



Type I Site Plan and Design Review Addendum 1: Exterior Façade Changes

1.1 General

Exterior building materials must be in compliance with Oregon City Municipal Code Section 17.62.050.H

This section is required to be completed for all exterior façade changes, including changes to windows/doors, exterior building materials, awnings, etc.

Building Materials

Existing Building Materials: _____

Proposed Building Materials: _____

Prohibited Materials

Are any prohibited building materials (listed below) being used? Yes No

- Corrugated fiber glass
- Chain link fencing (except for temporary purposes or in the General Industrial zoning district)
- Crushed colored rock/crushed tumbled glass
- Non-corrugated and highly reflective sheet metal
- Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass)
- Vinyl or plywood siding (including T-111 or similar plywood)

Special Materials.

Are any special building materials (listed below) being used? Yes No

*If no special building materials are being used, please proceed to **Multiple Building Development**.*

- Concrete block.** When used for the front facade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than 3' above the finished grade.

Is the concrete block split, rock- or ground-faced? Yes No

Is the concrete block a majority of the building elevation? Yes No

Is there more than 3' of plain concrete block at the foundation? Yes No

- Metal siding.** Metal siding must have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first 2' above ground level).

Does the siding have visible corner moldings? Yes No

Does the siding have trim? Yes No

Is there masonry 2' above ground level? Yes No

Material: _____ Height: _____

- Vinyl or powder coated chain link fencing**
Is the subject site a City-owned facility? Yes No

- Exterior Insulation and Finish System (EIFS)** and similar toweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

Does the material include trim throughout the building? Yes No

Trim Material: _____
 Location and Size of Roof Overhang or Shelter: _____
Note that changes to the roof structure require review.

Architecturally Significant Elevation

The most architecturally significant building façade is required to face the major street and shall have a front entrance facing the street.

Please mark all facades to which changes are proposed: Front Side(s) Rear

Is the proposed street-facing façade the most architecturally significant? Yes No N/A

Please Explain: _____

Does the proposal result in a side or rear façade that is more architecturally significant than the street-facing façade? Yes No N/A

Please Explain: _____

Staff Only

Standards met? Yes No Not Applicable Initial _____

1.2 Transparency and Modifications to Windows and/or Doors

Additions, relocation, or removal of windows and/or must be in compliance with Oregon City Municipal Code Section 17.62.055.J.

Does the proposal include changes to windows or doors? Yes No

If so, please complete this section. If not, please proceed to the next section.

Are any windows or doors being added? Yes No

Are any windows or doors being removed? Yes No

Are any windows or doors being relocated? Yes No

Please describe the proposed window and/or door modifications in detail:

Transparent windows or doors facing the street are required. Windows are measured in lineal fashion, and must be located between 3.5 feet and 6 feet from the ground. For example, a one-hundred foot long building elevation would be required to have at least sixty feet (60% of 100 feet) of windows in length located between the height of 3.5 feet and 6 feet from the ground.

	Ground Floor: Front and Street Facing Facades	Upper floor(s): Front and Street Facing Facades	Ground Floor: Side Facades	Upper Floor(s): Side(s) Facades
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Non-Multi-Family (or portions of buildings thereof)	60%	10%	30%	10%
Multi-Family (or Portions of Buildings Thereof)	15%	15%	10%	10%

Proposed Transparency

	Front Façade	Right Side Façade	Left Side Façade	Rear Façade
Length of Wall being Modified				
Lineal Length of Windows, Glass Doors, or Openings in the Building Wall at Pedestrian Level				
Percent Transparency				

Are any false windows and door openings proposed? Yes No

If yes, false windows located within 20 feet of a right-of-way shall be utilized as display windows with a minimum display depth of 36 inches. Does the proposal comply? Yes No

Please Explain: _____

Multi-Family Only:

Proposed width of window trim? _____

<i>Staff Only</i>			
Standards met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
	Initial _____		

1.3 Modifications to Building Entrances

Building entrance alterations must be in compliance with Oregon City Municipal Code Sections 17.62.055.F.

Does the proposal include changes to building entrances? Yes No

If so, please complete this section. If not, please proceed to the next section.

