

# Exhibit 2

## Design Standards

## Willamette Frontage Zone Design Standards

Development within 100 feet of the street lot line of N. Willamette Boulevard and N. Willamette Lane in the Willamette Frontage Zone will be subject to the following University of Portland Design Standards. The areas subject to these design standards are illustrated on Figure 15. These standards are in addition to standards of Title 33, Portland Zoning Code. All standards of Title 33, unless adjusted, shall be satisfied.



There are two areas along the Willamette Boulevard frontage that are not included in the Willamette Frontage Zone and therefore not subject to these design standards: a) Uses within the Streetscape Zone. Under the master plan, uses in the Streetscape Zone are limited to open space, athletic fields landscaping, including retaining walls and the like and, therefore; will not trigger the design standards for development of University buildings; b) Development on the site of the existing Chiles Center. The Chiles Center is an existing event venue that is not the type of development contemplated for the balance of the Willamette Frontage Zone.

1. **Exterior building materials and finishes** shall mediate between the predominantly brick facades of University buildings on the interior of the campus and the residential materials of the houses along Willamette Boulevard. Exterior finish materials shall be one or more of the following:

- Brick
- Wood shingles and/or wood clapboard siding.
- Stucco
- Rusticated and/or smooth precast concrete.
- Rusticated and/or smooth manufactured stone
- Tile or glass.

2. **Facade articulation** provides visual interest to pedestrians and protection from weather. When the building elevation is more than 1,500 square feet in area, the elevation must be divided into distinct planes of 1,250 square feet or less. For purposes of this standard, areas of wall that are entirely separated from the other wall areas by a projection, such as a roof over an entry, are considered individual wall planes. The division of wall planes may be accomplished by one or more of the following:

- Bay windows that extend at least 2 feet from the building wall; or
- Entry alcoves that are recessed by at least 2 feet with the recessed section at least 4 feet wide; or
- Awnings and/or canopies that extend at least 5 feet from the building face; or
- A dormer that is at least 4 feet wide or a balcony that is at least 2 feet deep and accessible from an interior room;

3. **Ground floor fenestration** shall comprise no less than 20% of street facing building facades with one or more of the following:

- Large fenestration openings at building entries designated as office use.
- Picture windows (single opening, non-operable)
- Casement and/or double-hung windows.
- Tinted or clear glazing.

4. **Above ground floor fenestration** shall be residential style windows, comprising no less than 20% of street facing building facades, with one or more of the following:

- Casement and/or double-hung windows.
- Picture windows (single opening, non-operable)
- Window muntins and/or other decorative window elements.
- Doors above the ground floor are permissible at balconies.
- Tinted or clear glazing.

5. **Building entries:** All buildings within 25 feet of Willamette Boulevard shall have at least one main entrance that faces, or is within 45 degrees of, the street. All entries shall comply with national accessibility standards for one or more of the following:

- Single story entry.
- Single and/or two-story building entry.

6. **Roof-mounted equipment**, excluding cell phone antennae and emergency communication equipment, all roof mounted mechanical equipment shall comply with the mechanical equipment screening requirements of the Multi-Dwelling Residential Zones as set forth in Chapter 120 of the Title 33, Portland Zoning Code.

7. **Ground located equipment** shall comply with the screening requirements of the Multi-Dwelling Residential Zones as set forth in Chapter 120 of the Title 33, Portland Zoning Code.

## Internal Design Guidelines



*Franz Hall- Award of Excellence  
for Design and Use of Masonry,  
Hammurabi Awards 1997*

### Introduction

The University's continued application of the internal campus design guidelines will ensure that future development will be of the highest quality and will be an asset to the community. The content of these internal design standards is largely unchanged. The previous design guidelines were very effective in ensuring high quality buildings that were both suitable to the larger neighborhood while contributing to the character of the campus. These internal design guidelines are not approval criteria; rather they are voluntary guidelines that reflect the current and anticipated design quality of the campus interior.

As a guiding principle, UP will continue to create a campus that is responsive to the character of the existing campus while reflecting the architectural style of the northwest region. The University will achieve this by:

- Providing visual connections to the surrounding landscape;
- Respecting the legacy of clear design that has established a cohesive campus with well-designed buildings supporting the campus open space system;
- Strengthening the relationship between buildings and landscape in new construction and significant renovations;
- Integrating new development with the existing campus through the use of complementary materials, colors and building massing;
- Committing to building sustainability into our educational experience and our daily living on campus.

