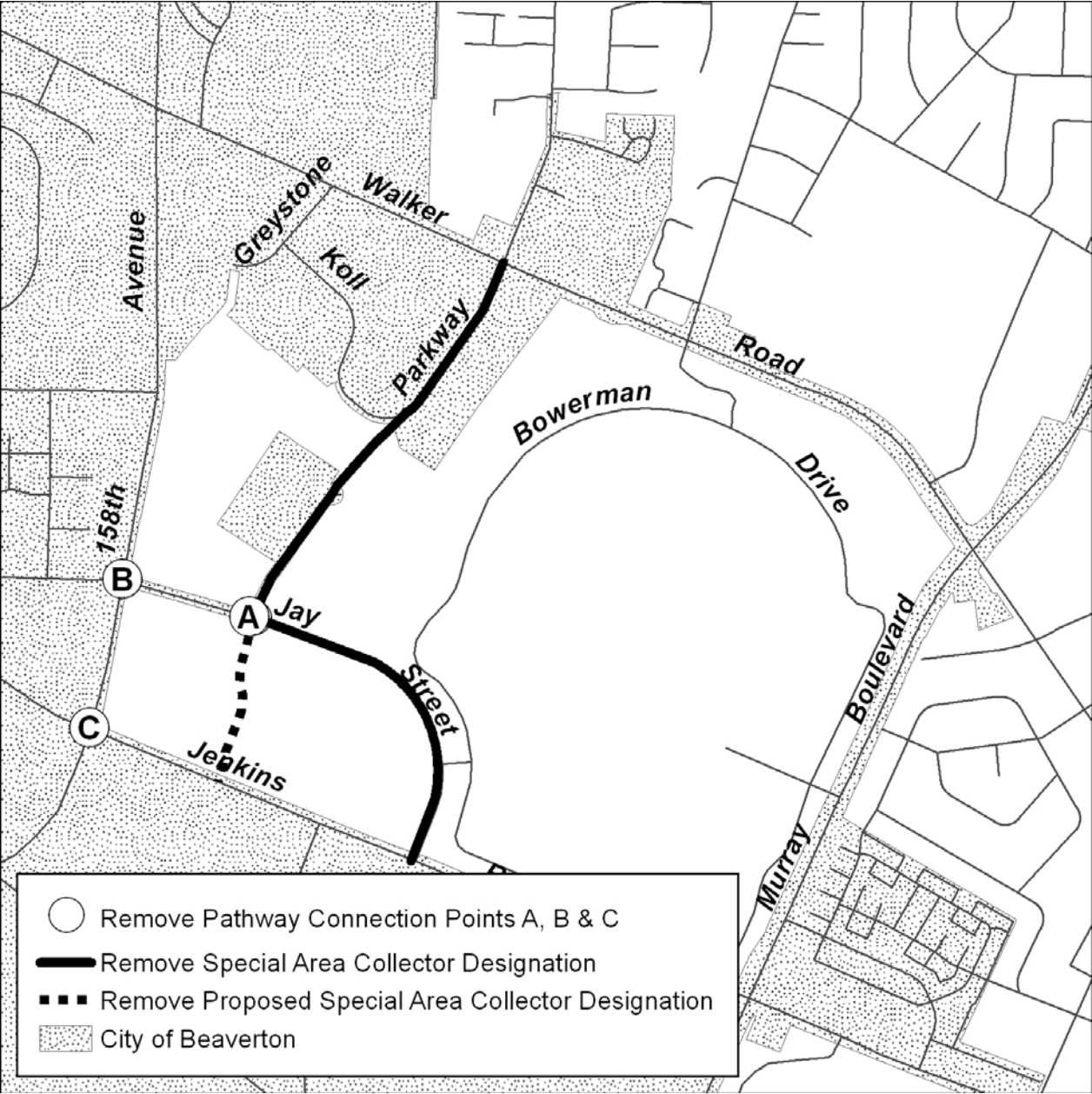
Note: Amendments to Map shown in bold solid or dashed line; other features not amended by this exhibit remain in effect as shown on the Plan Map.

