



North Bethany Main Street Urban Design Plan Project Advisory Committee Meeting

January 18, 2018

2 to 4 p.m.

TVF&R Station # 68 Community Room, 13545 NW Evergreen Street, Portland, OR 97229

Members and alternates present:

Laurie Bunce, Clean Water Services
Jeannine Rustad, THPRD
Jeff Petrillo, CPO 7
Jim Lange, Pacific Community Design

Rob Saxton, Washington County Engineering
Dan Reid, CPO 7
Brenner Daniels, Holland Partners

Members absent:

Ryan Marquardt, Washington County CP
Elle Allan, Clean Water Services

Fred Gast, Polygon NW
Lori Waldo, CPO 7

Public present:

Mary Manseau, CPO 7
Carol Chesarek, Forest Park N'hood Assoc resident

Sarah Beachy, North Bethany resident

Staff/Consultants present:

Theresa Cherniak, Washington County LRP
Traci Shirley, Washington County LRP
Kate Rogers, Otak

Suzanne Savin, Washington County LRP
Bonita Oswald, Washington County DLUT
Glen Bolen, Otak

MEETING SUMMARY

Summary

Following introductions, the following information was presented about the project: A recap of feedback received at the PAC #2 meeting, a discussion of building design standards (setbacks, articulation, weather protection, length, ground-level transparency, materials, street furniture design), options for gateway treatments, options for the civic use, pedestrian crossings between the Park Blocks and East Community Park, and a discussion about the transit plaza. Meeting comments are summarized below. Comments by PAC members and the public are flagged with checkmark bullets. Comments provided by county staff and consultants are italicized and flagged with round bullets.

Upcoming Open House #1

A meeting room has been reserved at Springville K-8 School for the first public Open House. The Open House date and time is Monday, February 26 from 6 to 8 pm. Website, email and postcard notifications will be going out

soon. The format of the Open House will be informational boards, with staff available to talk about aspects of the plan; no formal presentations are planned.

Building Setbacks – Neighborhood Commercial Mixed Use (NCMU)

- *County's consultant: The NCMU district does not currently have setback standards. We recommend a zero-foot minimum and maximum setback, but with allowance for a maximum 20-foot setback for active outdoor space and space beneath upper-floor balconies. Examples of active outdoor space would be plazas and outdoor seating opportunities for retailers.*

Building Setbacks – Residential (R-24 and R-25+)

- *County's consultant: The R-24 and R-25+ districts currently have a 20-foot minimum setback standard, and no maximum setback. We recommend a 5-foot minimum setback and a 10-foot maximum setback for residential buildings on streets with a Type 1 (highest level) of street activation.*
- ✓ Residential density requirements will drive setbacks, so they will be self-regulating – you don't need to specify maximum setbacks
- ✓ Allow maximum setbacks that are greater than 10 feet if active uses (plaza, greenspace, playground) are proposed adjacent to a residential building?
- *County's consultant: In response to a PAC member's suggestion that the required density standards will direct developers to use the full site, not leaving room for large setbacks – That being the case, perhaps there's no need for maximum residential setbacks?*

Building Length for NCMU-designated sites

- *County's consultant: We recommend a maximum building length of 200 feet, which is the approximate length of a Portland block.*
- ✓ A 200-foot building length maximum is arbitrary – why not longer?
- ✓ A 300-foot building length would be too long. I would support a maximum length of 210 feet to allow 30-foot bays, but I wouldn't recommend going beyond that.

Building Articulation for NCMU-designated sites

- *County's consultant: We recommend a minimum of 10 feet of articulation for every 50 feet of building length.*
- ✓ At the Open House, what information will be shown about building articulation?
- *County's consultant: Information will be more general in nature; not as detailed as what is being discussed with PAC (expert committee)*
- ✓ The triangular block between Kaiser Road and the East Community Park will be potentially more constrained with regard to building articulation requirements (because it fronts on both the Main Street and the park).
- ✓ The community's viewpoint is that buildings need to be articulated.
- ✓ Building articulation increases construction cost.

Building Ground Floor Transparency (Window Area) for NCMU-designated sites

- *County's consultant: Existing requirements are for a minimum 20% ground floor window area for non-residential uses. This is common for suburban contexts, but may not be appropriate for the North Bethany Main Street. We recommend a minimum ground floor transparency of 40 to 60%.*
- ✓ The community perspective is that ground floors can have a lack of see-through visibility, and this is undesirable.
- ✓ A minimum of 60% ground floor transparency seems appropriate.

