

Exhibit E

2.7.800 Murphy Crossing Refinement Plan

Sections:

- 2.7.810 Purposes**
- 2.7.820 Districts**
- 2.7.830 Murphy Crossing Special Street Standards**

2.7.810 Purpose.

The purpose of the Murphy Crossing Refinement Plan is to implement the Murphy Crossing Master Development Plan and the Bend Urban Area General Plan policies regarding the Murphy Crossing property, and to create overlay development standards for the residential, commercial and mixed use districts and designated open space within the plan boundaries. The overlay development standards will:

- Provide a variety of employment opportunities and housing types;
- Locate residential uses adjacent to the existing neighborhoods west of the site;
- Create opportunities for large-scale retail uses as well as community commercial and small scale businesses in selected locations to foster a mixed-use district;
- Promote pedestrian and other multi-modal transportation options;
- Ensure compatibility of uses within the development and within the surrounding area;
- Create an interconnected system of streets with standards appropriate to the intensity and type of adjacent use; and
- Create safe and attractive streetscapes that will meet emergency access requirements and enhance pedestrian and bicycle access.

2.7.820 Districts.

A. Applicability. The standards provided for the Murphy Crossing Refinement Plan area by this section shall supercede the otherwise applicable standards of this Development Code, except where those other standards expressly state they are to supercede the standards of this section.

B. District Location. The location of the zoning overlay districts are depicted on the adopted Murphy Crossing Master Development Plan map and as described below.

Table 2.7.820B

Zoning Overlay District (Zone)	Location and Characteristics
Park / Open Space (PF)	This area is centrally located within the Refinement Plan area and is intended for Park development by the Bend Metro Park and Recreation District as a neighborhood park.
Park Open	These open space areas serve as a special buffer between more

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Space (RL)	intense development and / or new roadway alignments. The open space area can provide passive pedestrian connections linking existing residential development with the new Murphy Crossing commercial center.
Single Family Residential (RS)	Located along the western boundary of the refinement plan area and predominately north of Romaine Village Way, this area provides a transition between the existing Low Density Residential (RL) housing and the new Murphy Crossing development. The minimum lot size within the RS zone will be 6000 sq ft. with a minimum lot depth of 100 feet when lots abut existing RL development. Homes may be clustered or attached as zero lot line to provide maximum preservation of existing trees.
Multi-family Residential (RM)	The RM overlay located within the central plan area provides a transition between the new standard density single family homes and the more intense commercial development along the easterly portion of the refinement plan area. The density range within the central core shall be 10 to 21.7 units per gross acre. RM development is also located at the north and south ends of the plan area along the Parkway. The density range within these areas shall be 7.3 to 15 units per gross acre.
Mixed Use (ME)	The Mixed Use District is applied to areas of Murphy Crossing adjacent to primary commercial streets, to provide opportunities for a variety of smaller-scale, pedestrian-oriented commercial uses located in ground floor street frontages, with residential uses and offices above. Residential units may be located on the ground floor when adjacent to other multi-family housing. The residential density for the residential component of mixed use projects shall not exceed 21.7 units per gross acre.
General Commercial (CG)	Located primarily between the Bend Parkway and the north/south frontage road, the General Commercial District provides for a mix of commercial uses with large site requirements and smaller-scale service commercial uses that can provide a pedestrian-oriented street frontage.

C. Permitted Land Uses. Unless otherwise specified in the table below, the land uses listed within the applicable zoning Districts within this Development Code shall be permitted, subject to the provisions of this Code.

Table 2.7.820C

Land Use	RS	RM	ME	CG
Residential				
Single Family Detached (as primary use)	P	N	N	N
Single Family Attached (Townhomes or Condominiums) <ul style="list-style-type: none"> • as primary use • as secondary use 	P (max. 2 units) N	P N	N P	N C
Multi-family <ul style="list-style-type: none"> • Duplex / Triplex 	N	P	P	N

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Land Use	RS	RM	ME	CG
<ul style="list-style-type: none"> Multi-units 	N	P	P	N
Commercial / Mixed-use				
All Commercial / Mixed-use Buildings				
<ul style="list-style-type: none"> Building footprint less than 10,000 sq ft. 	N	N	P	P
<ul style="list-style-type: none"> Building footprint 10,000 – 20,000 sq ft. w/ max building size of 30,000 gross sq ft. 	N	N	C	P
<ul style="list-style-type: none"> Building footprint 20,000 -50,000 sq ft. w/max building size of 60,000 sq ft. 	N	N	N	P
<ul style="list-style-type: none"> Building footprint greater than 50,000 sq ft w/max building size of 100,000 sq ft. (location restricted to the north 400 ft of the CG zone) 	N	N	N	P
Recreation Facilities	N	N	C	C

D. Special Development Standards. In addition to the development standards outlined in the City’s Development Code, the following standards shall apply as indicated.

