



2025 POWELL DESIGN GUIDELINES

BENCHMARKING REPORT

Introduction

Through discussions with City of Powell representatives, Logan Stang and Claudia Husak, vetting of the current City of Powell Architectural Guidelines, consideration of resident feedback and careful review of the research documents provided by Designing Local and Pizzuti Solutions, a guiding statement for the new City of Powell Architectural Guidelines was built:

“Create a clear, usable Design Guidelines document that encourages and guides growth in a way that elevates Powell’s visual integrity while maintaining contributing Historic buildings.”

Further, the new Guidelines will be:

- Cohesive across all facets of design and development
- Sensitive to community context, adaptable, flexible and inclusive
- Complementary to placemaking and public Right of Way design as set up in the Zoning Code
- Visionary, guiding types of development downtown, facilitating a “collection of similar uses”, and encouraging connectivity, activation of open spaces and development of more multi-purpose spaces.

With the guiding statement in mind, SHYFT studied several communities with similarities to Powell, selecting those with design guidelines which exemplify one of more aspects of the guiding statement to utilize as precedents. Communities studied include the six benchmark communities evaluated as part of the 2022 Downtown Powell Investment Evaluation, communities recommended by City of Powell staff, and the Main Street Solution Centers “Guide to Design Guidelines” list of communities with comprehensive and effective downtown design guideline documents, among others. A full list of referenced communities can be found at the end of this report.

**“Create a clear, usable
Design Guidelines document
that encourages and guides
growth in a way that elevates
Powell’s visual integrity while
maintaining contributing
Historic buildings.”**

PART 1: Organization of the Guidelines

Powell’s current Architectural Guidelines combine residential and commercial requirements. Conversations about building the new Guidelines revealed a desire for a clear separation between Residential and Commercial Guidelines, both for ease of use and to encourage new development. Discussion also indicated a need for delineation among various types of construction, including renovation and rehabilitation, infill development and new construction. With that in mind, SHYFT looked to the nearby cities of Worthington, OH and Westerville, OH for their architectural guideline organization.

The Worthington Design Guidelines document provides an introduction and context, directly followed by divided Residential and Commercial/Institutional Guidelines. Both the Residential and Commercial/Institutional sections contain similar content, including but not limited to, treatment of existing sites, site considerations, rehabilitation, exterior architectural elements, additions, new construction, form, massing and scale. Demolition considerations are provided at the end of the guidelines document, followed by an Appendix with additional resources.

Similarly, the Uptown Westerville Design Guidelines begin with introduction and history sections. These sections are followed by procedural directions and demolition considerations, then “Guidelines for Preservation, Rehabilitation, and New Construction” split into categories of Commercial Buildings and Residential Buildings. Other categories include types of construction such as Outbuildings, Building Additions and New Construction. The document concludes with an Appendix providing additional resources.

WORTHINGTON DESIGN GUIDELINES

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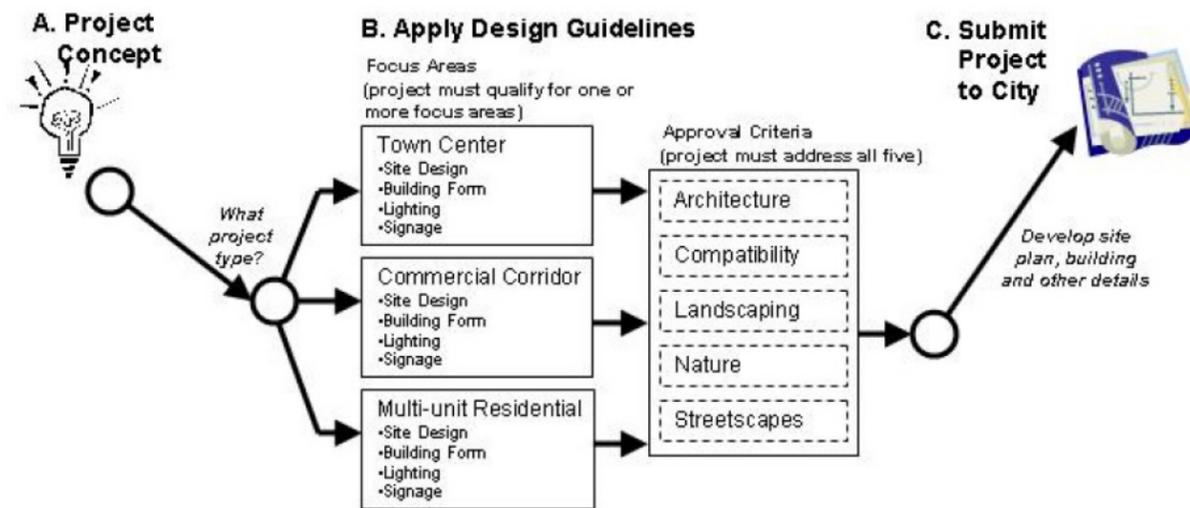
PART 2: Process & Expectations

Of the benchmarks studied, most offered directions for using the guidelines accompanied by a helpful graphic.

Forest Grove, OR

In Forest Grove’s Design Guideline Handbook, the city is divided into “Focus Areas”, dependent on project location and/or type. A project is required to address the guidelines in the Focus Area that applies to it.

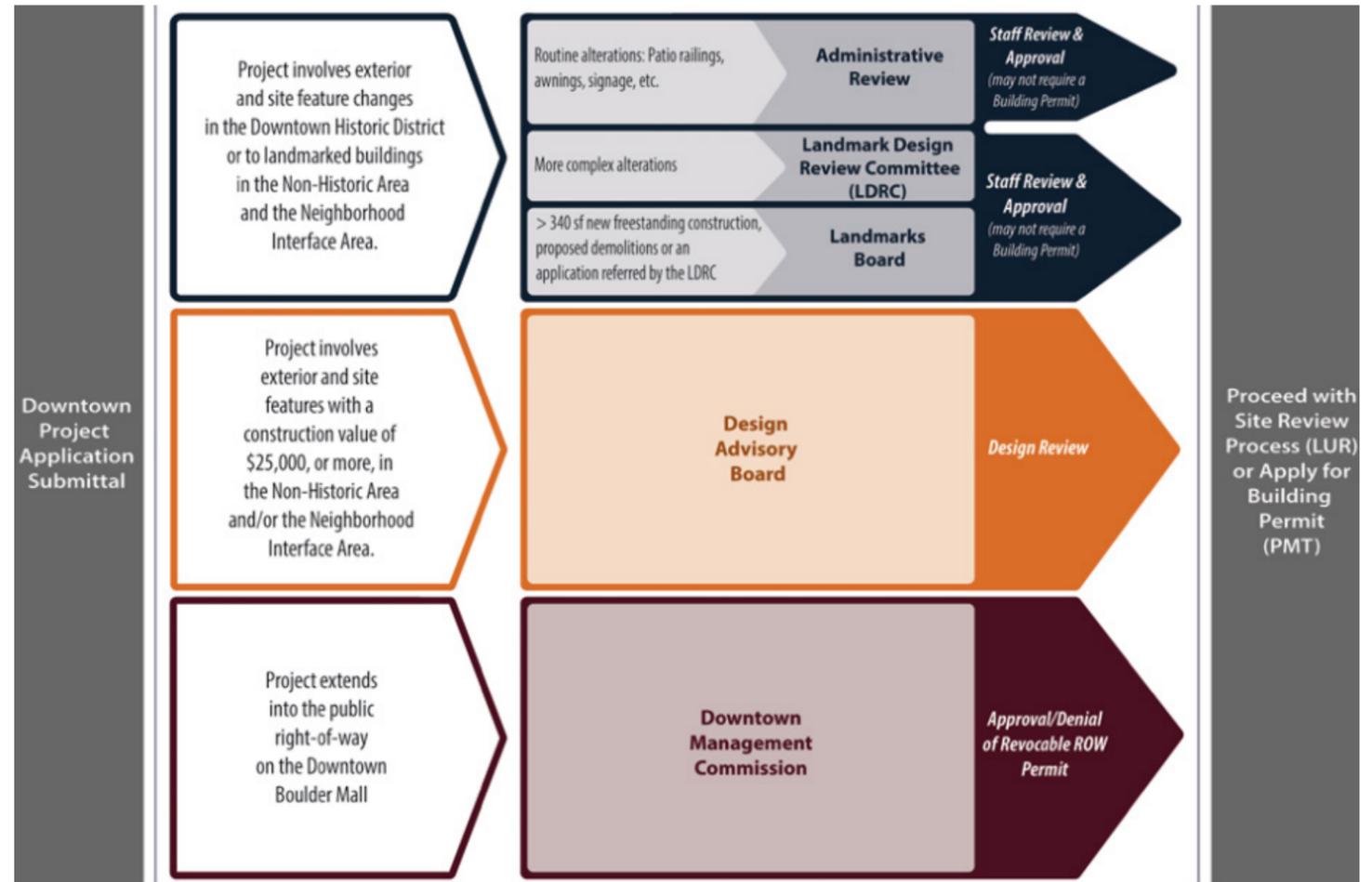
Project Design Considerations



City of Forest Grove Design Guideline Handbook, page 3

Boulder, CO

Boulder’s Downtown Urban Design Guidelines explains the purpose of the guidelines and review process. The review process varies depending on project type.