- ✓ Some businesses paint their windows with drawings and slogans to advertise their business, which negates the windows' transparency. Rather than requiring a certain percentage of window area, is it better to have more variation in building façade materials?
- ✓ Are live/work uses allowed on the ground floor in NCMU? If so, a 40-60% ground floor transparency requirement could result in a lot of drawn blinds in the windows.

Weather Protection (Awnings)

- *County's consultant: For both commercial and mixed-use buildings, we recommend a requirement for weather protection (awnings) over primary building entrances in the Main Street.*
 - *For commercial buildings, we recommend a requirement for wall awnings along 60% of the building's frontage, with the awnings extending out from the building at least 6 feet.*
 - *The awnings over the right-of-way (sidewalk) need to be "temporary" – they need to be able to be detached and taken down if need be. There's the potential for a more "permanent" type of awning, such as glass or metal, to be tied back into the construction of the building and therefore to be difficult to take down.*
- ✓ A requirement for awnings seems appropriate.
- ✓ Requiring 60% of a building frontage to have awnings seems too high.
- ✓ The presentation slide on window area shows a Whole Foods building façade without any awnings – what's wrong with not having awnings?
- ✓ If 60% of the ground floor frontage is required to have transparency (window area), then requiring 60% of the frontage to also have awnings seems appropriate.
- *County's consultant: Should we tie a requirement for awnings to streets with the highest level of street activation? For example: require awnings on 60% of the building façade along primary pedestrian streets, and require a lesser amount of awnings (or no awnings) along secondary streets?*

Building Materials

- *County's consultant: We've suggested adding glass and limited metal to the list of allowed building materials for the NCMU district. Are there any other building materials that we should add?*
- ✓ Rough-faced CMU (concrete masonry unit) is a common material for ground-floor commercial – is it allowed?
- *Staff note (post-meeting): CDC Section 390-20.3.D, North Bethany Building Design & Variety, already allows concrete or split-face CMU exterior siding on the ground floor of commercial buildings, but limits the use of these materials on upper floors to a maximum of 10 percent of the upper floor façade.*

Street Furniture Options

- *County's consultant: The County has a pre-approved palette of street furnishings (benches, trash cans, tree grates). This pre-approved palette is cost-effective and quickest to repair/replace. There are other street furnishing palettes that may provide more "sense of place." These are generally more expensive.*
- ✓ THPRD: We're leaning toward a more artistic palette. How can we partner for funding? We're looking for grant funding for art in parks; we like the idea of using this as a unifying identity.
- ✓ Look at the appearance of the street lights that are required along Kaiser Road – they have a black finish, and they might clash with some of the palette options. It's important that all of the street furniture have a cohesive appearance.
- ✓ Sometimes street furniture is the last thing considered in a project – "well, let's see how much budget is left."
- ✓ Progress Ridge invested in street furniture and it creates a distinct place. Investment in street furniture attracts better tenants.
- ✓ You can't specify more specialized street furniture palettes; the company making them could go bankrupt.

- *County's consultant: Citing an example, Downtown Beaverton specifies a specialized street furniture palette.*
- ✓ Who pays for street furniture?
- *County's consultant: It depends. Generally, the developer of the adjacent property covers the cost.*
- *Staff: What's happening here is that Polygon is proposing to construct Kaiser Road. Costs for street furniture could possibly be credited to the developer.*

Gateway Treatments

- *County's consultant: The North Bethany Subarea Plan maps gateways at the north and south ends of the Main Street. These could be free-standing (monuments or signs) or buildings/building features.*
- ✓ Please no arches over the street – the gateway should be a building or monument.
- ✓ At the southwest corner of the East Community Park – if there was some sort of art there, could this serve as a gateway?
- ✓ Could the Civic Use be a gateway?
- ✓ Free-standing monuments in urban areas are overdone. A monument attached to a building is more aesthetically pleasing.
- ✓ A free-standing monument should be art; an artist should be commissioned to do it.
- ✓ The combination of distinctive pavement treatment, tree wells, signage – all of these elements together create a sense of arrival and communicate that you are in a “place.”