Table 2.7.820D

Standard	RS Single Family	RM Multi-family	ME Mixed-Use	CG General Commercial
Density	2.3 -7.3 units/gross acre	7.3 - 21.7 units/gross acre (special location standards for density apply, see Table 2.7.820B)		NA
Lot size	6,000 sq ft min.	2,000 sq ft min.	NA	NA
Setbacks:				
<ul style="list-style-type: none"> Front 	Min. of 6 feet for home, 20 feet for garage	Min. of 6 feet for home, 20 feet for garage. Building entrances shall be oriented to the street front. Max. setback shall be 10 feet.	Min. of 5 feet Max. setback shall be 10 feet. Except Forecourt frontage may be 20 ft.	Min. of 5 feet Max. setback shall be 10 feet. Except Forecourt frontage may be 20 ft.
<ul style="list-style-type: none"> Side 	Min. of 5 feet for one side and the sum of two side yards shall be 12 ft.	Min. of 5 feet	No minimum required, except when abutting an “R” zone see 2.2.500(E)	No minimum required, except when abutting an “R” zone see 2.2.500(E)
<ul style="list-style-type: none"> Rear 	Min. 15 ft.	Min. 10 ft	No minimum required, except when abutting an “R” zone see 2.2.500(E)	No minimum required, except when abutting an “R” zone see 2.2.500(E)
Lot	35%	40%	50%	NA

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Standard	RS Single Family	RM Multi-family	ME Mixed-Use	CG General Commercial
coverage				
Building Height	35 ft	30 ft / two stories for buildings fronting on Murphy Road and the local north/south street bordering the Park. 40 ft / three story buildings are permitted elsewhere. *See Exceptions below	45 ft / three stories	
Lot access	Where new RS lots abut existing RL development, access shall be from the street. All other lots shall access from an alley.	All vehicular access shall be from an alley / private drive or internal parking lot.		
Parking Standards	As required by Chapter 3.3, except for the large box retail uses located in the north 400 ft of the CG zone, those uses may provide a maximum of 6 parking spaces per 1000 gross sq. ft. of building area.			
Frontage types	Not regulated	<ul style="list-style-type: none"> • Front Yard and Porch • Stoop 	<ul style="list-style-type: none"> • Stoop • Forecourt • Storefront 	<ul style="list-style-type: none"> • Forecourt • Storefront • Gallery
Min. Building Frontage	Not regulated	50%	80%	65%
Special Landscape Setback	<ol style="list-style-type: none"> 1. Development along the east side of the north/south local street bordering the Park between Murphy Road and the southern frontage road alignment shall provide an additional 10 foot landscaped pedestrian easement. The easement shall be combined with the street right of way to provide a pleasant pedestrian trail system the length of the Murphy Crossing project area that will easily connect to existing and planned trails, parks and open space. The pedestrian trail replaces the required sidewalk along that street frontage. 2. Development along both sides of the frontage road between Murphy Road and the Parkway off ramp / round-about shall provide an additional 4 feet of sidewalk adjacent to the public sidewalk. 			
Architectural Design	As required by Chapters 2.1.900 and 2.2.800			

*Single family homes on adjoining lots shall share a common wall where it can be shown that tree preservation can be maximized.

1. **Buffering Standards.** All loading and delivery areas shall be oriented away from residential neighborhoods and screened from view using a combination of vegetation, fences and walls.
2. **Building Height Exceptions:** Buildings in the RM zone that front on Murphy

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Road and the local north/south street which borders the park may be 40 feet tall or 3 stories when the portions of the building over 30 feet in height step back a minimum of 30 feet from the front property line.

E. Frontage Types. The street facing façade of each proposed building shall be designed as one of the building frontage types allowed by the applicable zoning district as indicated above in Table 2.7.820D. Building frontage placement on the lots shall comply with the setback requirements of the applicable zone. For the purpose of this code, building frontage means the lineal length of façade facing the street.

