

The **Building Design Standards (BDS)** contained herein address the quality of the India Street Neighborhood urban environment, recognizing that it is ultimately formed by numerous individual, private creative decisions. The BDS provide an overview of how to create a pedestrian-oriented, visually cohesive, and economically vital neighborhood. They are designed to promote a clear, consistent, and predictable process for the redevelopment of land within the India Street Neighborhood.

Description of Terms

Design review is mandatory for all new construction and ADDITION projects in the India Street Form-based Code zone. The goals and requirements of the design review are listed under three headings for each review issue: **Intent, Guidelines, and Standards**. Descriptions for each are as follows:

Intent: Intent statements are provided to define goals which the guidelines and standards have been created to achieve. In circumstances where the appropriateness or applicability of a guideline or standard is in question or under negotiation, the intent statement will provide additional direction.

Guidelines: Design Guidelines provide further considerations to promote the goals defined by the intent statements. Guidelines use the term “should” or “may” to denote they are considered relevant to achieving the stated intent, and will be pertinent to the review process but will not be required for approval. Guidelines will, however, be strongly considered when there is a request to waive a related standard.

Standards: Design standards are objective criteria that provide specific direction based on the stated intent. Standards are used to denote issues that are considered critical to achieving the stated intent. Standards use the term “shall” to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions in which case a waiver may be requested:

- The alternative better achieves the stated intent;
- The intent which the standard was created to address will not be achieved by application of the standard in this particular circumstance;
- The application of the other standards and guidelines to achieve stated intents will be improved by not applying this standard;
- Unique site factors make the standard impractical or cost prohibitive.

1. Neighborhood Context

Intent

- Promote thoughtful architectural relationships between new and existing buildings and between adjacent urban neighborhoods
- Spatially define the street space to concentrate pedestrian activity and create a clear urban character and street wall edge
- Reinforce the distinctions between public and private spaces and uses
- Promote active ground levels and streets (**especially in the UA Subdistrict**)

Guidelines

- New construction and ADDITIONS should respect the surrounding context demonstrating recognition of patterns and characteristics that exist in the context sharing the same streetscape. Such patterns and characteristics include:
 - Rhythm of spacing and structures on the streetscape
 - Relationship of neighboring structures to the street
 - Proportion, directional expression, and composition of principal FACADES
 - Rhythm of solids to voids in FACADES
 - Rhythm and proportion of openings
 - Rhythm of entries and projections
 - Relationship of materials, texture, and color
 - Roof shapes

2. Massing & Proportion

Intent

- Ensure the provision of human-scaled architecture, especially at the pedestrian level
- Provide building massing that relates to the scale and proportions that exist in the context sharing the same streetscape

Guidelines

- Large scale architectural choices and variations in the building form, mass, and proportion should reflect surround lot and block patterns and relate to the scale of surrounding buildings and the context in which it is seen.
- The impact of large-scale forms should be mitigated by large-scale variations in the building form, mass, and proportion such as stepping back an upper floor, or a change in the direction of a wall or roof line.
- Variation in building massing may include changes in wall plane or height and may relate to primary building entries, important corners, or other significant architectural features.
- Building FACADES should be designed using simple proportions such as the rational (1:1, 2:1, 3:2, 4:3, etc.) or the irrational (the square root of 2 and the golden ratio).

Standards

- 2.1 In cases where a building uses ground floor partitions to achieve additional building length, the following applies:
- Partitions must extend from the FACADE at least 2/3rds of the building depth; pass-through openings are allowed
 - Partitions must be architecturally expressed on the exterior FACADE
 - Each module created by partition must have at least one functional, street-facing entry
 - Modules created by partition shall be sized to have reasonable function and proportion in relation to overall building length

3. Articulation & Composition

Intent

- Create a well-detailed and visually interesting urban environment through FACADE composition and architectural detail
- Provide for comfort and interest in the pedestrian environment through human-scaled architectural character
- Avoid creating large areas of inactive or inhospitable street wall
- Establish architectural scale patterns or features that relate to adjacent buildings

Guidelines

- Architectural scaling elements should be used to break down the appearance of large building FACADES into authentic architectural patterns and component building forms.
- Building FACADES should provide variation corresponding to architectural or structural bays.
- Find common reference lines to surrounding built context, examples of which include EXPRESSION LINES, change of material, delineation of floors, window alignment, and roof line alignment.
- Variation in building massing and detail should relate to the scale and function of pedestrian-oriented uses along the street.
- A sense of enclosure for the pedestrian environment should be provided using building articulation either at the ground level, upper floors, or roof line.
- The ground floor of buildings should be clearly expressed by the articulation of forms and details. Special ground level features such as canopies, awnings, storefront, and emphasized entrances lend richness to the street.
- Required articulation elements should be integral to the building form and construction, not a thinly applied veneer.
- Architectural detail may relate to but not necessarily mimic traditional building details to establish a human-scale vocabulary. Detail patterns may also relate to the inherent formal qualities of architectural structural systems.
- Projections such as balconies and terraces should be incorporated into vertical and horizontal shifts in building massing to avoid building FACADES that cantilever into the streetscape and public space.
- BLANK FACADES should be avoided.