Amend the Areas of Special Concern Map in the Sunset West Community Plan to reflect the changes shown below.



~~abcdef~~ Proposed additions  
~~abcdef~~ Proposed deletions

Amend the Washington County Special Area Streets, Street Corridor & Arterial Access Designations map of the Sunset West Community Plan to reflect the removal of Special Area Street designations and Pathway Connection Points, as reflected below.



Note: Amendments to Map shown in bold solid or dashed line; other features not amended by this exhibit remain in effect as shown on the Plan Map.

~~abcdef~~ Proposed additions  
~~abcdef~~ Proposed deletions



Community Development Code Section 375 TRANSIT ORIENTED DISTRICTS is amended to reflect the following:

Table B. Dimensional Requirements for Transit Oriented Districts

DISTRICT									
DEVELOPMENT DIMENSION	TO:RC	TO:BUS	TO:EMP	TO:R9-12	TO:R12-18	TO:R18-24	TO:R24-40	TO:R40-80	TO:R80-120
Minimum Lot Area	None	None	None	2000 sq. ft.	2000 sq. ft.	None	None	None	None
Minimum Average Lot Width	None	None	None	24 feet	20 feet	None	None	None	None
Minimum Average Lot Depth	None	None	None	60 feet	60 feet	None	None	None	None
Minimum Building Height: - within 1300' of a station platform or within a Regional Center	20 feet	20 feet	None	None	None	None	None	None	None
- beyond 1300' from a station platform	None	None	None	None	None	None	None	None	None
- within a designated Town Center Core, as defined by an adopted Community Plan	20 feet at street corners	20 feet	None	None	None	None	None	None	None
- within a designated Town Center but outside a Town Center Core, as defined by an adopted Community Plan	None	None	None	None	None	None	None	None	None
Maximum Building Height (B)	60 feet	80 feet (A)	80 feet (A)	40 feet	40 feet	50 feet	60 feet (F)	80 feet	80 feet
Yard Depth									
- frontage minimum (C)	None	None	None	10 feet	10 feet	10 feet	None	None	None
- frontage maximum (D)	10 feet	10 feet	None	15 feet	15 feet	15 feet	10 feet (G)	10 feet	10 feet
- interior minimum (E)	None	None	None	None	None	None	None	None	None
- interior maximum	None	None	None	None	None	None	None	None	None

(A) Except where a community plan specifies a higher maximum height.

(B) Where a building fronts on a pedestrian street, a ten (10) foot setback from the front façade is required for all floors above the third. Normal building appurtenances and projection such as spires, belfries, cupolas,

abcdef Proposed additions  
~~abc~~def Proposed deletions

chimneys, ventilators, elevator housings or other roof-mounted structures may extend above the height limit. Building height may be limited pursuant to Section 431-8.

- (C) Except as necessary to comply with Section 418, accommodate utility lines and easements.
- (D) Required maximum frontage yard dimensions: (1) shall apply to at least 50% of the first floor of a building facing a pedestrian street, as defined in Section 431-3.8; and (2) may be exceeded where the applicant demonstrates and the Review Authority finds that larger yards are needed to mitigate noise and vibration impacts of transportation operations.
- (E) No minimum interior yard setback is required for transit oriented district except as necessary to comply with the screening and buffering standards of Sections 411 and 431 and the standards of the Uniform Building Code or the Conference of American Building Officials (CABO) Code, whichever is applicable.
- (F) A modification to the maximum building height may be approved subject to Section 375-7.32.b. Such modification may exceed the required sixty (60) foot building height maximum by no more than fifty (5) feet for a total of one hundred-ten (110) feet.
- (G) A modification to the maximum front yard depth may be approved subject to Section 375-7.32.c.