Boulder Downtown Urban Design Guidelines, page 7

PART 2: Process & Expectations

Portland, OR

Portland’s Main Streets Design Guidelines begin by stating the purpose, intent, and applicability of the guidelines. Different users are directed to use the guidelines according to their needs.

KEY STRATEGIES FOR USING THE GUIDELINES

- COLLABORATE** | Meet with neighborhoods and business associations **EARLY** in the process to identify potential issues or opportunities, key site goals, and priorities. (see *Notification & Community Engagement sidebar*) Highlight elements where you have drawn inspiration from the area’s **historic/cultural context and architectural patterns** as well as **strategies used to minimize potential impacts**
- DRAW FROM CONTEXT** | Study existing main street patterns, and draw from adjacent or nearby exemplary foundational architecture, materials and design details as inspiration.
- FOSTER COMPATIBILITY** | **Draw your building elevation in context with adjacent architecture** to evaluate compatibility. Is your building starkly different from the foundational character of the street and the district? Does it help **create harmony or disunity** with the main street character and identity? Does it call excessive attention to itself?
- MINIMIZE IMPACTS** | Consider relationships to adjacent buildings, sites and neighbors by minimizing excessive shading and privacy impacts, light overspill, noise, traffic and loading, loss of public views, blank walls, etc.
- BREAK UP BUILDING MASS** | Use design strategies and features to **break up the volume of larger buildings** and relate to surrounding Street-Car Era Main Street context and character such as roofline articulation, traditional window and storefront patterns, stepbacks, balconies, plazas, art, and landscaping.

PDX Main Streets Design Guidelines, page 9

IF YOU'RE BUILDING SOMETHING NEW

New building design on Division Street should consider: preserving and relating to foundational main street character and identity by careful design of building massing and facades, encouraging affordable and diverse housing, and careful attention to minimizing impacts to adjacent properties regarding privacy, light overspill and shading.

An important strategy is a **context elevation**, and early community involvement (ideally at both the conceptual stage and the pre-permit stage). See Notification & Engagement Policy in sidebar for reference.

Key sections of note include: Form/Massing, Architectural Character, Compatibility and Context, Storefronts/Facades, Materials, Architectural Character, and Relating to Neighborhood Patterns, Site Design.

IF YOU'RE ADAPTING OR REMODELING AN EXISTING BUILDING

Structures remaining from the street car main street era form the basis of the architectural character of the neighborhood and their features express an “architectural vocabulary” which can be used in designing new buildings which will be compatible within the district. The guidelines are intended to ensure maximum compatibility of new buildings with historic buildings, not to build “new old buildings” or exact duplicates of older styles. Rehabilitation work should **acknowledge the original character of the building**.

Key sections include Historic Preservation, façade design, architectural styles, list of buildings and special places, compatibility and context.

HOW TO USE THE GUIDELINES FOR DIFFERENT AUDIENCES

AUDIENCES	COMMUNITY PRIORITIES & CONCERNS	HOW TO USE THE GUIDELINES
New residents	Affordability, livability, cost, quality construction, access to air and light, noise issues, access to amenities/transit/services, safety, community identity, information on current and proposed zoning	Community members can use the guidelines to help find the common language that designers, developers and city staff understand when advocating for specific design approaches to improve compatibility of new development. This can help community members better communicate what they do and don't want using design terminology that proposed development and design teams on new projects can better understand.
Existing Residents	Mitigating impacts to privacy, retention of community character and identity, parking, solar access, views (blank walls), noise, trash, congestion, design.	
Developers	Clear design direction, minimizing project delays and costs	Designers and Developers should use the guidelines to help better understand the community’s goals, desires and design preferences for the look, feel and style of new developments and for how a project should help integrate with the larger vision for the Division corridor. A project that complies with the design guidelines is likely to encounter less opposition and delays and is likely to engender better community support and overall compatibility.
Designers	Clear design direction, minimizing project delays and costs, leverage to advocate for good design practice and quality	
CityPlanners Policymakers	Consistency with policy frameworks/goals/other design tools, address concerns of all constituents, clarity of community goals and preferences	City Staff and Policymakers should review the Division Design guidelines when evaluating new development proposals for consistency with community plans and policies especially when determining “compatibility” and relationship to context. While the guidelines may be voluntary in nature, they are still a strong expression of community priorities expressed today and throughout the 2006 Division Green St./Main St. Plan.
Neighborhood Associations	Clarity of community goals and preferences, community identity, assistance with mitigating neighborhood conflicts, providing leverage, anticipating concerns of all parties, safety.	Neighborhood and Business Associations should use the guidelines to help educate property owners, community members and developers/designers about neighborhood goals, help reduce or mitigate impacts of new development , and provide leverage with City staff and project applicants/designers to advocate for specific community design goals .
Business Associations	Clarity of business community goals and preferences, business district identity, safety and graffiti prevention, parking management, trash and street cleanliness, assistance with mitigating neighbor/business conflicts, providing leverage, anticipating concerns of all parties	

PDX Main Streets Design Guidelines, page 11

PART 2: Process & Expectations

Guidelines vs. Standards

Design Guidelines provide a basis for understanding and evaluating the design quality of proposed construction projects within a particular area.

[Guidelines are not standards.](#)

Guidelines provide *guidance* on design and construction in order to achieve or maintain a general aesthetic and/or functionality. Standards are rules that must be adhered to, allowing for little variation in method and end result. While guidelines are usually sufficient and best for development, standards are often necessary when addressing Historic properties. Benchmark communities including Historic Districts often reference the Secretary of the Interior's Standards for Rehabilitation as the standard for work on Historic properties.

The City of Powell seeks to create a guidelines document which sets forth best practices for development within Downtown Powell. Contributing historic properties designated within the downtown boundary will be subject to the national standards as defined by the Secretary of the Interior's Standards for Rehabilitation. Properties not designated as contributing historic properties will be subject to the guidelines.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PART 3: Goals of the Community

Forest Grove, OR

As referenced in the 2022 Downtown Powell Investment Evaluation, Forest Grove, OR is a city of 27,000 people, located about 25 miles west of Portland. Originally a small farm town, Forest Grove is now a commuter city in the Portland Metro region. In addition to sharing similar demographic and economic profiles, Powell's vision for the future of their community shares many parallels with Forest Grove's.

Forest Grove's Design Guideline Handbook serves as a supplement to its Development Code. The document begins by describing the Vision for Forest Grove, rooted in a *"desire to maintain its small town character and enhance the quality and functionality of its built environment"*.

The vision includes the following:

- **Small Town Atmosphere**- New development should **enhance** the community's **existing character**.
- **Vibrant and Charming Downtown**- New development should **reinforce** the **positive characteristics** of the town center.
- **Mobility for Residents**- New development should ensure that **all mobility types** (focus on **pedestrian-centered** rather than vehicle-centered) are fostered and safety is enhanced.
- **A Prospering City**- New development should **promote growth and vitality** of current business and spur private **investment** by creating a quality built environment and **predictable development framework**.
- **High Environmental Quality**- New development should help accomplish **"space to breathe"** by integrating landscaping, open space and existing natural resources into site designs.
- **Essential Services Well-Planned**- Design techniques should **consider public safety and security** on private property.

PART 3: Goals of the Community

Franklin, OH

Franklin, OH is a city of 11,700 people, located about 15 miles southwest of Dayton. Franklin originated as a manufacturing and farming village along the Great Miami River. As a growing city, Franklin shares similar aspirations with Powell.

Downtown Franklin's Master Plan begins by summarizing the vision for the future of downtown Franklin, "to remake Downtown into a vibrant and thriving ecosystem".