Standards

3.1 Each building facade shall incorporate at least three of the following elements (listed in descending order of impact):

- Expression of building structural elements such as floors (e.g. banding, belt courses), columns (e.g. pilasters, piers), and/or foundations (e.g. watertables, rustication)
- Projections such as stoops, porches, bay windows, overhangs
- Recessed entrances and/or windows into the FACADE to create depth and shadow lines
- Projections or unique design features at building entrances or corners such as trellises, canopies, awnings
- EXPRESSION LINES such as at roof lines (e.g. cornices, moldings, trims, fascia boards, overhangs, parapets), and/or floor delineation (e.g. belt courses, railings, material changes)
- Patterns of window and/or door openings that are emphasized through change of plane (not less than 4" deep) and/or the use of sills, lintels, mullions, muntins, and other scale-providing elements
- Changes in material type, texture, pattern, module, and/or color
- Patterns of architectural ornament integral to the building material

3.2 Each change of material shall involve at least 1" variation in wall plane. Reveals shall not be less than 1" deep and 1" wide.

3.3 BLANK FACADES shall be limited as follows:

	UN	UT	UA
BLANK FACADES			
Maximum Length	15'	30'	15'

Articulation Elements: Examples



Base/Middle/Top, Bay projections, Recessed entry, Delineation of floors, Lintels, Overhang cornice



Expressed structural elements, Arcade, Fenestration recessed from building face, Change of materials, Lintels, Cornice



Delineation of floors, Recessed entry, Window details create scale, Change of materials, Parapet rail, Stepback



Base/Middle/Top, Change of facade planes, Recessed entry, Storefront, Window details create scale, Stepback, Overhang Cornice line

Blank Facades: Examples



In-active wall with articulation - Preferred Visual interest created with Expressed structural elements, Change in material, Material scale and texture, Change of planes



BLANK FACADE - Not preferred Lack of visual interest because of No openings, Flat wall without change of planes, Lack of material scale or texture

4. Fenestration

Intent

- Provide visibility that reinforces the safety and activity of the street (**especially in the UA Subdistrict**)
- Emphasize and distinguish between uses and functions within the building
- Provide visual interest and scale through fenestration patterns, material variation, detail, and surface relief

Guidelines

- FACADE design facing streets where activity is encouraged (especially in the UA Subdistrict) should have a high level of visual transparency at the ground level.
- Fenestration should punctuate FACADES providing scale and pattern.
- Fenestration location, variation, and patterns should be used to emphasize building features such as entries, shifts in building form, or different functions.
- Recessed glazing, casement details, and mullion patterns may be used to provide depth and substance to the building façade and should consider the play of sunlight across the FACADE.

Standards

- 4.1 Between 60-90% of ground floor UA FACADES shall be constructed of transparent materials or otherwise designed to allow pedestrians to view activities inside the building or displays related to those activities (measured as a percentage of the ground-level FACADES 2' above sidewalk grade). (**UA Subdistrict**)
- 4.2 At least 25% of upper floor FACADES shall be transparent glazing.
- 4.3 Transparent glass shall have a Visual Transmittance (VT) of at least .61.
- 4.4 Areas of the building that are functionally restricted from providing vision glass may be exempted provided other architectural scaling techniques are employed.

5. Building Materials

Intent

- Encourage human-scaled buildings through the use of smaller material modules
- Ensure the consistent use of high-quality materials appropriate to the urban environment and climate

Guidelines

- High-quality materials and design techniques shall be applied. Developments shall use high quality, durable, and authentic materials that exhibit longevity and integrity.
- Building materials and techniques shall reflect or complement the existing materials and techniques within the India Street Form-based Code zone and shall be visually compatible with the predominant materials used in the structures to which they are visually related.
- Building materials used at the lower floors of FACADES shall be of the highest quality and most durable and authentic.
- Building materials used at the lower floors of FACADES should respond to the character of the pedestrian environment through such qualities as scale, texture, color, and detail.
- Carefully detailed combinations of materials should reinforce Section 3. Articulation & Composition requirements.

6. Building Entries

Intent

- Enhance the scale, activity, safety, and function of the public streets by providing frequent entries oriented to the streets
- Reinforce the convenience of pedestrian activity and circulation along the street by creating as many external, street oriented entries as possible to ground floor, pedestrian-active uses

Guidelines

- Each building should have one or more clearly identifiable PRINCIPAL ENTRANCES that addresses the street.
- PRINCIPAL ENTRANCES should be emphasized through changes in wall plane or building massing, canopies or overhangs, differentiation in material and/or color, greater level of detail, enhanced lighting, and/or permanent signage.
- Entries to ground floor uses should be direct and as numerous as possible to encourage active pedestrian use.
- Where possible, garage entrances should be oriented away from the street.

