



NORTHWEST

◀ CROSSING ▶

RULES & DESIGN GUIDELINES

COMMERCIAL ARCHITECTURAL STANDARDS

PROTOTYPES T1, T2, T3, V1, & V6

NORTHWEST CROSSING ARC INC.

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These Commercial Rules & Design Guidelines control site design quality, the use of harmonious materials, and compatibility between buildings and apply to all structures constructed in Town Attached Commercial (T1), Town Detached Commercial (T2), Town Mixed-Use (T3), Village Mixed Use (V1), and Village Industrial (V6). The prototypes and allowed building locations are described in the NorthWest Crossing Prototype Handbook and it is important to use these Commercial Rules & Design Guidelines in conjunction with the both the City of Bend's NorthWest Crossing Overlay Zone and the NorthWest Crossing Prototype Handbook. The Commercial Rules and Design Guidelines are organized into three sections: Construction Approval Process, Submittal Requirements, and Architectural Standards.

CONSTRUCTION APPROVAL PROCESS

All Lots within the Master Declaration of Covenants, Conditions and Restrictions (CC&Rs) for NorthWest Crossing are subject to these Rules & Design Guidelines. Capitalized words are as defined in the CC&Rs. The Owner of a Lot may be referred to within as an applicant. The application of these Rules & Design Guidelines shall be subject to the approval of the NorthWest Crossing Architectural Review Committee (ARC) which shall also approve the installation of all buildings, fences, landscaping (including water features), exposed solar devices, air conditioning, mechanical equipment, antennas, satellite dishes, utility meters, and all other exposed site and building components, and removal of trees.

Exceptions to the Rules & Design Guidelines shall be

considered on an individual basis, and granted based on architectural merit, as determined by the ARC. The ARC reserves the right to amend or alter the Rules & Design Guidelines as needed.

All improvements are subject to codes and ordinances as adopted by the State of Oregon, Deschutes County, and the City of Bend, and all other pertinent regulations. The most stringent regulations shall apply in the event of a conflict.

Application and Submittal Requirements

The Construction Submittal Form and Application is available online at www.northwestcrossing.com

Preliminary Review

Preliminary review is required for all applicants.

All applicants must meet with the ARC for an orientation meeting. The orientation meeting will introduce applicants to the vision of NorthWest Crossing and familiarize them with the application review and approval process.

The preliminary review of a schematic design tests the building and site concepts. The schematic design submittal shall include the site plan with topographic information, such as tree locations, rock outcroppings and general grading information all accurately shown, all elevations showing site grading conditions and floor plans. Concerns or objections are easier to address and less costly when they are identified at

the beginning of the design (schematic) process.

Preliminary reviews are required for 'other' style designs: any style other than the approved styles indicated herein. If an applicant wishes to pursue an "Other" style design, a Preliminary Review with the ARC is required. In preparation for this Preliminary Review meeting the applicant should collect precedent documentation demonstrating that the "Other" style is an historic design style. Historic is defined as at least 50 years old. Precedent documentation can include photos depicting the proposed "Other" style in a comparable neighborhood setting to NorthWest Crossing. In addition, all "Other" styles must fit within the existing architectural fabric of NorthWest Crossing to be approved.

Responsibilities

It is the responsibility of each NorthWest Crossing applicant to read, understand and adhere to the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for NorthWest Crossing; Prototype Handbook; ARC Construction Submittal Form and Application; and these Rules & Design Guidelines.

Construction Contractors' Board

All Builders are required to have a current Oregon Construction Contractors' Board (CCB) License, and CCB-required insurance and will be required to submit proof of CCB License and insurance to the ARC.

Architectural Review Committee

General

NorthWest Crossing ARC Inc. maintains the NorthWest Crossing Architectural Review Committee (ARC) to implement and administer these Rules & Design Guidelines. The ARC shall exercise the functions for which it is given responsibility by NorthWest Crossing ARC Inc., as provided in the Declaration of CC&Rs for NorthWest Crossing and for the modifications, promulgation, and enforcement of its rules governing the use and maintenance of sites and the improvements thereon.

Architectural Standards

The ARC exists for the purpose of maintaining high standards in design development and in overseeing appropriate building and property use in NorthWest Crossing. The Committee reviews submittals and makes rulings that may supersede the City of Bend and/or others. In addition to establishing and maintaining an overall aesthetic for NorthWest Crossing, the intent of these Rules & Design Guidelines is to ensure that all buildings maintain a level of design quality that is compatible.

Preparation for Preliminary and Final Review Submittals

Preliminary and Final review are similar processes and require approximately the same amount of time for the review. Alterations or additions to buildings require the same amount of time as Formal Reviews for the review process.

Preliminary review is also recommended for alterations. The timetable for both Preliminary and Final review have three related aspects.