The vision includes the following:

- **Make Downtown a Destination-** Create an environment with a [variety of engaging places](#) that encourages people to visit Downtown.
- **Expand Dining & Entertainment Options-** Incentivize [new restaurants, breweries, and other similar](#) uses Downtown.
- **A Family-Friendly Downtown-** Explore opportunities to establish [Downtown as a family destination](#) by incorporating amenities that cater to various age groups and interests.
- **Highlight Downtown's Uniqueness-** Discover and celebrate the [character, culture, and unique elements](#) that differentiate Franklin from other communities.
- **Preserve Local Historic Character-** Protect the city's historic landmarks and create opportunities to highlight and [celebrate local history](#).
- **Support & Strengthen the Economy-** Provide support for local businesses and supplement the economy by [attracting new investments](#) and businesses into the area.
- **Provide Safe & Convenient Circulation-** Study and improve [circulation to provide convenient access](#) Downtown for pedestrians.

Close similarities between Powell, Forest Grove and Franklin encouraged careful review of Forest Grove's Design Guideline Handbook and Downtown Franklin's Master Plan as resources for Powell's new Guidelines document. Additional content from these documents is referenced throughout this report.

PART 4: Visual Content and Layout

As evidenced in the guiding statement, Powell’s new Design Guidelines document wants to be as clear as possible, usable by anyone who might need to reference it. During benchmark research, special attention was paid to those guidelines documents which employed thoughtful organizational strategies and used simple, engaging graphics to convey their messages.

Boulder, CO

Diagrams are overlaid on photos of existing development, showing how guidelines apply to actual conditions. Full-page images showcasing examples of compatible, appropriate development provide relief throughout a text-based document.



Fig. 8 Historic pattern of building widths along Pearl Street Mall
(Source: City of Boulder)



- (A) Frontage Zone**
On the Pedestrian Mall - 10' maximum extension of into the right-of-way.
On all other streets - 6' maximum extension into the right-of-way.
- (B) Pedestrian Zone**
On the Pedestrian Mall - The unobstructed pedestrian throughway must be no less than 8'. A 9'6" wide throughway is encouraged. Any type of extensions into the right-of-way must allow for the pedestrian circulation requirements.
On all other streets - An unobstructed pedestrian throughway of no less than 7' wide is required between vertical elements such as trees or poles and buildings.
Standard surface materials include brushed natural color gray concrete tooled in a maximum 4'x 4' square with brick accents.
- (C) Curb Zone**
A minimum 4' curb zone will include trees, bike parking, landscaping strips, furniture, street and/or utility elements.
Standard surface materials include brushed natural color gray concrete tooled in a 2' x 2' square pattern, possibly with brick accents.

Fig. 36 Diagram of the typical sidewalk zones (Source: City of Boulder)

PART 4: Visual Content and Layout

Boulder, CO



Fig. 6 A new addition demonstrating a differentiated, yet compatible, use of materials (Source: Gossens Bachman Architects)

Boulder Downtown Urban Design Guidelines, page 33



Fig. 7 A non-conforming addition with incompatible materials, massing and window proportioning (Source: National Park Service)

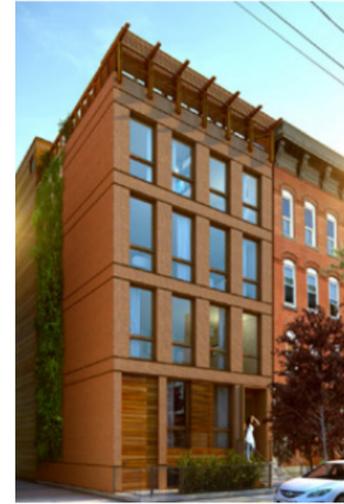


Fig. 11 New construction with contemporary, yet compatible, references to historic building elements (Source: Jorge Mastropietro ArchitectsAtelier)

Boulder Downtown Urban Design Guidelines, page 21



Fig. 12 New construction with appropriate historic references including materiality and facade divisions (Source: City of Boulder)



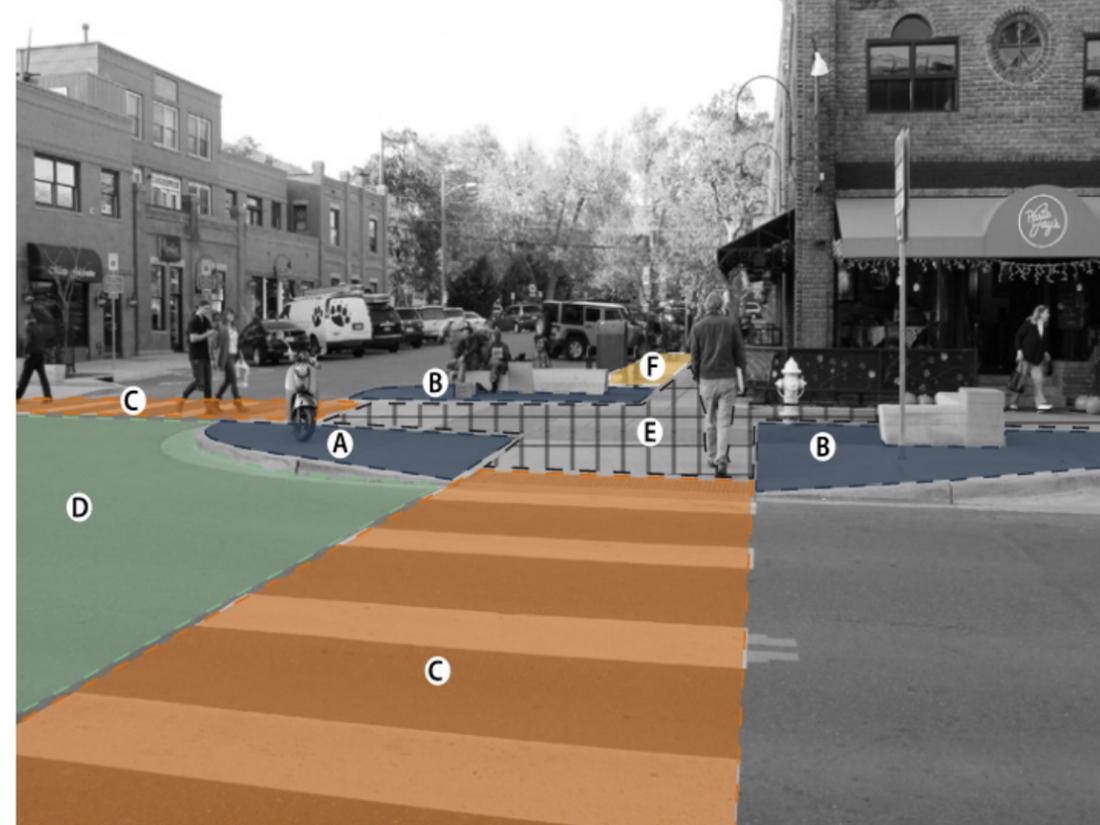
Fig. 13 New construction with appropriate historic references including proportion and scale (Source: City of Boulder)



Fig. 24 An example of a commercial use in an existing residential building in a DT-1 commercial zoning district

Fig. 25 (Source: City of Boulder)

Boulder Downtown Urban Design Guidelines, page 33



- A** Corner Zone - A pedestrian area or clear zone that is free of obstacles and lined up with the sidewalk pedestrian zone. Standard surface treatment includes brushed natural gray concrete scored in a 2'x 2' square pattern parallel to the street.
- B** Corner "amenity areas" - The amenity areas may incorporate benches, bike racks, news racks, and similar elements. Standard surface treatment includes brushed natural gray concrete scored in a 4'x 4' square pattern and may have brick detailing.
- C** Crosswalks - Pedestrian crosswalks should be a minimum of 10' wide with a 1' buffer on either side. Standard surface treatment includes truncated dome ramps and marking the crosswalk zone.
- D** Intersection Squares - the center area of intersections have the same surface material as the surrounding street surfaces.
- E** Pedestrian Zone
- F** Curb Zone