Table 2.7.820E

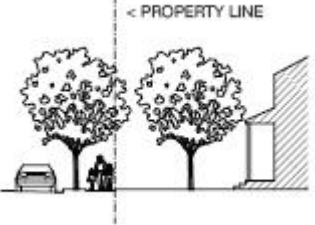
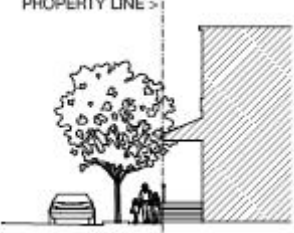
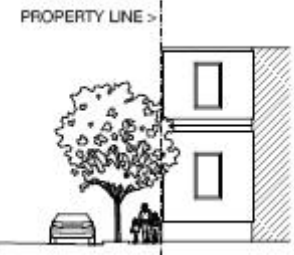
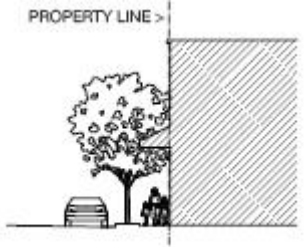
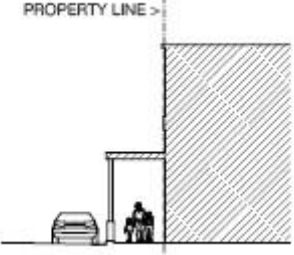
<p>1. <u>Front Yard and Porch</u> The building façade is set back from the property line (frontage line) as required by the applicable zone, with a front porch providing a covered entry. A fence or wall not more than 36 inches high may define the private space of the year. Porches shall be at least six feet deep and 12 feet wide and may be elevated no more than 36 inches above the surrounding grade.</p>	
<p>2. <u>Stoop</u> The building façade is placed close to the property line with the ground floor either elevated a minimum of 24 (but no more than 36 inches) above the sidewalk, or the façade is up to 10 feet from the back of the sidewalk, with an optional low fence not more than 36 inches at the back of the sidewalk. This type is suitable for ground floor residential uses with minimal setbacks.</p>	
<p>3. <u>Forecourt</u> Most of the building façade is at the property line with a portion of the façade set back. The resulting forecourt is suitable for gardens, restaurant seating, or an entry plaza. This type should be used sparingly and in conjunction with other Frontage Types, as an extensive setback deters pedestrians. Trees within Forecourts should be placed to have their canopies overhang the streets sidewalk. A low wall of fence no greater than 36 inches high may also be placed at the property line.</p>	
<p>4. <u>Storefront</u> The building façade is placed at or close to the property line with the building entrance (which may be recessed) at sidewalk grade. This Frontage Type is intended for retail uses and is commonly equipped with an awning. An awning extending over the public sidewalk requires City approval. Transparent windows shall occupy at least 65% of the first floor wall area of</p>	

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<p>each storefront.</p>	
<p>5. <u>Gallery</u>. A gallery is a storefront with an attached colonnade that projects over a sidewalk. This Frontage type is intended for retail use, but only when the sidewalk is fully covered by the arcade so that a pedestrian must walk under it. The City must approve any portion of the structure that extends into the public right of way.</p>	 <p>The diagram illustrates a gallery storefront. A building with a hatched facade is shown. A vertical line labeled 'PROPERTY LINE' is positioned to the left of the building. A colonnade (overhang) extends from the building over the sidewalk. A car is parked on the street to the left of the sidewalk, and a pedestrian is walking under the overhang. The sidewalk is fully covered by the overhang.</p>

F. Street Design Types. The roads within Murphy Crossing will have different designs based on their location and function. The diagram is the key to the different street types. Each street type design will be illustrated in a cross section and described below.

The designated streets within Murphy Crossing are required street elements. The street alignments depicted are generally located to provide reasonable lot sizes and connectivity within the refinement plan area. During tentative plan development or site plan review, the street alignments proposed streets shall be shown in their general location. The street alignments may move up to 30 feet in one direction without requiring a refinement plan amendment.