1). The applicant must first prepare for the review. This preparation should include:

- a. Confirm with the ARC at NWXARC@gmail.com that your copy of the NorthWest Crossing Rules & Design Guidelines is the most recent edition (all copies are dated).
- b. Request a current copy of the NorthWest Crossing ARC Construction Submittal Form and Application.
- c. Read and understand the CC&Rs for NorthWest Crossing; Prototype Handbook; Rules & Design Guidelines, and the ARC Construction Submittal Form and Application.

2). The second aspect is the development and formation of your proposal. This normally includes formation of your building concept and synthesizing it within the constraints of the NorthWest Crossing Rules & Design Guidelines. All construction is subject to all codes and ordinances as adopted by the State of Oregon, Deschutes County, and the City of Bend, and all other pertinent regulations. The most stringent regulations shall apply in the event of a conflict.

3). The third aspect is the ARC review. At least three business days prior to the next ARC meeting, NorthWest Crossing ARC Inc. must receive your submittal. Complete submittals

received prior to 12 PM on the Friday preceding the next ARC meeting should be reviewed at the following ARC meeting. The NWX ARC meets monthly. Please contact the ARC at NWXARC@gmail.com to confirm scheduled meeting dates.

After a complete and accurate application is received, the ARC will complete their review, and submit a report of their findings.

Preliminary Review Advantage

There is no fee for Preliminary Review unless the ARC requires an outside design consultant, which applicant will be notified of in advance. The Preliminary Review process is required for all submittals.

The Preliminary Review process tests the building and site concept, conformance to the selected Architectural Style and Floor Area Ratio (FAR) compliance, see FAR exhibit below. The purpose of the preliminary review is to review designs at an early stage, to obtain ARC comment on designs that may not be in keeping with the NorthWest Crossing Rules & Design Guidelines. Preliminary review also may identify designs that could be duplications of others in proximity. The preliminary review allows the applicant to obtain ARC advice regarding conceptual/schematic designs before final construction drawings are prepared.

Concerns or objections are easier to address when they are identified at the beginning of the design process. Should the ARC require changes that affect the building's structure, exterior materials, or exterior details, it is much easier to deal

with them prior to completing final construction budget and drawings; and/or applying for building permits.

Preliminary review shall not be deemed to be a final approval for the construction of the improvement(s). The ARC's written preliminary review response serves as a record of the general ideas and comments noted during the ARC review of the preliminary design submittal. It is the Applicant's responsibility to comply with all aspects of the NorthWest Crossing Design Guidelines. The preliminary review does not constitute an approval of any future formal submittal in whole or in part.

Applicants (= owner and or representative) are required to attend Preliminary Review Meetings (email to schedule a time). Attending the preliminary review meeting affords the ARC and the applicant the opportunity to discuss design objectives/intent and allows the ARC to provide comments and suggestions directly to the applicant.

The ARC Review

ARC meetings are closed (while reviewing Final Submittals)—only ARC members will be present. At the ARC meeting, your plans and application are reviewed and evaluated by the ARC members.

After the ARC Review

After the ARC meeting a review email is prepared, listing any ARC comments, requirements, concerns, or conditions of approval. A copy of this email will be provided for your design

and construction agent(s).

The applicant must respond to the ARC review email *in writing* prior to any construction activity done on site. Additionally, if there are specific areas of concern or a requirement for more information, the applicant may be required to meet with representatives of the ARC to discuss these issues and/or deliver revised drawings or provide the supplemental information before the ARC will issue a final approval allowing construction to begin.

Excavation and construction may begin only after all issues (if any) are resolved, a final written ARC approval email has been granted and the applicant's written and itemized acknowledgement of the approval email has been received by the ARC.

Some items such as paint colors, masonry samples, catalog cuts, etc. may be deferred submittals. However, deferred submittals must be provided for review and approval at a later ARC meeting and prior to installation. It is prudent to plan color schemes and material choices well in advance of scheduling painters, masons, and other specialty subcontractors.

If construction approval has been granted and construction has not begun within one year of receiving approval, the application and approval expire, and the construction deposit will be refunded. A new application, a current fee, and a new ARC review and approval will be required if construction is scheduled to proceed after this time.

Enforcement

As provided by the NorthWest Crossing CC&Rs, the NorthWest Crossing Architectural Review Committee (ARC) and/or its representative(s), shall be authorized, upon receipt of an application and submittal to build, to make onsite inspections of the building, site, and proposed construction at any time.

As provided by the NorthWest Crossing CC&Rs, any breach of the CC&Rs shall subject the breaching party to all legal remedies, including fines, damages or the destruction, removal or the enjoining of any offending improvement or condition. If an applicant fails to comply, the ARC and/or its authorized representatives may proceed with enforcement as provided for in these Rules & Design Guidelines, the NorthWest Crossing Fine Schedule, and the NorthWest Crossing CC&Rs.

Non-Conforming Uses

If an applicant has any improvement, condition or use not in compliance with the Rules & Guidelines as adopted and amended, even though said improvements existed prior to the adoption of these rules, the applicant will be granted a reasonable time as determined by ARC from the date of notification by the ARC to comply with these rules.