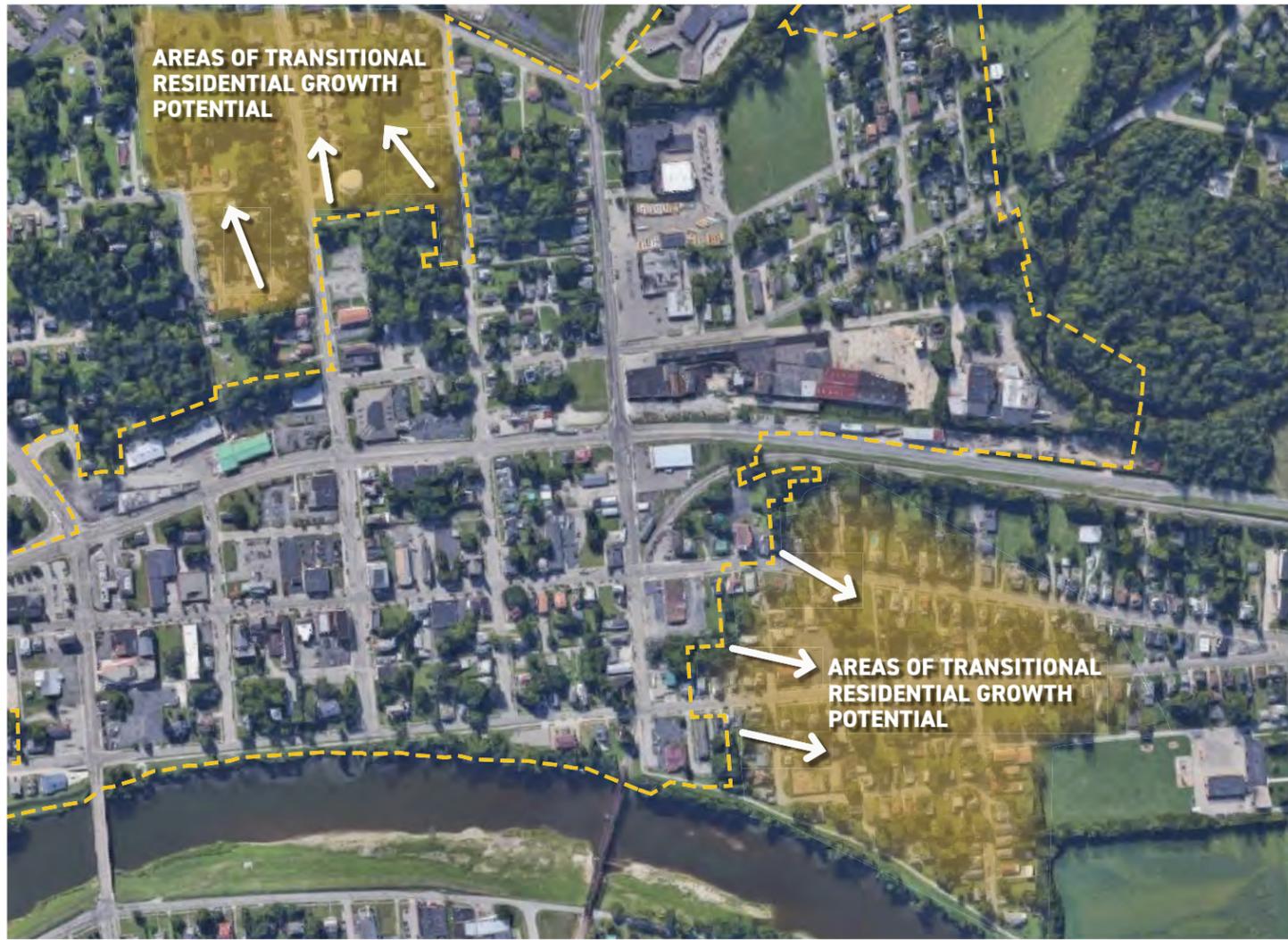
Fig. 37 Diagram of the typical corner and intersection zones (Source: City of Boulder)

Boulder Downtown Urban Design Guidelines, page 47

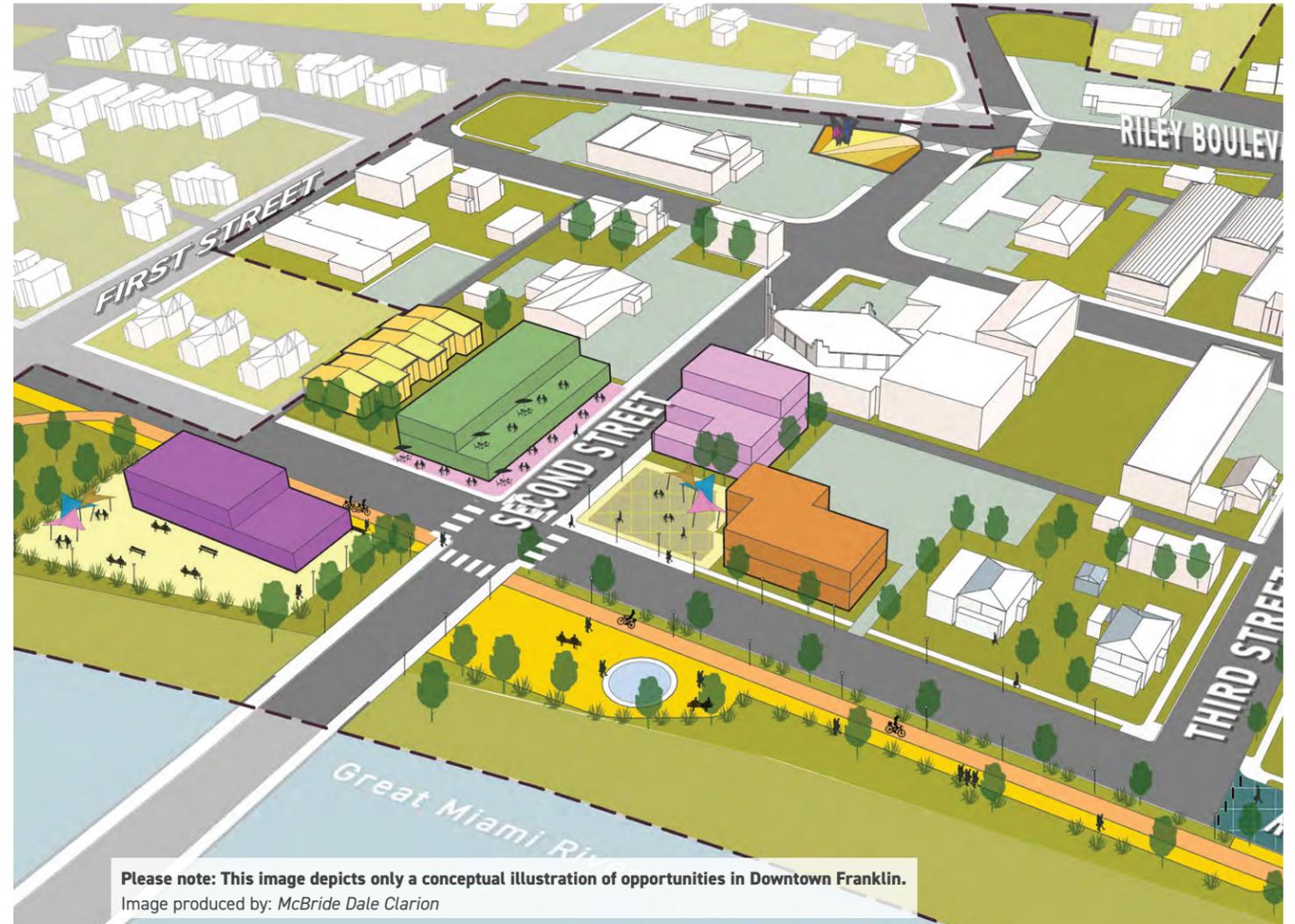
PART 4: Visual Content and Layout

Franklin, OH

High-contrast maps, accompanied by clear legends, are used to identify “planning areas.” Photos of existing development accompany each planning area, and conceptual illustrations of future development bring the vision to life.



Downtown Franklin Master Plan, page 73



Downtown Franklin Master Plan, page 63

PART 4: Visual Content and Layout

Franklin, OH

RECOMMENDED STRATEGIES for the Mixed Use Planning Area :

- 1. Incorporate Gateway elements** such as arches, monument signs, etc., to highlight the entryways into Downtown
- 2. Infill and develop** vacant lots. Greenfield development should be prioritized in this planning area
- Encourage good quality, **high-intensity mixed use** that can strengthen activity around Downtown fringes and bring further investment into downtown
- 4. Under-utilized properties** can be infilled with new uses that offer unique experiences, such as niche dining or boutique retail. **Adaptive Re-use** can be used to help activate empty spaces and bring people into Downtown
- 5. Pedestrian connectivity is a significant priority here.** Street furniture, buffers from the street edge, even and well-maintained sidewalks, and interesting facades can encourage and support walkability
- Pursue **wide, inviting sidewalks** with clear wayfinding to support parking in these areas and walking into Downtown
- 7. Discourage street front open parking lots!** They are a hindrance to active & walkable downtown streets. Orient parking in this area away from the street edge
- Explore options to turn existing front **parking lots into open plazas or dining spaces**



PART 4: Visual Content and Layout

Portland, OR

Visuals convey research-based ideas in a way that is relevant to the guidelines.

