

**BRENTWOOD-DARLINGTON NEIGHBORHOOD
SITE REVIEW CRITERIA
ADOPTED BY ORDINANCE NUMBER 165071
FEBRUARY 12, 1992**

SITE REVIEW CRITERIA

Site Review Criteria Applicability

The site review criteria are used in the evaluation of proposed developments subject to land use reviews and for the site review process, if it should be adopted by the city.

The prospect of sewers and street improvements will contribute to making Brentwood-Darlington more attractive as a place of residence and as a location for commercial and industrial activities.

Introduction

In addition, the neighborhood has an opportunity to enhance its attractiveness by restoring Johnson Creek to the natural resource and recreational amenity it once was. Many years ago the children of the neighborhood used to fish in Johnson Creek and watch birds and frogs. Over the years the water quality of the creek has deteriorated because of the impacts of new construction, increased amounts of impervious surfaces, chemical pollution, garbage dumping, and the removal of native vegetation.

It is important to ensure that new development will make a positive contribution to the neighborhood and to residential livability and stability. It is also important that new development is compatible with the resource values of the creek. Improving the environment of the creek will also have a positive impact on property values and the attractiveness of the neighborhood.

These site review criteria are designed to protect and enhance the identity of the community and to ensure the integration of new development into the area.

The site review criteria are guidelines rather than objective development standards. Developments must still meet the specific development standards of the base zone and any overlay zones or plan district requirements.

A. COMMUNITY DESIGN

1. Provide approved street trees along rights-of-way to reinforce the neighborhood's identity, and to screen utility wires.
2. Preserve significant trees (especially Douglas Firs over six inches in diameter) and stands of trees.
3. Provide sidewalks, pedestrian connections to new buildings, and require safe pedestrian crossings as a part of street improvement projects.

B. BUILDING AND DEVELOPMENT ORIENTATION

Through the use of building and development orientation, landscaping, and screening, the

site layout should be designed to meet the following guidelines.

1. Protect adjacent properties from undesirable impacts produced on the site from noise, glare, odors, dust and vibrations.
2. Protect users of the site from undesirable impacts from abutting properties.
3. Hide or screen unsightly exterior improvements and items such as exterior vents, and mechanical devices.
4. Locate storage areas, trash collection facilities, recycling areas, and noise-generating equipment away from abutting residential development or provide sight-obscuring screening.
5. Conserve existing large trees and other significant natural features, such as rock outcroppings or streams, and incorporate them into landscape plans.
6. Promote passive energy conservation.
7. Preserve sunlight to adjacent residential areas to ensure that gardens and yards are not unduly shaded.
8. Landscape all areas not developed with structures, parking or outside development.
9. Where outdoor storage is allowed, ensure that it is adequately screened and done in

a way that will not attract pests or rodents.

10. Allow expansions of uses only when existing violations on the site have been corrected.
11. Provide a buffer between mobile home parks and adjacent development and between manufactured housing subdivisions or planned unit developments and adjacent development.

C. SAFETY AND PRIVACY

1. The site layout should take into consideration safety and privacy, both for users of the site and abutting developments. In some instances, this may mean orienting buildings and exterior improvements away from abutting uses or streets.
2. Landscaping should allow visibility from the street to the site, through the use of low shrubs and trees that canopy. Adjacent to windows or other vulnerable parts of structures, use plant materials that are crime-detering, such as thorny shrubs.
3. Provide adequate lighting in parking lots, structures, walkways and other public areas to enhance visibility and provide safe access, but which do not shine into adjacent residences.
4. New residential development should provide clear transitions between public

and private spaces, using such things as landscaping, screening, and the use of different colors and materials.

5. Encourage the use of security hardware, security doors, door-viewers, and other access control devices.

D. PARKING AND LOADING AREAS

1. Parking areas should be designed to meet the following guidelines.
 - a. Provide safe and convenient entrances and exits.
 - b. Provide a safe and convenient on-site circulation system for vehicles and pedestrians.
 - c. Limit the amount of paved surface to the minimum amount needed for parking and circulation.
 - d. Preserve on-street parking opportunities.
 - e. Screen residential uses from vehicle headlights.
 - f. Soften the impact of parking areas on adjacent public and private spaces through the use of landscaping and screening.
 - g. Promote energy conservation through the use of vegetation to shade and cool parking areas.

2. Where possible, loading areas should be designed so that vehicles enter and exit the site in a forward motion.
3. Loading facilities should be provided on-site and be of sufficient size and number to adequately handle the delivery or shipping of goods.

E. PEDESTRIAN CIRCULATION

1. Design the pedestrian circulation system to provide safe, clearly marked, and convenient routes between building entrances, parking areas, and abutting streets. Where the development is part of a larger complex covering several lots, the individual circulation systems should be integrated.
2. Provide a pedestrian circulation system that increases the likelihood that transit will be used.

F. UTILITIES

1. New utility services should be placed underground where possible.
2. Where utilities are above ground, locate them so as to minimize adverse impacts on the site and neighboring properties.

G. JOHNSON CREEK AREA

1. Improve the Johnson Creek corridor as a natural and scenic area through the preservation and enhancement of

wildlife habitat and riparian vegetation.
Orient lights away from the creek.

2. Provide access to Johnson Creek only where natural values can be preserved.
3. Ensure that water quality is preserved and enhanced.
4. Buffer the creek and the Springwater Corridor from each other and adjacent development through the use of native vegetation.

H. 82ND AVENUE AREA

1. Consolidate access points to lessen traffic hazards.
2. The number, scale, illumination, and scale of signs should be consistent with the associated structure and with adjacent structures. Signs should be no higher or larger than necessary to convey the desired information.
3. Require the dedication of right-of-way for sidewalk construction adjacent to 82nd Avenue in connection with development proposals.
4. Provide landscaping, including trees, within the special setback adjacent to 82nd Avenue.