Community Development Code Section 431 TRANSIT ORIENTED DESIGN PRINCIPLES, STANDARDS AND GUIDELINES is amended to reflect the following:

\*\*\*

**431-4 Circulation System Design**

The design and location of the circulation system in a community is the key element for determining pedestrian orientation, connectivity and the arrangement of land uses. These principles and standards apply to the design and location of the circulation system in transit oriented districts.

431-4.1 Principles:

- A. Pedestrian routes in a Transit Oriented District shall, to the extent practicable, directly connect major activity centers (concentrations of employment and households, major public buildings and spaces, institutional uses and parks & common open spaces, and shopping areas) and transit stops, particularly light rail stations;
- B. Block dimensions and perimeters shall be at an urban rather than a suburban scale;
- C. Provide accessways and greenways, as needed, to supplement pedestrian routes along pedestrian streets; and
- D. Provide clearly marked and well-designed pedestrian street, driveway, loading area and surface parking lot crossings.

431-4.2 Standards:

- A. In addition to the standards of this subsection, development in a transit-oriented district shall be subject to the requirements of Section 408, Section 409, and Article V. In the event of a conflict between the requirements of Sections 408, 409, and Article V, the requirements of Section 431-4 shall control.
- B. Other Community Development Code provisions that apply to Collectors shall apply to Special Area Collectors; provisions that apply to Neighborhood Routes shall apply to Special Area Neighborhood Routes; and provisions that apply to Local Streets shall apply to Special Area Local Streets and Special Area Commercial Streets. In the case of a conflict, specific Special Area street provisions shall control.
- C. Blocks
  - (1) Block perimeters for blocks with more than four sides, as defined by public or private streets, accessways or greenways, shall not exceed sixteen hundred (1600) feet measured along the nearside curb line of the public or

private street or the centerline of the defining accessway or greenway. These standards shall not be used to provide direct connections to collector roads where indirect connections are specifically shown in the community plan.

- (2) Block lengths for streets, accessways and greenways shall not exceed three hundred thirty (330) feet between public or private streets, accessways or greenways, measured along the nearside curb line of the public or private street or the centerline of the accessway or greenway. These standards shall not be used to provide direct connections to collector roads where indirect connections are specifically shown in the community plan.
- (3) Except for specific transportation facilities identified in the community plan, the Review Authority may modify these standards based on findings that strict compliance with the standards is not reasonably practicable due to:
  - (a) Topography;
  - (b) The standards of Sections 421 and 422;
  - (c) Existing development patterns on abutting property which preclude the logical connection of streets or accessways;
  - (d) Railroads;
  - (e) Traffic safety concerns;
  - (f) The functional and operational need to create a large building;~~or~~
  - (g) The provisions of Significant Natural Resources as identified in the Community Plan;~~;~~ or
  - (h) Campus Development.

Modifications shall be the minimum necessary to address the constraint.

\*\*\*

#### **431-11 Signs**

The principles and standards of Sections 431-11.1 and 431-11.2 below shall apply to all permitted signage within transit oriented districts. Exceptions to these standards are designated in Section 431-11.3.

##### 431-11.1 Principles:

- A. Signs in Transit Oriented District communities shall be located and scaled to the function of the pedestrian street on which they front.

abcdef Proposed additions

~~abcdef~~ Proposed deletions

- B. Signs within any transit-oriented district shall be consistent with the visual quality and aesthetics of the surrounding neighborhood.
  - C. Signage must be of high quality in design and materials.
  - D. Signage shall be consistent throughout a development.
  - E. Signage attached to a building shall complement the building's character (e.g., wall signs shall avoid covering building columns).
- 431-11.2 Standards:
- A. In the TO:BUS and TO:RC Districts, the standards of Article IV - Section 414-2 shall apply, except as noted in Section 431-11.3.
  - B. In all transit oriented residential districts the standards of Article IV - Section 414-1 shall apply.
  - C. In the TO:EMP District, the standards of Article IV – Section 414-3 shall apply.