Recommendations are in the form of lists accompanied by images showing encouraged types of developments. Pairing photos with text breaks makes the document more user-friendly.

COMPATIBILITY GUIDELINES

1. New construction should be designed to be consistent with the existing pattern, scale, style and massing, of structures in the neighborhood and surrounding blocks, as well as other streetcar-era main streets in Portland.
2. New main street-facing buildings that are bigger and taller than previous buildings on the same site, and/or nearby adjacent buildings, should not detract from the unity of the main street or district. (See positive examples of larger new buildings reflecting Portland's foundational character, at right and p.29)
3. New main street-facing development that is of a greater scale than previous buildings on the same site should **carefully consider the quality of life of residents on abutting rear yard lots** including minimizing residents' privacy impacts and maintaining residents' solar access. (See Transitions Guidelines, p. 17)
4. Compatibility approaches include:
 - a) Maintain the traditional small-scale regular rhythm of building widths
 - b) New development should demonstrate compatibility with the adjacent architecture by incorporating a minimum of four of the following seven features similar to the neighboring architecture:
 - scale
 - roof forms
 - window proportion or patterns
 - materials
 - style
 - ornamentation elements
 - color
 - c) **Relate to neighborhood patterns.** Relate building form to existing context and established Division main street area patterns. (Also see Main Street Patterns, p.53) The following are typical area-specific neighborhood patterns found on Division, Hawthorne & Belmont and other street car-era main streets in Portland:
 - Angled front facade on corner buildings, i.e., 45-degree angle cut corners maintain visibility for vehicles & pedestrians and when cut out solely at first floor can create areas for pedestrians to pass safely or pause for conversations.
 - Raised sills or bulkheads
 - Large storefront windows with transom windows above
 - Visible building increments of 25'-50'
 - Regular rhythm of recessed entries every 20'
 - Include permanent awnings & overhangs for windows and entries
 - Window variation and patterns that relate to adjacent buildings
 - Articulated rooflines



Above: Positive examples of Newer Compatible Buildings - Three and four story larger new buildings that add housing capacity and reflect area context on Division and Belmont. At top, the "Move the House Project" on Division and 38th shows connection to adjacent development through similar horizontal siding patterns, color and articulation of the building mass with up-per stepbacks on Division and balconies. (photo credit; H. Flint Chatto) The Belmont mixed use building at right, relates to the scale of nearby buildings, break up building massing with visible building increments that relate to neighborhood patterns for building widths. It also shows modern design yet includes a simple cornice, brick materials, windows on sidewalls and recessed entry patterns. (photo credit: Erik Matthews, building architect)

EXTERIOR MATERIALS

The use of materials and a quality of finish work should reinforce the sense of this city as one that is built for beauty and meant to last.

ENCOURAGED MATERIALS

1. The use of natural and durable materials such as brick, wood, metal and steel are strongly encouraged. Stone and tile that add texture to a facade may also be considered.
2. Use of a graffiti barrier coating of street level building materials is encouraged (e.g. sacrificial or permanent coatings)
3. "Real" stucco is encouraged however this use should include a plan for maintenance
4. Reuse third-party materials where possible
5. Corrugated paneling may be considered if allowed by code
6. Consider "bird friendly" designs when selecting exterior materials, window designs, and special locations such as "high risk zones" (see *Bird Safe Materials* section)

DISCOURAGED MATERIALS

7. The glass area of storefront windows should not be obscured more than 25% (e.g. frosted or fritted glass, excessive signage or advertising that overly obscures storefront is discouraged)
8. Composite panel siding should not be used for more than 25% of the facade
9. Plastic siding is strongly discouraged Metal screens on the street facing facade are strongly discouraged:
 - Vertical plane metal screens should not cover more than 25% of street facing facade
 - Metal screens should also not obscure windows
 - An exception may be when used in small areas to support vegetation on the facade for greening the street and for green walls to break up the appearance of a large facade or blank wall. If landscaping is the intent for the screen, a maintenance plan should be established.



Encouraged Materials: The use of brick, high quality "punched" (recessed) windows, metal awnings and cornices shown above both relate to traditional neighborhood materials and contribute to a feeling of lasting durability



Discouraged Materials: Plastic siding and metal screens were strongly discouraged by community members in public surveys about design preferences.

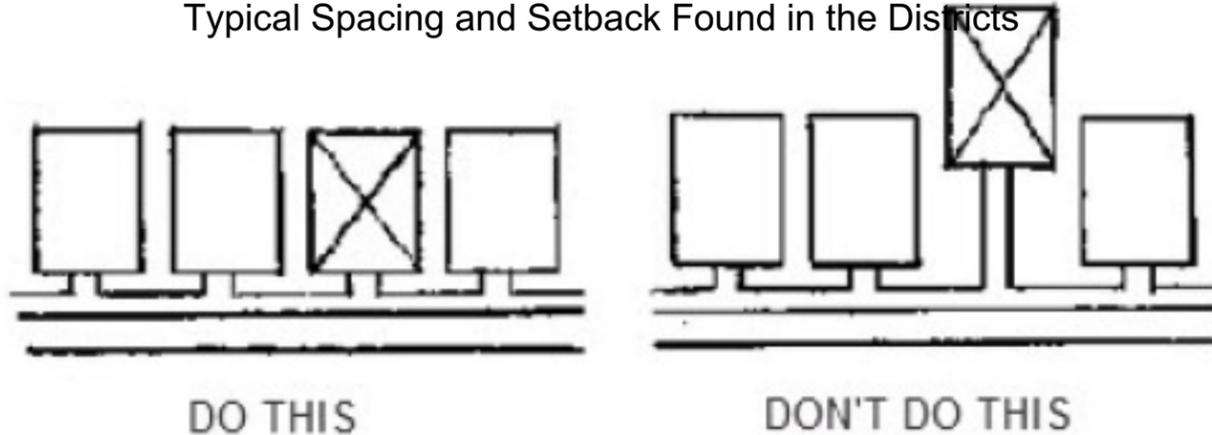
PART 4: Visual Content and Layout

Forest Grove, OR

Photos of actual conditions within the community are used as references for what is recommended and not recommended in the guidelines. Maps are used throughout to identify districts, or “focus areas.” Graphics explain processes and ideas to help users understand how to use the guidelines.



Typical Spacing and Setback Found in the Districts



City of Forest Grove Design Guideline Handbook, page 45



Recommended: zero setbacks at wall

City of Forest Grove Design Guideline Handbook, page 6



Example: Inviting Ground Floor Retail and Upper Floor Windows

City of Forest Grove Design Guideline Handbook, page 11

Track 2 - Design Guidelines

Recommended

- Minimize building setbacks from any public street right-of-way. Zero lot line buildings along the public street right-of-way are encouraged to maintain an inviting and continuous storefront presentation.
- Design and construct a primary building entrance for each building façade. If a building has frontage on more than one public street, a single building entrance on the corner is acceptable.
- Use the area between the right-of-way and building to create a plaza court, planter area, bicycle parking or another amenity.
- Main entrance should be oriented to the street.

Not Recommended

- Parking located between the building façade and the street.
- Excessive front setbacks (greater than 10 feet).
- Storage in front of building façade.

Track 2 - Design Guidelines

Recommended

- The majority of the ground floor building façade should contain windows.
- Multiple windows should be provided on the front façade above the main floor in a uniform pattern.
- Window should be oriented vertically with rectangular shapes.
- Frame openings with trim around windows and doors.
- If used, door and window shutters should be sized to cover the entire window.
- “Punched” window openings recessed rather than flush with the building façade.

Not Recommended

- Tinted or reflective glass and glass block.
- Spandrel or other contemporary glazing (i.e. glass surface smoothly and uniformly covering structural elements).

PART 5: Understanding Focus Areas

Understanding community context is critical for successful development of Powell's new Design Guidelines. Development patterns vary across downtown, creating diverse conditions and necessitating thoughtful approaches. Benchmark research revealed that both Boulder, Colorado and Franklin, Ohio convincingly employ some form of 'design districts' to guide future development in their respective communities.

