

Discovery West Multiple-Family Large Lots

Description

Overlay District: Residential Mixed-Use Overlay District

Large-Lot Multiple-Family Residential

This building prototype applies to Lot 245 in Phase 5 and the future mixed use residential district lot in Phase 14 directly to the west and is intended to accommodate residential multiple-family uses in the form of multiple buildings. Multiple-family uses include for rent apartments or for sale condominiums. Buildings will be mostly two and three stories along a public street (subject to the height limits noted below under **Height**), creating a relationship with the public street and a pedestrian-friendly environment.

Density

Lot 245 must provide a minimum of 134 multiple family units, and the future residential mixed-use district lot in Phase 14 must provide a minimum of 59 multiple family units, including at least 12 affordable units as defined by the City of Bend.

Setbacks

The setbacks of the City of Bend's RM Zone apply. The preferred setback from a property line abutting a street is 10-feet.

Height

45 feet maximum. On Lot 245, along the Sullivan Avenue frontage, a building may be no taller than 20' at the 10' setback from the property line and may increase at a 1:1 ratio to a maximum 30' tall at 20' from that property line in order to reduce the visual impacts on the single-family residential lots to the north. Beyond 20' from the property line buildings may be 45' tall.

Lot size

Lot 245 is 5.15 acres in size and the future residential mixed-use district lot in Phase 14 is approximately 2 acres. No lot boundaries may be adjusted without the consent of the ARC, which consent may be granted or withheld in the ARC's sole discretion.

Lot Coverage Limitations

None

Parking Standards

On-site parking should be accessed from an alley, if available, or a common driveway, and located away from public streets and alleys, outside of the minimum building setbacks of the RM zone. Exceptions may be made based on review and approval of the Discovery West Architectural Review Committee. The number of on-site parking spaces will comply with the City of Bend development code for Multiple-family housing. If there is no

published minimum, one stall per living unit will be required on site.

Encroachments

As per the City of Bend Development Code for RM Zone.

Signage

As per the City of Bend sign code for multiple-family housing.

Multiple-Family Large Lot Rules and Design Guidelines

Exterior Colors and Stains

All exterior colors are subject to review and approval by the ARC for both original painting and subsequent repainting. Colors appropriate to the character and style of the building are strongly recommended. Bright body colors will generally not be acceptable. Care shall be taken to avoid duplicating colors of nearby structures. Natural wood siding and natural shakes must be stained or treated.

Exterior Design Treatment

Several points must be considered during the design process to effectively address specific site conditions:

- Sensitively selecting roof pitches and roof massing can lessen the perception of height (See Roofs and Roofing Accessories below).
- Stepping the building profile from the point of low grade back toward the higher grade reduces the building mass, particularly as seen from lower viewpoints.
- Reducing story heights at the ends of the building adjacent to neighboring properties can substantially soften the visual impact of the building on neighboring properties.
- Prudent use of materials may be effective tools to reduce the height and mass (i.e., masonry wainscoting, base trim boards, frieze boards, and belt courses are a few design alternatives for effectively eliminating long, tall, uninterrupted walls.).
- Porches, balconies, recessed entrances, changes in materials, and other architectural details are encouraged and may be required elements on the buildings.

The ARC encourages and may require any fenestration, projections, and other architectural features to be coordinated on all sides of the building. Integrating architectural elements around the building will enhance it as a whole and should augment the architectural character of the building. Exterior material treatment used on the building walls shall be continuous and consistent on all elevations in order to achieve a uniform and complete design and must avoid a “veneer” look. Exterior siding material must be carried down to within eight inches of grade. Only eight inches of exposed concrete foundation wall is permitted on any exterior elevation. When masonry is used on the front of a building and it extends to any front corner, it must extend at least 24” around the adjoining side elevation. All masonry shall terminate at grade.