Civic Use – Location and Nature of Use

- *Staff: The North Bethany Plan indicates that the Civic Use would be a library or community center.*
 - *No provider of such services has stepped forward; the land is owned by THPRD.*
 - *It seems more likely the Civic Use will be an amenity that can co-exist with the East Community Park.*
 - *THPRD has suggested relocating the Civic Use to the Park Blocks.*
- ✓ THPRD: We're excited about idea of locating Civic Use in the Park Blocks. We want to keep an area of trees in the East Community Park, and at least one sports field. Maybe anchor the southwest corner of the park with art or a plaza, pavilion or fountain.
- ✓ Locating the Civic Use in the Park Blocks could be a good idea.
- ✓ Public input on this issue at the Open House will be helpful.
- ✓ Have you thought about locating the Civic Use in the Park Block on the east side of Kaiser? On that small parcel, you could locate an open plaza with a fountain. In the Park Blocks on the west side of Kaiser, you could place something like a bandshell. This would tie the Park Blocks together across Kaiser.
- ✓ Whichever side of the Park Blocks that you put the Civic Use, the activation and connection needs to bleed across Kaiser Road to the other side.
- ✓ THPRD: Park Blocks on the west side of Kaiser could be the site of a farmer's market?
- ✓ What about moving the Civic Use to the triangular parcel bordered by Kaiser Road, future Primary Street P4 and future Primary Street P16? It could be a public/private partnership.
- ✓ A marquee restaurant or private development would love the visibility of that triangular parcel. I would hesitate to not allow that parcel to be developed.
- ✓ At the Open House, you should have an information station devoted to the Civic Use issues.

Pedestrian Crossings – Park Blocks to East Community Park

- *Staff: A suggestion was made for a raised intersection at this location of Kaiser Road.*
 - *Per Engineering, raised intersections are not allowed on arterials such as Kaiser because they interfere with navigability of ambulances and fire trucks.*

- *It makes sense to place formal crosswalks where east-west sidewalks along the north and south edges of the Park Blocks will intersect with Kaiser Road.*
- *THPRD has not begun master planning for the Park Blocks, so it's not known whether there will be an east-west pathway down the center of the Park Blocks. The county could provide a non-formal opportunity for people to cross from the center of the Park Blocks to the east side of Kaiser Road.*
- ✓ Will there be traffic signals at this location?
- *Staff: There's not enough traffic to warrant signals; there may be a rapid flashing beacon here.*

Transit Plaza

- *Staff: North Bethany Plan says a transit plaza shall be considered within the Main Street.*
 - *The CDC has requirements for transit plazas (min. 150 square foot size, surfacing, other attributes).*
 - *TriMet has indicated that currently, there's not sufficient need for transit service in North Bethany.*
 - *We think that in the event of a future need for transit service in North Bethany, Kaiser Road (or a side street) could be retrofitted to accommodate a transit plaza.*
 - *Are there questions to pose at an Open House?*
- ✓ People might ask about transit at the Open House; we'd want to have information for them.
- ✓ A transit plaza could be provided at a later date, as the need arises.
- ✓ Consider providing a bike station (with tools, etc.) as transit-related street furniture.
- ✓ A bike station could be incorporated as part of the Civic Use?

Public Comments

- ✓ Regarding the Open House messaging on transit, be cautious. Otherwise, the public might think you are promising transit sooner.
- ✓ THPRD should do the master planning for the Park Blocks and East Community Park together.
- ✓ I grew up in the desert – covered awnings extended out to the street. Why can't we do that here? It allows for a 12-month shopping experience.
- ✓ PAC member: Is parking lot landscaping included as an Urban Design Plan element? Landscaping strips, bioswales etc. would make parking lot frontages much more attractive.
- *Staff: The County has existing standards for parking lot landscaping; we had not considered creating new standards for the Main Street. We could take a look at the existing standards.*
- *County's consultant: Perhaps differing levels of parking lot perimeter landscaping could be tied to levels of street activation?*
- ✓ Awnings are useless if they are mounted too high. Set standards for an appropriate awning height.
- ✓ TriMet has to be dragged kicking and screaming to provide new service. County should consider the route that a TriMet bus might need to take through North Bethany at such time as future service is provided.
- ✓ An Uber pickup/dropoff area should be considered in conjunction with a future transit plaza.
- ✓ For gateways, the county could consider a special kind of tree. The sequoias in downtown Hillsboro are a landmark, although you'd want a smaller species in North Bethany.
- ✓ There's a latent demand for a farmer's market – where should it be incorporated?

Scheduling of PAC Meeting #4

- *Staff: A Doodle Poll will be sent to assess PAC members' availability for the fourth (final) PAC meeting. The fourth meeting will be scheduled on a date that is subsequent to the date of the first Open House.*