## General Design Standards

The general Design Guidelines consider the following elements;



- Outdoor Circulation
- Building orientation and the relationship of entrances
- Building massing
- The relationship of the interior to the exterior both at the ground and upper floors
- Building materials and existing color palette
- Climate
- Sense of place

## Overall Objectives

- Reinforce UP's unique "sense of place" as one of Portland's premier educational institutions and unique asset within the University Park Neighborhood.
- As it develops, fully integrate the river campus by using unifying architectural, landscaping and urban design elements.
- Protect the natural character of the campus while providing development which is adequate to meet the University's academic, religious, social and athletic missions.
- Promote and reinforce the pedestrian character of the campus.
- Promote conscientious design and material selection which is the first step towards controlling the generation of landfill waste both during construction and the maintenance life of a building.
- Promote durability, ease of maintenance and aesthetic appeal.



### Architecture

#### Objectives

- Create a built environment on the campus which is well designed, durable and functional.
- Design the built environment to facilitate the highest degree of intellectual and social interaction, in keeping with the University's mission.
- Control the design, scale and location of new buildings on the campus to minimize impacts on the surrounding neighborhood and existing quadrangles, bluff edge and intramural areas.
- New buildings should consider the particular characteristics of topography, drainage, views, existing vegetation/landscaping and neighboring buildings to ensure compatibility with previous planning efforts for the campus.
- New development should also consider the relationship of buildings to streets as well as major pedestrian quads.



#### Standards

1. New construction and major renovation projects will benchmark against a LEED Silver equivalency exclusive of certification. The University will determine if formal project certification will be sought.
2. Buildings shall be designed to complement the natural setting and existing built environment while maintaining the relationship to open spaces.
3. Exterior building materials and finishes shall convey an impression of permanence and durability. Use of materials such as wood, masonry, architectural concrete, stone, terra cotta, tile and metal shall be encouraged.
4. Brick, when employed on new, freestanding buildings shall be Flemish bond. Brick, when employed on new structures which are additions to existing buildings, can match the existing bond pattern of the building.

5. Facades of buildings which face public rights-of-way and private pedestrian walkways shall promote a welcoming pedestrian scale and orientation. Specifically:
  - a. Facades shall be varied and articulated to provide visual interest to pedestrians.
  - b. Buildings shall incorporate such features as entry alcoves, roofs, porches, porticoes and/or awnings to provide pedestrian protection from the rain and sun.
  - c. Special attention shall be given to designing the primary building entrance which is both attractive and functional. The primary entrance is defined as a principal entry through which people enter the building. Primary entrances shall be clearly visible from public rights-of-way, visitor parking areas and major pedestrian walkways, and incorporate changes in mass, surface, and/or finish to give the entrance the proper emphasis. All building entrances and exits shall be well lit with a minimum lighting level of 2 foot candles.
  - d. Ground-floor windows shall be considered at public entrances where they can reveal lobbies, display areas and other publicly-accessible activities.
  - e. On facades of the building facing public or private walkways, ground-floor windows are also encouraged although it is recognized that their size, location, type of glazing and spacing may also be dictated by requirements for functionality, security, safety and energy conservation. In addition to windows, this can be accomplished through use of horizontal architectural elements including decorative trim; alternative bands of different building materials; and bays, recesses and balconies.
6. Loading, outside storage and service areas shall be placed on sides of buildings which are not directly visible from public rights-of-way and private pedestrian walkways, to the degree practical. If visible, these should be screened from public view by walls/fences composed of architecturally compatible materials or with dense evergreen foliage.
7. All wall- or ground-mounted mechanical, electrical, communications and service equipment shall be located away from public rights-of-way and private pedestrian walkways to the extent practical and shall be screened from public view by wall/fences composed of architecturally-compatible materials or dense evergreen foliage.
8. All efforts shall be made to minimize the visual impact of roof-mounted mechanical, electrical and communications equipment including consolidating chimneys and vents, to the extent feasible; this shall be accomplished by placing equipment behind parapets or otherwise screening with architecturally compatible materials.

## Sustainability

"The principle of sustainability requires us to meet the environmental, social and economic needs of present generations without compromising the ability of future generations to meet their own needs. The sustainability committee advises the President on matters relating to the long run impact of the University and its members on the environment, the community, and the economy. This includes monitoring progress on specific sustainability goals such as climate neutrality, making recommendations for the improvement of services and facilities, and facilitating and supporting sustainability education efforts." — UP Presidential Advisory Committees

The University of Portland is committed to stewardship of environment and to reducing the university's dependence on non-renewable energy.



*Shiley Hall- LEED Platinum*

### General Guidelines

- Minimize the use of non-renewable energy sources through appropriate design, purchase of green power from the grid when appropriate.
- Incorporate the principles of energy efficiency and sustainability in all planning, renovations, operations and maintenance within the university's budget constraints
- Utilize alternative means of transportation to and from the university.
- Minimize the amount of waste generated by the University
- Outperform the Oregon Energy Code standards, when possible.