Exterior Finishes

In the design of multiple family buildings, which propose the use of a composite of exterior materials, consideration shall be given to appropriate balance, both in terms of the amount of each material, as well as the specific areas of their use. Building walls of more than one material shall change materials along horizontal lines, inside corners, or other architectural features. Some building designs will be required to have exposed rafter tails, brackets, or other visible architectural elements to enhance design. Heavier appearing materials shall be used only

below lighter appearing materials. Lap siding and shingle exposure and board and batten spacing are subject to ARC review and approval. The following materials are approved for use on exterior walls and trims:

- Wood shingles, board and batten, and lap siding material. Heavy timber and log style buildings may be appropriate on some sites. In most cases, siding applications which involve a mix of directions (horizontal, diagonal, and vertical) are discouraged.
- Brick, natural and cultured stone. Textured masonry block units are not to exceed eight inches in height.
- Cementitious panel, shingle, and lap siding products.
- Stucco and synthetic stucco.
- Exposed cast-in-place concrete using dimensional wood form boards.
- Prefinished matte metal siding.

Exterior Lighting

The objective of the exterior lighting requirements is to eliminate glare and annoyance to adjacent property owners and passersby. To this end, the guidelines are as follows:

- All exterior fixtures must have downward directed light sources which are shielded with a minimally translucent material approved by the ARC. No fixture shall glare onto adjacent properties. Colored lamps are prohibited.
- Architectural pole lighting at parking lots and around buildings should be of a height in scale with the building but not to exceed 20 feet in height.
- Walkway, landscape, and all other decorative light fixtures are subject to ARC review and approval regarding their style, location, number and wattage. No part of the lamp may be exposed through perforated opaque material.
- Information regarding the design, number and location of all exterior lighting fixtures is required for ARC review and approval, including (but not limited to) exterior wall, pendant, architectural accent, parking lot, walkway, site and landscape lighting. Lighting submittals require an actual sample or legible drawings and catalog cuts for the review process. All exterior light fixture locations must be shown on the site plan and exterior elevations of all construction submittals. Landscape lighting should be shown within the landscape plan.
- All exterior light fixtures installed without ARC review and approval must be removed.
- In cases where the grade differential is such that portions of the building are elevated above the adjacent property or right-of-way, exterior light fixture(s) may require additional shielding to prevent glare or light spill off property. In some of these cases, recessed or "can" lights may not be allowed.
- Soffit can light trims shall be dark on stained or dark painted soffits. White can trim shall be used at light colored soffits.

Fences and Landscape/Retaining Walls

Fences and Landscape/Retaining Walls require specific review and approval from the ARC before they may be installed. A fence is defined as a structural, functional, or ornamental barrier separating one exterior space from another. No cyclone, metal mesh, or chain link or vinyl fences are allowed whatsoever except that fence posts must be metal enclosed in wood. Freestanding concrete and masonry walls shall be minimum 8" thick. Site wall materials should generally match building materials. Metal and iron fencing shall be configured in predominately vertical elements; all unfinished metal surfaces shall be painted.

Acceptable materials for Fences and Landscape/Retaining Walls are as follows:

- Brick, concrete, textured concrete block, stone masonry and boulder retaining walls are allowed up to 4' in vertical height in a single rise. A 4' horizontal step back must be added between additional rises to create a 1:1 aspect. The step back areas between rises shall be landscaped to reduce the visual mass of the retaining wall.

- Architecturally detailed exposed cast-in-place concrete
- Stucco, cement-based
- Wood pickets, lattice and boards; use #2 or better no-hole cedar or other ARC approved wood.
- Painted wrought iron
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Some Fencing Considerations

- Fences constructed with wood shall use wood wrapped steel posts. All fences shall be five (5) feet in height or less. Wood wrapped steel posts for fences may be marginally higher than five (5) feet with ARC approval.
- Any fence beyond the front of multiple family buildings must not exceed four (4) feet in height. Painting or staining of front fences is required.
- No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
- Fences along streets, alleys and pedestrian paths shall be at least 3' away from the pavement. Landscaping shall be between the fence and the hard surface. Landscape plantings shall reach 3' within three years.
- Exceptions to the above standards for fencing around recreational facilities in private areas will be evaluated on an individual basis, taking into consideration such factors as location, exposure to public view, and natural screening in the immediate vicinity.