Boulder, CO

Boulder's Downtown Urban Design Guidelines organize the downtown area into three distinct districts. Non-Historic and Interface areas are mapped based on their proximity to the Historic District. Significant public and civic areas are highlighted in relation to the districts.

The downtown districts are:

- Historic District
- Non-Historic Area
- Interface Area

The 'Public Realm' is addressed separately from the districts, addressing pedestrian connections throughout downtown.

Boulder's Downtown Districts guide downtown development based on specific objectives, guidelines and design examples.

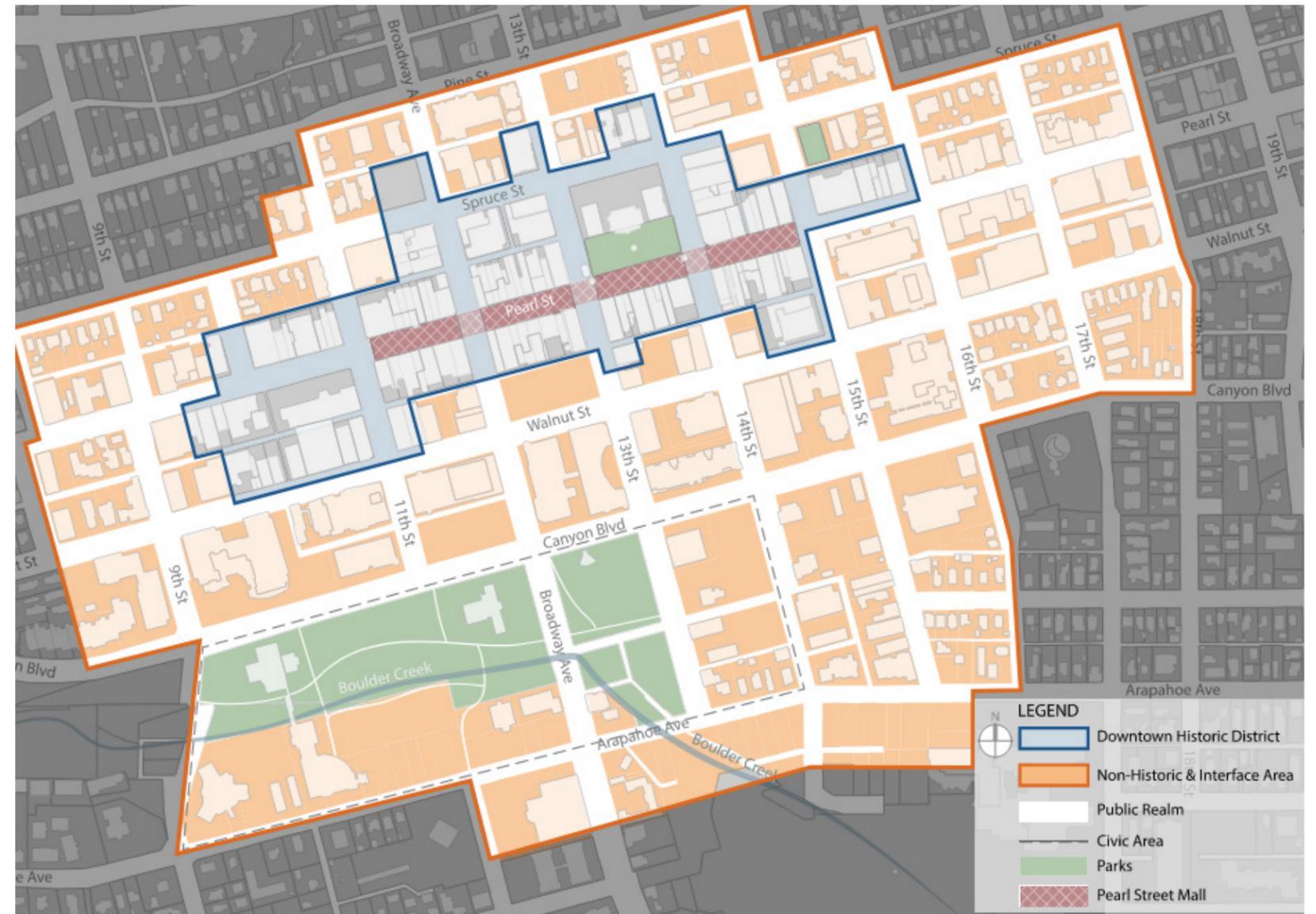


Fig. 1 Map of Downtown Boulder (City of Boulder)

PART 5: Understanding Focus Areas

Boulder, CO

Boulder's Downtown Urban Design Guidelines maps landmarks, contributing and contributing buildings within the Downtown Historic District. Multiple maps utilize the same system to communicate relationships and connections throughout downtown.



Fig. 4 Downtown Historic District Properties (Source: City of Boulder)

Boulder Downtown Urban Design Guidelines, page 13



Fig. 19 Map of the Downtown Historic District, Non-Historic and the Interface Area (Source: City of Boulder)

Boulder Downtown Urban Design Guidelines, page 26



Fig. 35 Street Type Key Map (Source: City of Boulder)

Boulder Downtown Urban Design Guidelines, page 43

PART 5: Understanding Focus Areas

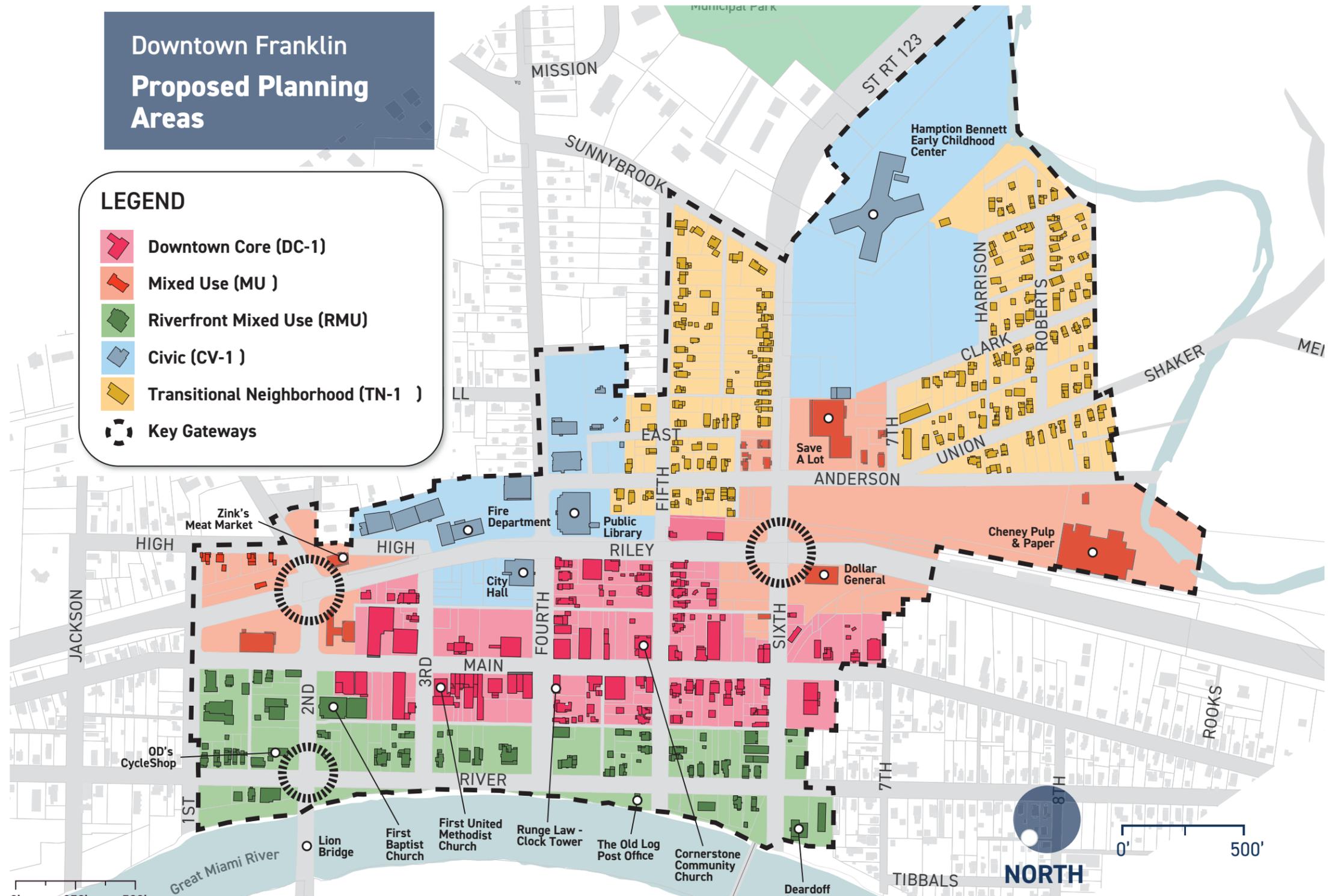
Franklin, OH

Downtown Franklin’s Master Plan classifies the city into five “planning areas”, based on location, existing use patterns, proximity to key landmarks, and availability of redevelopment potential. Key gateways in the city are graphically highlighted in a legible map of the planning areas.