## Landscaping



### Goals and Objectives

- The primary consideration should be the promotion of healthy plant growth and ease of maintenance.
- Design with regionally appropriate plants, utilizing native plants where possible.
- Site design should be a direct extension of the building design and make a positive contribution to the campus and surrounding neighborhood.
- Preserve existing natural features to the maximum extent possible. The site design should contribute to energy conservation and sustainability.
- Use landscaping to buffer more concentrated University uses from the surrounding neighborhood.
- Create a diversity of open spaces which facilitate both active and passive social, recreational and meditative opportunities for the University community, visitors and neighbors.
- Preserve vistas and views.
- Reinforce pedestrian circulation.

"The many great gardens of the world, of literature and poetry, of painting and music, of religion and architecture, all make the point as clear as possible: the soul cannot thrive in the absence of a garden."

— Saint Thomas Moore



## Standards

1. Create two landscaping zones:
  - a. **Streetscape zone:** This zone is located along N. Willamette Boulevard extending from the property line to no more than 100 feet into the campus and shall consist of upright canopy trees and broad grassy areas/athletic fields. This area is designed to provide both a unified public image and create a buffer between more concentrated University uses and the residential neighborhood to the north.
  - b. **Interior zone:** The remainder of the campus devoted to a series of formal and informal grassy areas and plazas, framed by campus buildings, designed primarily for use by members of the University community and visitors.
2. Select plant materials from the master list contained in Appendix E. The list is designed to maintain the existing diverse menu of trees, shrubs and ground cover.
3. Integrate regional or native plants and noninvasive xeriscape principles when appropriate. Sustainable landscape design considers site aesthetics, soil, plant selection, and its effect on the developed area.
4. In general, install mechanical landscaping irrigation as deemed necessary by the Director of Physical Plant. However, in small, hard-to-reach areas, rely on hand watering until landscaping is established.
5. Take safety and security concerns into consideration when selecting plant materials, landscape design and maintenance. Set plants back from buildings and locate to not impede long term maintenance of the building.
6. Integrate planting concepts with those of signs, lighting and pedestrian amenities to create a unified environment.



## Pedestrian Circulation



### Objectives

- Facilitate pedestrian circulation throughout the campus giving pedestrians the priority in the academic cores especially in those areas associated with the campus open spaces. The goal is to provide consistent, direct and safe pedestrian circulation to all areas of the campus
- Provide comfortable, stimulating and safe open spaces which promote a variety of passive and active opportunities.
- Reduce pedestrian/vehicular conflicts.

### Standards

1. Provide direct pedestrian linkages connecting all entrances, buildings, parking facilities and outdoor spaces by means of a comprehensive pedestrian system with a hierarchy of major and minor walkways. Major walkways will be a minimum of eight feet wide and minor walkways will be a minimum of five feet wide. Walkways will be composed of concrete, the pattern and finish of which will vary based on its context, and designed to support maintenance vehicles.
2. Create well-demarcated crosswalks at all key intersections, to facilitate pedestrian movement. Consider raised crosswalks at locations where there is a significant interaction between the pedestrian and vehicle. This may also be a strategy to help calm traffic on campus. All crosswalks will be at least five feet wide and composed on patterned concrete, to create a distinct separation from pavement.
3. Integrate accessible routes in a cohesive manner. Routes should be direct, of quality construction and integrated into the hierarchy of campus circulation provided for the campus at large.
4. Ensure that all walkways and crosswalks will comply with the requirements of the *American with Disabilities Act Accessibility Guidelines (ADAAG)* to the extent that at least one accessible route is available to each facility and are compliant with the *International Building Code (IBC)* as supplemented by the *Oregon Structural Specialty Code (OSSC)*.



5. Identify a variety of formal and informal gathering areas - grassy areas, plazas, sculpture gardens, water features - which afford a diversity of opportunities for gathering. Provide with a full range of pedestrian furniture, including benches and other seating areas, tables (accessible), refuse bins, lighting and information kiosks. The prototypical bench, refuse bin and information kiosk which will be used throughout the campus. However, in special open space areas, these amenities may be tailored to a specific use, setting and/or architectural style.

## Bicycle Parking

### Goals and Objectives

- Bicycle racks are important elements on a campus and should be integrated into the general circulation system. Providing adequate bicycle racks promotes the concept of alternative transportation methods.
- Facilitate bicycle commuting by staff, faculty and non-resident students by providing safe and direct bicycle routes throughout the campus and adequate and secure bicycle parking at or within all major buildings.
- Facilitate intra-campus bicycle trips although it is recognized that once on campus, most trips will be made on foot.