Standards

- 6.1 All buildings shall provide at least one PRINCIPAL ENTRANCE oriented directly to a public street.
- 6.2 If the lot has UA frontage, at least one (1) PRINCIPAL ENTRANCE must directly face the UA street. **(UA subdistrict)**
- 6.3 All street-oriented building entries shall be directly connected to the public sidewalk via paved walk, stair, or ramp.
- 6.4 Each active use with street-level, exterior exposure shall provide at least one direct pedestrian entry from the street.
- 6.5 Recessed entries shall be excluded from the setback requirements.
- 6.6 Garage doors shall not be placed within the 1st Lot Layer.
- 6.7 Frequency and orientation of entries shall be as follows:

	UN	UT	UA
BUILDING ENTRY CONFIGURATION - PRINCIPAL ENTRY(IES) (allowed)			
Street-facing Entry	X	X*	X*
Side Entry	X		
Corner Entry	X	X	X
Elevated Stoop (more than 1 step above sidewalk grade)	X	X	
*At least 1 principal entry must face an UA street			
BUILDING ENTRY CONFIGURATION - NON-PRINCIPAL ENTRY(IES) (allowed)			
Street-facing Entry	X	X	X
Side Entry	X	X	X
Corner Entry	X	X	X**
Elevated Stoop (more than 1 step above sidewalk grade)	X	X	X**
**If corner entry is at an intersection of two subdistricts, elevated stoop is allowed			
ENTRY FREQUENCY			
Entry provided at least every	35'	95'	40'

7. Roof Lines

Intent

- Integrate all building systems within a complete architectural form
- Respect the character of and views from the surrounding context
- Make a positive contribution to the Portland skyline

Guidelines

- The architecture of the building's upper floors and termination should complete the building form within an overall design concept for the base, middle, and top that works in concert with the Section 3. Articulation & Composition requirements.
- Roof forms should consider and respect the context in which it is viewed in terms of height, proportions, form, and materials, whether the context is surrounding buildings, view corridors, or the waterfront.

Standards

- 7.1 All rooftop building systems shall be incorporated into the building form in a manner integral to the building architecture in terms of form and material. All mechanical, electrical, and telecommunications systems shall be screened from view of surrounding streets and structures.
- 7.2 All roof forms are allowed in all Subdistricts.

8. Structured Parking

Intent

- Minimize the visual impact of parking structures on adjacent development and the street environment
- Minimize the impact of vehicle noise and headlights from within parking structures on adjacent streets
- Activate street level garage frontage (**especially in the UA Subdistrict**)

Guidelines

- Structured parking should not dominate (exceed 50% in length) any FACADE along a UA street. (**UA subdistrict**)
- Parking structures should use materials and architectural detailing found in the primary development being served.

Standards

- 8.1 Parking structures shall conform to the BDS for Section 3. Articulation & Composition and Section 5. Building Materials.
- 8.2 Parking structures shall be designed to conceal the view of parked cars and internal light sources from adjacent public rights-of-way or open space for the full height of the structure.
- 8.3 FACADE openings which face any public right-of-way or open space shall be vertically and horizontally aligned and the floors on such façades shall be level.
- 8.4 Parking structures shall provide adequate ground floor dimensions to allow use by or conversion to active uses. Adequate dimensions shall include floor-to-floor heights, structural, driving aisle, and utility layouts within 35' of the public right-of-way designed to accommodate occupancy by active uses.

**Illustration: Private Residential Building
Typical of the Urban Neighborhood Subdistrict (UN)**



Exemplary Design Features

- Building is positioned with a small front yard setback allowing for privacy and stoop but still maintaining the established street wall
- Private function of building is reinforced by raised first floor, elevated entry, and small front yard setback
- Entry is emphasized with stairs and canopy
- Bay window projections break up the building massing
- Fenestration patterns are consistent with surrounding context and function
- Building is gounded with the use of a rusticated masonry watertable at the base
- Visual interest is created with fine grain material texture, corner board and trim, cornice, and shadow lines from bay projections and slight window recess
- Cornice line is articulated with a material change and an overhang which provides a sense of enclosure at the street
- Fence and landscaping are used to maintain the street wall edge

Illustration: Active Commercial Building

Typical of the Urban Active or Urban Transitional Subdistricts (UA or UT)



Exemplary Design Features

- Building is positioned at the property line creating a strong, urban street wall
- Principal Frontage is oriented to the Urban Active (UA) street
- Corner is emphasized with a chamfer and corner entrance
- Ground floor is activated with modular storefront and multiple entries
- Entries are no more than one step above the sidewalk and frequent
- Building structure is expressed with trabeation
- Upper floor fenestration pattern is frequent and consistent with building structure and function
- Visual interest is created with expression lines and material texture and patterns on upper floors, and recessed storefront creating shadow lines