The planning areas are:

- Downtown Core
- Mixed Use
- Riverfront Mixed Use
- Civic
- Transitional Neighborhood

The planning areas are intended to guide future development downtown with objectives and action items for each area.



Downtown Franklin Master Plan, page 37

PART 5: Understanding Focus Areas

Franklin, OH

DOWNTOWN CORE PLANNING AREA



Downtown Franklin Master Plan, page 39

RIVERFRONT MIXED USE PLANNING AREA



Downtown Franklin Master Plan, page 55

TRANSITION PLANNING AREA



Downtown Franklin Master Plan, page 69

MIXED USE PLANNING AREA



Downtown Franklin Master Plan, page 47

CIVIC PLANNING AREA



Downtown Franklin Master Plan, page 65

PART 6: Architectural Variety

The prevalence of vernacular architecture in Downtown Powell's existing building stock documents the city's history, in and of itself. Vernacular architecture encourages the use of practical design and construction techniques for the present time. The new Design Guidelines will facilitate development that complements the existing downtown fabric while allowing for unique variation.

The benchmark communities of Boulder, Colorado; Forest Grove, Oregon and Portland, Oregon successfully employ similar approaches in their own design guidelines.

Boulder, CO

Focus on:

- Rhythm, proportions, height, mass & scale
- Diversity of building type, size, & architectural character
- Examples of appropriate massing and human scale elements



Fig. 9 A compatible renovation with references to adjacent building height and contemporary references to the storefront building typology in a historic district,

Boulder Downtown Urban Design Guidelines, page 20



Fig. 10 New construction with compatible material, scale and window proportioning (Source: City of Boulder)



Fig. 21 A contemporary infill development with traditional materials, an innovative approach to historic window proportioning and recessed upper floor (Source: Jorge Mastropietro Architects Atelier)

Boulder Downtown Urban Design Guidelines, page 30

PART 6: Architectural Variety

Portland, OR

Focus on:

- Character and context vs. style
- Scale of buildings and human scale elements
- Useful photos of acceptable and not acceptable applications of the guidelines, showcasing possible variety



Common Main Street Design Patterns - Division, Street Southeast 12th, and Hawthorne Boulevard

PDX Main Streets Design Guidelines, page 31



Encouraged Materials: The use of brick, high quality "punched" (recessed) windows, metal awnings and cornices shown above both relate to traditional neighborhood materials and contribute to a feeling of lasting durability

PDX Main Streets Design Guidelines, page 36



Discouraged Materials: Plastic siding and metal screens were strongly discouraged by community members in public surveys about design preferences.



Positive examples of larger new buildings reflecting Portland's foundational character (Photo Credit: L. Qamar)

PDX Main Streets Design Guidelines, page 29



PART 6: Architectural Variety

Forest Grove, OR

Focus on:

- Character, scale, massing, connections and context
- Reinforce and enhance the character of existing development rather than replicating
- Treatment of Historic buildings includes more specific guidance on detailed architectural elements

Examples: Retail Storefront Windows and Streetscape



City of Forest Grove Design Guideline Handbook, page 10



Example of a Well-Maintained Historic Porch



City of Forest Grove Design Guideline Handbook, page 52

Examples of Non-Complying Porches



Example: Desirable Weather Protection – Canvas Fabric Awning



City of Forest Grove Design Guideline Handbook, page 8

Example: Desirable Weather Protection – Metal and Glass Awning



Example of a Front Porch and Stair Appropriately Modified to Meet Current Building Codes For Handrails



City of Forest Grove Design Guideline Handbook, page 55

PART 7: Treatment of Historic Properties

The City of Powell's contributing historic properties constitute a vital component of the community's cultural and physical fabric. Identifying and formally designating these properties as historic will provide clarity for the neighbors, property owners and potential investors regarding the opportunities and constraints associated with preservation. Establishing clear standards for the treatment of historic properties, along with corresponding guidelines for adjacent development, will support the consistent application of preservation principles and the maintenance of Powell's historic character. Comparable communities, including Forest Grove, Oregon and Hopewell, Virginia, illustrate effective approaches to the formulation and implementation of such guidelines.

Forest Grove, OR

Forest Grove's *Historic District Guidelines* provides the following:

- Guidance for the [preservation, restoration, rehabilitation and maintenance](#) of **historic landmarks**, and [new construction](#) within the **historic district**
- Guidance based on the **Secretary of the Interior's Standards for Rehabilitation**
- Both [standards](#) and [guidelines](#), and information on when each applies
- An [index](#) of **historic building** types with locations and photos
- Related [code standards](#) with **visual descriptions** of what to do and what not to do

PART 7: Treatment of Historic Properties

Hopewell, VA

Hopewell, VA was identified in the 2022 Downtown Powell Investment Evaluation as a comparable benchmark community. Hopewell is home to the City Point National Historic District, recognized in 1978 as a State Historic District by the Virginia Historic Landmarks Commission and added to the National Register of Historic Places in 1979. The Handbook and Design Guidelines seek to encourage further development and restoration within the District.

Though Powell does not seek to establish a nationally registered Historic District, Hopewell's guidelines provide a benchmark for the pinnacle of what it means to maintain Historic properties while seeking to encourage development of adjacent properties.

Hopewell's *City Point National Historic District Handbook and Design Guidelines* provides the following:

- Definitions of and guidelines for [preservation, rehabilitation, restoration, reconstruction, maintenance, demolition and relocation](#)
- References to the **Secretary of the Interior's Standards for Rehabilitation**.
- Definition of [historic structure significance](#) by seven **aspects of integrity** (*location, design, setting, materials, workmanship, feeling, association*)
- Relevant history and [context](#)
- Description of the district and its context via **map**
- Guidance for [vacant buildings](#)
- Enumeration of **historic buildings** with [address](#), photos and stylistic description

PART 8: Demolition Considerations

When it comes to Historic Buildings, careful consideration should be given prior to approving a demolition or relocation. Worthington, Ohio and Hopewell, Virginia both require application for a Certificate of Appropriateness for demolition or relocation approval. Procedure and criteria for granting said certificate is explained within the guidelines. Though not seen in any of the evaluated benchmarks, incorporating a flow chart for demolition and relocation procedures would be helpful to users of the guidelines.

Worthington, OH

Recommendations

A. Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community's character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it.

B. For projects in which demolition of an older structure is proposed, the applicant should contact the City of Worthington as early as possible. The city may be able to help with evaluating alternatives to demolition. In all cases where demolition is proposed, applicants should be prepared to explain and to document the financial and technical reasons why it is not feasible to accomplish their goals while retaining the existing building.

C. It may be acceptable to demolish an older building that has been so altered over the years that its integrity is low and it has lost most or all of its historic character. This does not, however, always apply, since even altered buildings can sometimes be important placeholders along the streetscape.

D. Because of age or design, some building additions may be nearly as important as an original building. Removing these elements might affect the building's character, and this should be taken into account when demolition is proposed.

E. Demolition to create parking lots should be avoided, particularly along the dense streetscape of High Street. Loss of buildings here would permanently alter the character of the whole district.

F. Demolition to combine lots for larger developments is strongly discouraged. Small-scale buildings on closely-spaced sites characterize much of Worthington's older areas. Assembly of land in these areas for large lots and construction of large buildings, especially involving demolition of existing structures, is not appropriate.

G. When full or partial demolition of an existing structure is proposed, the applicant should be prepared to present detailed plans for the replacement building. Demolition may not proceed until it has been determined that the structure conforms to the new construction design guidelines.

1177.06 Demolition of a Building

(a) Whenever a building within the District is proposed to be demolished, partially demolished, or removed, an application for such a certificate of appropriateness shall be filed with the city Clerk as provided in this chapter. Such application shall set forth the intent to demolish.