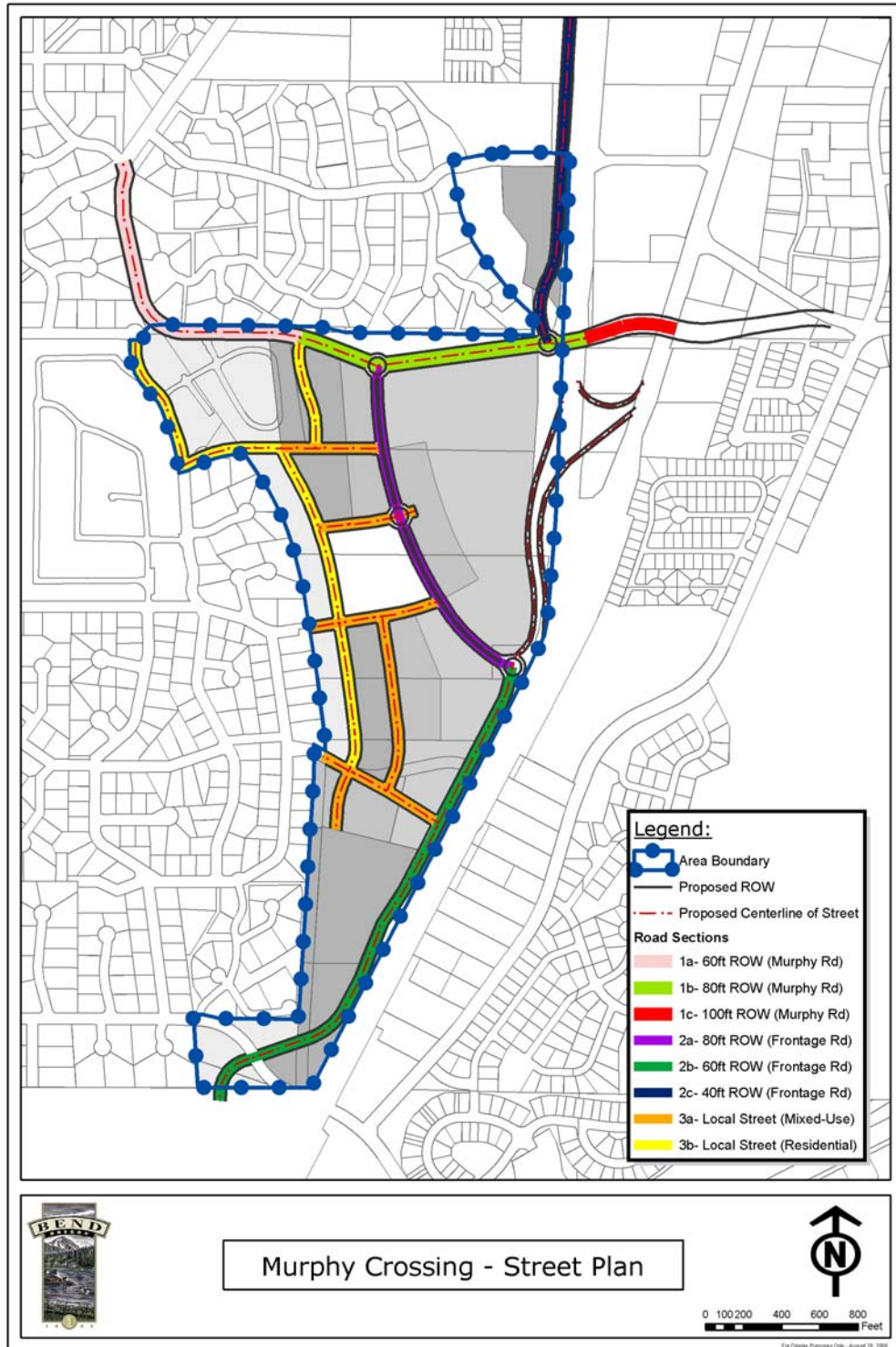
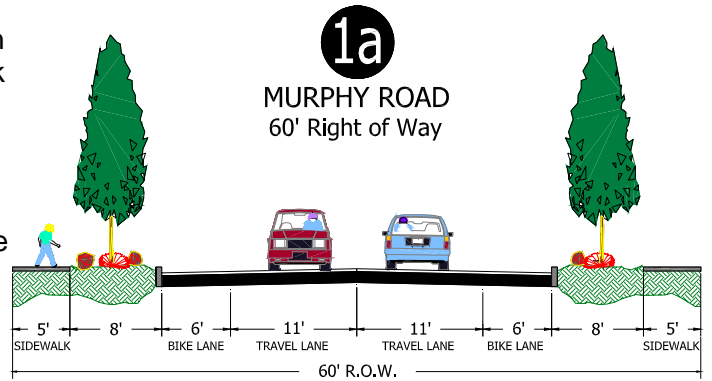
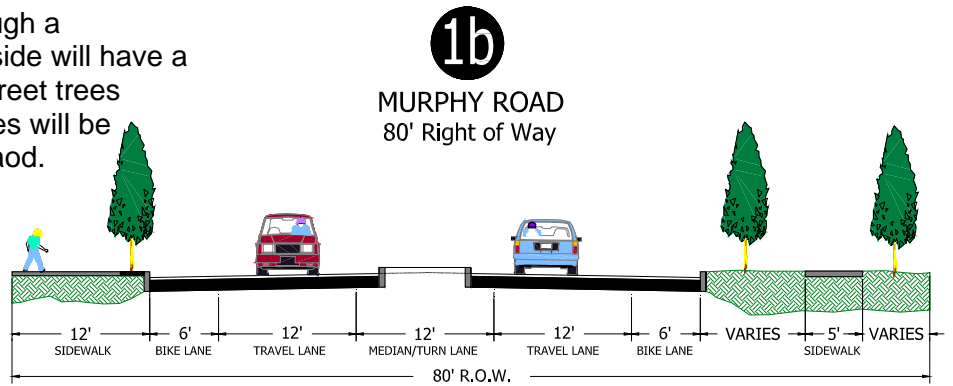