Please describe the proposed building entrance modifications in detail:

The proposed project must provide pedestrian connections or pathways connecting primary building entrances to the street. Does project comply? Yes No N/A

Explain: _____

The proposed project must provide pedestrian connections or pathways connecting primary building entrances to other main entrances on the same site. Does project comply? Yes No N/A

Explain: _____

The proposed project must provide pedestrian connections or pathways connecting primary building entrances to main entrances of buildings on adjacent sites. Does project comply? Yes No N/A
Explain: _____

The proposed project must provide pedestrian connections or pathways connecting the primary building entrance to parking areas on the same site. Does project comply? Yes No N/A
Explain: _____

The proposed project must provide pedestrian connections or pathways connecting the primary building entrance to recreational areas and/or common outdoor areas. Does project comply? Yes No N/A
Explain: _____

The proposed project must include elevated external stairways or walkways that provide pedestrian access to multiple dwelling units located above the ground floor. Does project comply? Yes No N/A
Explain: _____

Does the primary building entrance orient towards the street? Yes No

The entrance must include at least four of the elements listed below. Mark all that apply.

- Display Windows
- Recesses or projections
- Peaked roof or raised parapet over the door
- Canopy of at least five feet in depth
- Porch
- Distinct materials _____
- Architectural details such as tile work and moldings
- Pedestrian amenities such as benches, planters, or planter boxes;
- Landscape treatments integrating arbors, low walls, trellis work, similar elements

Additional Standards for Primary Entranceways

Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as:

Awning Arcade Portico Other _____

If the proposed project includes modifications to the primary entrance of a building located on a corner lot, please complete the Additional Standards for Corner Lots section.

<i>Staff Only</i>			
Standards met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
			Initial _____

Additional Standards for Corner Lots for Office/Retail/Commercial/Institutional Uses

Not Applicable, the proposed project does not include modifications to a building located on a corner.

Is the primary building entrance located within 25 feet of the corner of the lot? Yes No

One of the following treatments is required for main entrances of buildings on corner lots. Mark all that apply.

- Prominent architectural elements, such as increased building height of massing, cupola turrets, or pitched roof, at the corner of the building, or within twenty-five feet of the corner of the building.
- Chamfer the corner of the building (i.e. cut the corner at a forty-five-degree angle and a minimum of ten feet from the corner) and incorporate extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the chamfered area.

Please Explain: _____

If the proposed project includes modifications to the primary entrance of a building located on a transit street, please complete the Additional Standards along Transit Streets section.

<i>Staff Only</i>			
Standards met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable Initial _____

Additional Standards along Transit Streets

Not Applicable, the proposed project does not include modifications to a building located on a transit street.

Is the primary building entrance oriented towards the transit street? Yes No

Does the site have frontage on more than one transit street? Yes No

If the site has frontage on more than one transit street, is a main entrance provided on each street or on the corner where the two streets intersect? Yes No

Is the building façade that faces the transit street more than 300 feet in length? Yes No

Length of building façade facing the transit street _____

Are two or more transit-oriented entrances provided? Yes No

Is the building entrance facing the transit street well lighted and visible from the transit street? Yes No

<i>Staff Only</i>			
Standards met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable Initial _____

1.4 Modifications to Awnings or Projections

Removal, replacement, or addition of approved awnings, structural awnings, or architectural projections to existing structures must be in compliance with Oregon City Municipal Code Sections 17.62.055.F.

Does the proposal include changes to awnings or building projections? Yes No

If so, please complete this section. If not, please proceed to the next section.

Are any awnings or projections being added? Yes No

Are any awnings or projections being removed? Yes No

Are any awnings or projections being relocated? Yes No

Please describe the proposed awning and/or projection modifications in detail: _____

Projection of awning into front setback or public right-of-way: _____

Height of proposed awning at base (lowest point): _____

<i>Staff Only</i>			
Standards met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable Initial _____

1.5 Modifications to Parapets or Rooflines

Additions or alterations or parapets or rooflines must be in compliance with Oregon City Municipal Code Sections 17.62.055.K.

Does the proposal include changes to parapets, rooflines or an addition? Yes No
If so, please complete this section. If not, please proceed to the next section.

Please describe the proposed modifications to parapets or rooflines in detail:

The maximum length of any continuous roofline on a street-facing façade is 75 feet without a cross gable or change in height of at least 2 feet.

Length of continuous roofline (without change of height) on street-facing facade _____

Does the roofline incorporate cross gables or a change in height of at least 2 feet? Yes No

<i>Staff Only</i>			
Standards met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
			Initial _____

1.6 Additional Standards for Large Retail Establishments.

Large retail establishments are defined as retail buildings occupying more than ten thousand gross square feet of floor area.

Does the proposal include changes within large retail establishments? Yes No
If so, please complete this section. If not, this addendum is complete.

Large retail establishments shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following (mark all that apply):

- Patio/seating area
- Pedestrian plaza with benches
- Transportation center
- Window shopping walkway
- Outdoor playground area
- Kiosk area
- Water feature
- Clock tower
- Other such deliberately shaped area and/or focal feature or amenity that adequately enhances such community and public spaces _____

<i>Staff Only</i>			
Standards met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
			Initial _____