Fireplaces

No wood burning stoves, fireplaces or exterior fire pits are allowed. Natural gas or propane devices are allowed.

Garbage and Trash Removal

Owners are responsible for their own garbage and trash removal during and after construction. Construction sites must be kept clean from trash and construction debris at all times. Construction sites that are not kept clean (at least weekly removal of trash and construction debris) may be subject to the ARC action of having the trash and construction debris removed and disposed. The cost of the removal and disposal of the trash and construction debris shall be deducted from the ARC deposit. Trash and recycling bins must be stored in an area that is not visible from the street or adjoining homesites. (see **Service Yards** for screening information). Burning or dumping of garbage, landscape debris or trash anywhere in Discovery West is prohibited.

Grading

To the maximum extent feasible, all grading on the building site shall conform to existing topography and must be approved by the ARC at the time of construction and/or landscaping review. For purposes of drainage, grading must slope away from structures on a homesite. Both existing and finished grading must be represented on each site plan, each exterior elevation, and each landscaping plan submitted to the ARC.

Gutters and Downspouts

Gutters are recommended and may be required on some buildings. All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored or painted to blend in with the surface to which they are attached. In addition, this drainage must be accommodated on the owner's property. Please consider the addition of French drains or other types of drywell systems to accommodate gutter drainage.

Heating and Cooling Systems

All exterior elements of heating and/or cooling systems must be screened from the view of neighboring building sites, residences and roadways. Materials to screen HVAC systems should match or complement adjacent building materials.

Hillside Building Sites

Exposed understructures of buildings and decks built on hillside sites are prohibited. Skirt walls (pony walls) exceeding three feet in height shall be landscaped to reduce the scale of the skirt (pony) wall. Additionally, all first-floor decks which are more than 24 inches above grade must have skirt (screening) walls and these walls must be recessed 18 to 24 inches from the deck/porch edge to create shadow lines. Decks more than three feet above grade shall be landscaped to reduce the scale of the skirt (screening) wall.

Landscaping

Landscaping is required and shall be maintained to present a neat and pleasing appearance to all off-property vantage points, to minimize fire danger in the area and to moderate the problem of wind-blown dust. If a property owner chooses to maintain the natural appearance of the site, steps must be taken to restore/re-naturalize unsightly scarred areas due to construction activity or other damage and to remove dead plant material and refuse from the site. Re-naturalize all areas disturbed by the construction of the building. Re-naturalizing includes planting native plant material and feathering transitions between truly native areas to the newly restored areas.

Other Landscaping Considerations

- Landscaping must be completed within six months of completion of the building's exterior or by occupancy, whichever occurs first. Exceptions for weather delays to landscape completion may be considered by the ARC.
- Underground irrigation is required unless native or xeriscape design is approved.
- Street tree species, number, size and location are to be determined by the Discovery West Street Tree Guidelines for the area between the curb and sidewalk. This area also requires sod, or approved substitution, and underground irrigation. At a minimum, all street trees shall be a minimum 2" caliper at 4' above ground level at time of planting.
- In some situations, the ARC may require an owner to plant trees and/or add contouring to a site to screen unsightly on-site elements from off-site vantage points.
- All landscaping submittals shall be compliant with Exhibit H-1 Wildfire Mitigation, Landscape and Construction Requirements.
- Landscape plans must provide the following details:
 - Identification, quantity and size of all proposed species of trees and plantings.
 - Delineation between areas. For example: sod vs. bark, planting areas vs. sod (preferably in color).

Metals and Plastics

All exterior metals and plastics (vents, flashing, gutters, etc.) must be screened from view, painted or treated to blend in with the adjacent surrounding material. All utility meter housings must be painted to match the body color of the building. Decorative features in unpainted or untreated metal or plastic require prior ARC review and approval.