### Standards

1. Use the internal pedestrian circulation system to accommodate bicycles. On major pedestrian routes, consider wider walkways, up to 12 feet, to minimize pedestrian/cycling conflicts.
2. Provide at least the minimum long-term and short-term bicycle spaces required by Table 266-6 of the Portland Zoning Code. These requirements only apply to new buildings greater than 2,500 gsf.
3. Locate short-term spaces as follows: 1) within 50 feet of the main entrance of the building it serves; 2) inside a building, in a location that is easily accessible for bicycles; and/or 3) in a common bicycle parking location along a walkway if the short-term bicycle parking is more than 50 feet from a main entrance. If 10 or more short-term bicycle parking spaces are required at least 50% will be covered.
4. The design of future covered bicycle storage shall match the precedent set by recent bicycle shelters built on campus.
5. Locate long-term bicycle parking within residence halls and other buildings in secured/limited access rooms, or outside in covered, fenced enclosures, to the extent feasible.
6. Provide dressing room/shower facilities where appropriate and available for use by non-residential students, staff and faculty who commute to classes/work.

## Lighting Design Standards

Effective lighting adds to public safety and to evening vitality of the campus. Lighting design should provide an even, consistent coverage, account for the minimizing contrast ratios at the edges by avoiding intense illumination and excess brightness. Campus lighting should be organized to reinforce the open spaces, courtyards and general circulation of the campus.

### Goals and Objectives

- Use lighting integrated with other site elements as one of several design elements to create a unified campus.
- Promote the safety and security of those using the campus after dark.
- Place luminaries to reduce glare and light pollution beyond the boundary of the campus.



### Standards

1. Adequately light all facilities including building entrances, selected signs, parking structures/surface lights, internal streets and pedestrian walk-ways using accepted industry standards for lighting levels, location and spacing.
2. Specify lighting for maximum durability, energy-efficiency, life-span and consideration to decreasing light pollution of the evening sky.
3. Utilize minimum lighting levels required by code to help focus on contrast ratios.
4. With regard to specific uses:
  - a. Select architectural lighting which enhances and animates new buildings/building additions as well as enhances the safety and security of users.
  - b. Use standardized lighting fixtures on all walkways, surface parking lots and private roads.
  - c. General pole lighting will consist of the established UP standard, "Edgewater" luminaire and lamp post manufactured by Spring City Electrical Manufacturing Company. The height to be determined by application. High-pressure sodium lamps will be the general lighting source.
  - d. Wall-mounted luminaires will be "Wall Director" manufactured by KIM Lighting. Light illuminating from fixtures should be cast downward with full cut-off shades
5. General pole lighting along public rights-of-way shall be placed at 60 feet maximum spacing.



## Exterior Signage

### Goals and Objectives

- Signage is a fundamental means of wayfinding on a site. Site signage should be clear and kept to a minimum, to be used as effective means of orientation and navigation within a site.
- Graphics/style of signage should in accordance with University standard and consistent throughout to clearly identify the main site entrance, parking, and building entrance to first time users.
- Provide building signage in accordance with University standard to identify each structure.

The design of identity signage may contain elements unique to individual locations but should include common characteristics in order to maintain consistency across the campus. Sign types include:

- **Gateways** - Ceremonial gateway signs acknowledging campus entry portals. These signs will delineate a “sense of entry” and provide a “sense of place” at the portal.
- **Directional Signs** - Campus wayfinding signs providing vehicular and pedestrian direction.
- **Freestanding Building Identification** - For pedestrian orientation, these signs are located at each building and identify the building by name.
- **Building Identification** - Each major entrance to a building will identify buildings within the campus.
- **Parking Notice Signs** - Identify general spaces within parking lots.



### Gateway Signs

To help reaffirm a sense of arrival for motorists, monuments have been designed in the character of campus gateway identification and perimeter identification signs. For consistency with the building lettering, it is recommended that the letters be polished bronze. Landscape lighting should be included for night reading with this sign type. Landscape plantings should be simple and not exceed a height that will obstruct the signage.



The existing reader board located at Willamette Boulevard and Portsmouth Avenue will be maintained with no additional reader boards planned for the campus.



## Directional Signs

Directional signs control traffic and help visitors find their way on campus. Signs addressed to drivers need to be at a height and orientation conveniently legible to the driver and large enough to read at ambient driving speed.

Directional signs for pedestrians should be of modest scale, yet legible and readily recognizable. These are intended to be placed only where needed to avoid a proliferation of signs that become overly conspicuous features of the campus environment.



## Freestanding Building Identification

A freestanding sign for building identification is intended to be visible and useful to pedestrians where entrances are not readily apparent from the main pedestrian route of travel.



## Building Identification

The individual letter building identification signs are designed to be unobtrusive to the building architecture. A polished bronze letter has been selected to complement the brick used on the majority of campus buildings. Lettering should be all uniform capital letters, sized to best suit the architectural elevation as well as viewing site lines, and limited to identifying the common building name (ie. Waldschmidt Hall).



## Parking Notice Signs

Signs are provided in the standard University of Portland color with identification of specific use or restriction. These signs should be placed at the head of a parking space and three feet back from curb or parking bumper.