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Murphy Road - Murphy Road will transition From a 60' right-of-way to 100' feet and back to 60' as the road moves from east to west across the Parkway. The 60' segments will consist of two travel lanes with pedestrian sidewalks along both sides separated by the a landscaped planter strip. Bike lanes will be located on both sides of the street.



The 80' section is located between the west side of the Parkway and the last intersecting street before Brookwood Blvd. This street section will have two travel lanes divided by a 12' partially landscaped median with turn pockets. The northside will have a 5 foot side walk that meanders through a landscaped strip. The south side will have a 12 foot urban sidewalk with street trees placed in tree wells. Bike lanes will be located on both sides of the road.



The 100' Section Is located on both sides of Third Street and is needed for the intersection turn lanes and through movements.

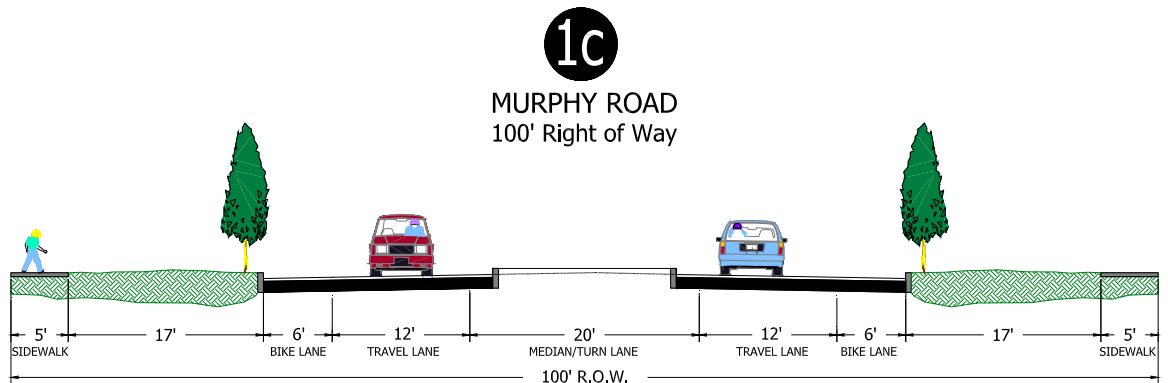
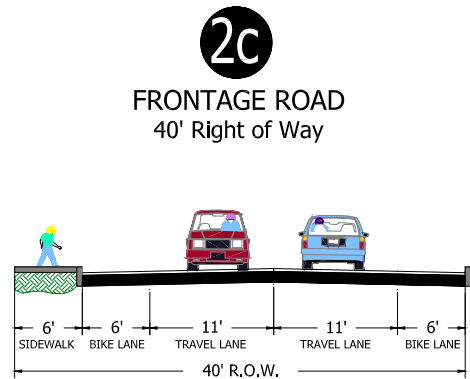