Parking and Screening Design

Multiple-family parking lot designs should provide for the necessary parking spaces and related landscaping and pedestrian access. Access through parking lots should be designed for pedestrian safety and convenience by providing designated crosswalks and walkways. In addition, walkways connecting the parking lot to public streets

are encouraged and may be required by the ARC. One out of every 12 continuous parking stalls must be dedicated to trees and landscaping. The number of continuous, side-by-side parking stalls shall not exceed 11.

Roofs and Roofing Accessories

- Slate, ceramic and concrete tiles, concrete and wood simulated shakes, and composition roofing (with at least a 25-year warranty) are acceptable roofing applications for Discovery West. Preformed metal roofing and textured metal with a matte finish may be considered on some buildings, with ARC approval. Wood shakes and shingles are prohibited due to fire danger. Roofing applications will be reviewed on an individual building basis. Even though the product is approved, some colors will not be permitted on buildings in Discovery West.
- Low slope single-play membrane roofs may be permitted when a parapet and cornice are used to conceal roof-mounted equipment from the view of adjacent properties.
- Where sloped roofs are used, main roofs shall be 4:12 minimum to 14:12 maximum slope with symmetrical gable or hip configuration. Eaves shall be continuous except at sheds and dormers. Shed roofs shall be attached to the main building wall or roof ridge, with a minimum 3:12 slope. Eaves and overhangs should be sized and built appropriately for the style of building and are subject to ARC approval.
- All roof-mounted components such as mechanical equipment shall be screened from view from any adjacent street.

Satellite Dishes and Antennas

No exterior satellite receivers or transmitters, television antennas, radio antennas, or other receiving devices shall be placed on any building or structure without review and approval of the ARC.

- Satellite dishes over 18 inches in size are not permitted on buildings or sites.
- Location of receiving devices must be inconspicuous and preapproved before placement. Landscape screening may be required in some cases.

Service Yards/Trash Enclosures

When not provided by other structures, each multiple family building shall have a screened service yard enclosing garbage, recycling, and trash containers, landscape debris, outdoor maintenance equipment, etc. Service yards may be detached from the building and must be screened from view of other buildings or roadways. Chain link enclosures are prohibited. For preferred materials see **Fence** standards unless the enclosure is designed to match the building.

Trellises, Decks, Porches, Stairs, Stoops, Deck/Porch Skirting, and Balconies

Elevated decks with occupied areas below shall have supports of not less than 6" X 6". Built-up wing walls or built-up columns (clad with siding material), both in conjunction with landscape screening are encouraged and, in some cases, will be required (see **Hillside Building Sites**).

Acceptable materials are as follows:

- Cast concrete, brick, stucco and stone masonry, wood or fiberglass columns, posts, piers and arches
- Wood, brick, concrete and stone masonry decks, stoops, stairs, porches and balconies
- Stone, masonry or wood for underside of porches or decks, compatible with adjacent wall materials

Utilities

All connections from trunk lines to individual structures must be underground; exposed plumbing, electrical, and all other utilities and services are prohibited. All areas of excavation for site utility work must be restored (see **Landscaping**). Utility trenching should be laid out in a manner to minimize the impact on trees' critical root zones.

Utility Meters

All utility meters (gas and electric) should not be visible from roadways or neighboring building sites. They shall be installed according to the guidelines provided by the utility companies. All meter housings and junctions must be painted to match the siding color of the building or accessory structure.

Water Features

Water features shall be integrated as part of the landscape or streetscape. Water features shall be sized, located, and oriented to complement the adjacent building or landscape environment. Water features shall be scaled as a minor landscape element; they shall not dominate or distract from the landscaping or the architecture of the building.

Windows, Glazing, Entrances, Door Frames, and Accessories

Wood, vinyl or prefinished metal window frames and sashes are allowed. Reflective glass is not allowed. Aluminum windows, door frames and skylights must be factory painted, vinyl clad, or bronze anodized, unless other treatments are specifically authorized by the ARC. Entry and overhead doors shall be wood, embossed metal or fiberglass. Wood or fiberglass shutters are allowed. Interior window treatment shall harmonize with the exterior facade. Bay windows shall extend to the floor level and be visibly supported by brackets or extend completely to the ground.