(b) The Board of Architectural Review shall hear the request not sooner than twelve days nor later than sixty days from the date the application is filed and shall advertise such hearing to provide time for public comment. The Board shall request a statement from the City's Division of Building Inspection on the structural condition of the building and the conformity of the building to the applicable building codes. In addition, the Board may request at the City's expense a written statement concerning the proposed demolition by a registered architect, historical conservator or other professional having experience with historic structures. Such statement shall be taken into consideration in determining the appropriateness of the request. The applicant may provide at his or her expense any evidence or testimony from a registered architect, historical conservator or other professional having experience with historic structures. The Board of Architectural Review shall act on the request not later than thirty days after the initial hearing on the application. The applicant may waive this requirement by filing with the Clerk of the Board of Architectural Review a written statement waiving the right to have his or her application acted upon within such thirty-day period.

(c) The Board of Architectural Review shall determine by a vote of its members whether to issue a certificate of appropriateness based on the determination:

(1) That such building is not historically or architecturally significant;

(2) That if the building is found to be historically or architecturally significant, there is no feasible or prudent alternative or change that would allow preservation of the building; and

(3) The proposal for grading, landscaping and other design treatment once the structure is removed meets the standards of this chapter.

(d) In any circumstance, the Board shall not deny a request for a certificate of appropriateness if it determines either:

(1) That such denial will deny all reasonable use of the property or

(2) That such denial shall result in an unsafe condition because of the structural or physical condition of the building.

(e) No building shall be demolished or removed in the Architectural Review District without the owner or his representative first obtaining a certificate of appropriateness approving such removal or demolition, unless such building presents an immediate danger to public health and safety in the opinion of the City's Chief Building Official, in which event, the Chief Building Inspector may order removal or demolition of such building in order to protect public health and safety.

PART 8: Demolition Considerations

Hopewell, VA

Hopewell's *City Point Historic District Design Guidelines* provides criteria for both demolition and relocation of existing Historic buildings.

DEMOLITION

PUBLIC PURPOSE

- Would the removal be to the detriment of the public interest?
- Would retention of the building promote the general welfare, making the city a more desirable place to live?

SIGNIFICANCE & CHARACTER

- Historical or architectural value and significance of the building or structure and contribution to historic character of the city
- Is the building of such significance that it could be made into a national, state or local historic shrine?

SETTING

- Historic value in relation to the context in which the building exists

BUILDING CONDITION

- Is the building of such old and uncommon design that it could not be reproduced, or only reproduced with great difficulty and/or expense?
- Has preserving and/or restoring the building been thoroughly evaluated and deemed to be cost-prohibitive?

ALTERNATIVES

- Owner is required to attempt to sell, for a set period of time and pre-determined price, the building and/or property to an entity willing to preserve and restore it

RELOCATION

PUBLIC PURPOSE

- The public necessity of the proposed move
- The public purpose or interest in land or buildings to be protected

SIGNIFICANCE & CHARACTER

- The age and character of a historic structure, its condition, and its probable life expectancy

SETTING

- The existing character of the setting of the structure or area
- The view of the structure or area from a public street or road
- Whether or not the structure will be relocated to another site within the historic district
- Whether or not the proposed relocation would have a negative or positive effect on other sites within the historic district
- Whether or not the proposed relocation would provide new surroundings that would be compatible with the architecture of the structure

BUILDING CONDITION

- Whether or not the proposed relocation would have a detrimental effect on the building's structural integrity

ALTERNATIVES

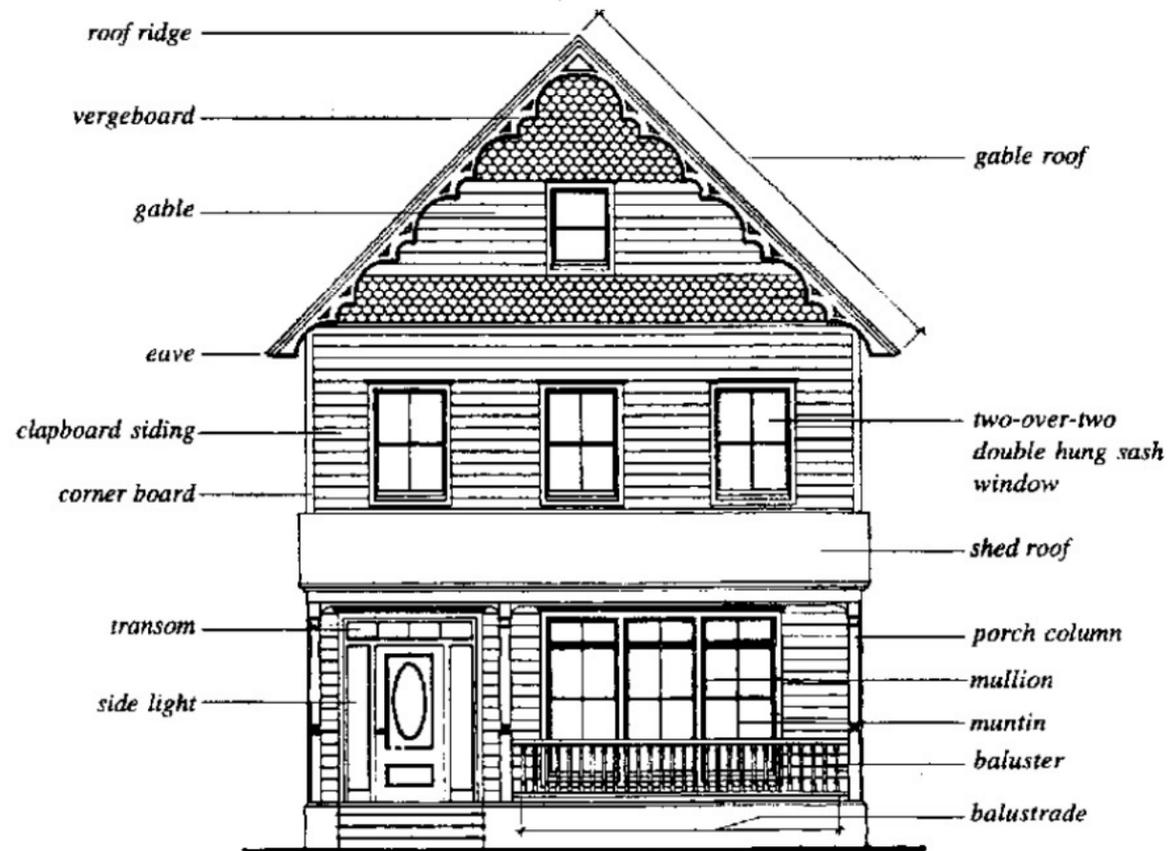
- Whether or not the proposed relocation is the only practical means of saving the structure from demolition

PART 9: Additional Resources

Of the benchmarks studied, common additional resources provided include:

- References to or excerpts from additional relevant resource documents
- Glossary accompanied by diagram(s)
- Application process directions, diagrams and checklists
- Approval criteria checklist
- Diagram explaining “How to use the Guidelines”
- Key concerns and mitigating strategies for users
- Visuals and results of research supporting development of guidelines
- Locations of Contributing Historic Buildings

The communities and documents mentioned in this report will continue to serve as key resources as the City of Powell’s new Design Guidelines are developed.



APPENDIX C: THE STREETS OF CITY POINT

599 Prince Henry Avenue: ca. 1810. City Point House. Early Federal. Frame, 2-stories, gable roof, 3 bays, hipped roof porch (later addition); central hall plan with exterior end chimneys. This house, once used as a tavern, is said to have been built as early as 1730; however, remaining architectural evidence indicates construction from the early nineteenth century. A 1-story wing, once to the north of the existing structure, was removed in 1964. This wing may have been the original eighteenth century house. 3rd story dormers, early 2-story, 2-bay addition to north removed 1930s, and original clapboard siding removed circa 1960s; some original wainscoting and evidence of clapboard remain. A mid-twentieth century photo



Credits

1. *Boulder Downtown Urban Design Guidelines*
2. *City of Forest Grove Design Guideline Handbook*
3. *City of Powell Website [Cover Image Source]*
4. *City Point National Historic District Handbook and Design Guidelines Manual*
5. *Downtown Franklin Master Plan*
6. *PDX Main Streets Design Guidelines*
7. *Uptown Westerville Design Guidelines*
8. *Worthington Design Guidelines*

Documents referenced above have been provided to the City of Powell.