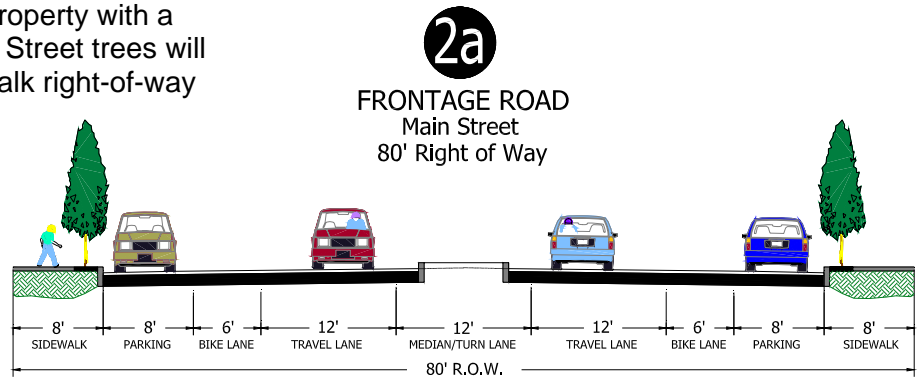
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The Frontage Road has three distinctly different sections.

Frontage Road North – is a narrow 40' right of way that will provide a link from Murphy Road to Badger Road. The road will have two vehicle travel lanes and bike lanes on both sides. This road runs parallel to the Parkway and therefore only will have a sidewalk on the west side.



Frontage Road Center – is the main commercial street section through the Commercial and Mixed –use district. This street will have two travel lanes with a median. The street will allow on street parking and have bike lanes on both sides of the street. Parking will be restricted within the proximity of protected intersections. The sidewalks will be shared between the right-of-way and the adjoining property with a minimum width of 12 feet. Street trees will be placed within the sidewalk right-of-way within tree-wells.



Frontage Road South – This street section will have two travel lanes with bike lanes on both sides. Parking will be allowed on the west side of the street. Again this street is a parallel facility next to the Parkway and will have sidewalks only on the west side except where the roadway turn to the west and sidewalks can serve two street frontages.

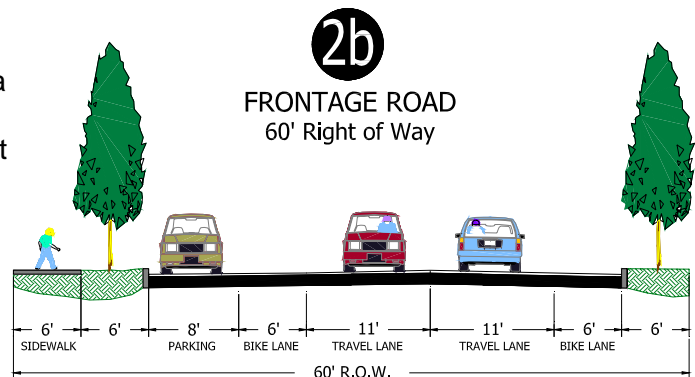
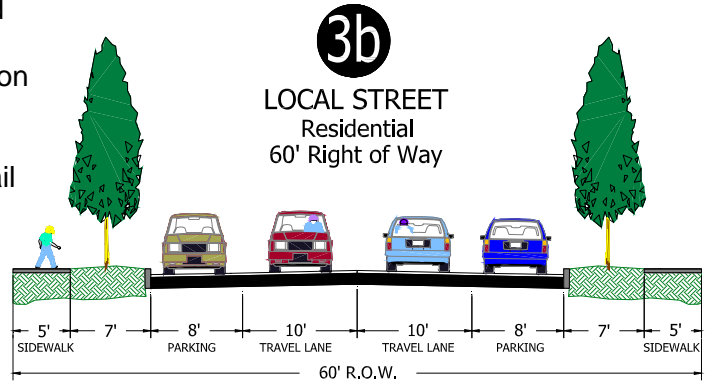


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Local Street – There are two local street types; Residential and Mixed-Use. Both have 60 feet of right-of-way, two travel lanes and on street parking.

Residential Local – Sidewalks are located at the property line and are separated from the street by a planter strip. The sidewalk on the east side of the north/south local residential street which border the park will be replaced by an enhanced pedestrian trail system utilizing a 10 foot easement along the street frontage.



Mixed-Use Local – Sidewalks are urban in nature and design with street trees located within tree wells. Along the Park Block, the sidewalks will be designed with the park.