Non-Waiver

Consent by the ARC to any matter proposed to it or within its jurisdiction, or failure by the ARC to enforce any violation of the Rules and Guidelines, shall not be deemed to constitute a precedent or waiver impairing the ARC's right to withhold

approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violation of these Rules and Guidelines.

Severability

If any section, subsection, paragraph, sentence, clause, or phrase of these Rules & Design Guidelines is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of these Rules & Design Guidelines.

SUBMITTAL REQUIREMENTS

Complete and Accurate Submittals

A complete submittal (supplying all the information outlined in the checklist) ensures the most expedient review and approval process. Information missing from a submittal and/or inaccurate drawings may delay the review and approval process, *as the ARC will not review an incomplete submittal.*

At least three business days prior to the next ARC meeting, NorthWest Crossing ARC Inc. must receive your submittal. Complete submittals received prior to 12 PM on the Friday preceding the next ARC meeting should be reviewed at the following ARC meeting. The NWX ARC meets monthly. Please contact the ARC at NWXARC@gmail.com to confirm scheduled meeting dates.

Submit PDF copies of the following to the ARC:

Site Plan (1 copy) to include:

- Identify building architectural style.
- Drawing scale: 1" = 10' (recommended).
Lot size: confirm lot size as noted on the recorded plat.
- Building footprint location, roof plan including overhangs, and driveway clearly marked.
- Property lines, setbacks, sewer, and all easements (if any).
- All tree and rock outcropping locations (trees which are

proposed for removal, as well as all existing trees to be retained, must be clearly designated as such on the plan). Tree size and species noted, and accurate drip line indicated. If a site has no trees, the site plan must note that condition.

- Grading plan showing existing contours of site slope and proposed contour changes, both at 2' intervals (retaining walls, if any, must be reflected accurately on the grading plan). If a site has less than 2' of slope, the site plan must note that condition. Lots with 5' or more of grade change across the lot require a formal topographical survey stamped and signed by a licensed professional surveyor. The survey shall locate and identify trees (species and diameter) and all easements, if applicable.
- All utility stub locations and their proposed trenching locations to the building /building.
- Exterior lighting plan (include fixture catalog cut sheets) showing locations of all exterior lighting on the building and the site.
- A north arrow.
- Location of the following clearly marked: walkways, decks, retaining wall(s), proposed utility lines, service yard/trash storage, parking areas, spa/hot tub facilities, utility, and storage yards, etc.
- First floor elevation of building (in relation to existing grade) noted on plan.
- Highest ridge elevation of the building (in relation to

existing grade) noted on the roof plan.

- On-site drainage/containment systems locations and details.
- Tree Protection Measures.
- FAR calculation (See below for FAR exhibit).

Exterior Elevations (1 copy) to include:

- Drawing scale: 1/4" = 1'.
- Doors (include catalog cut sheets), window openings, garage doors, trim and design features.
- Walls, partitions, storage enclosures, fences, HVAC enclosure, trash/recycling enclosure.
- Stairways, rails, decks, patios, porches, landings, spa facilities, under deck/stairwell screening.
- All utility meter locations and meter housing.
- Roof, siding (including exposures), foundation, masonry materials clearly noted.
- Exterior light fixture locations and design (include catalog cutsheets).
- Proposed structure's main floor line drawn, and its elevation noted in relation to existing grade.
- Accurate finish and existing grades drawn and noted.
- 8 1/2" x 11" reductions of front elevation.

All mechanical, plumbing and all other roof penetrations (the ARC prefers that roof penetrations not be visible from the front elevation).

Correct image orientation; stock plans reflecting mirror image, or merely listing materials without drawing them, will not be accepted.

Floor Plan(s) (1 copy)

Drawing scale: 1/4" = 1'; All dimensions shown on the floor plans.

Walls, partitions, door, and window openings.

Utility and trash/recycling locations.

Stairways, rails, decks, patios, porches, landings, spa facility locations.

Heating and cooling system locations.

Application Form (1 copy)

Applicant(s) must sign and date signature page.

Cover sheet must be completed with pertinent addresses, phone numbers, lot number and phase, street address, etc.

All pages in the application must be completed.

ARC Application Fees and Construction Deposit

An application fee in the form of a check must be submitted to NorthWest Crossing ARC Inc. in the amount of \$5,000

for formal new commercial construction submittals. Additionally, a construction deposit of \$1 per square foot, with a minimum of \$5,000 and a maximum of \$15,000, must be submitted with the application fee.

Tree removal, sheds, out buildings, play structures, paint color revisions, landscaping, fences, gates, solar, pergola, trellis, and water features require a \$50 submittal fee with no construction deposit. If any owner fails to submit for the items under this section, a non-submittal fee of \$100 will be collected from the owner.

Color/Material Samples

Color/material samples are a required submittal and are best assembled at the time of the formal construction submittal; however, applicants are permitted to submit them later for review and written approval. Samples should include the following (see application):

Exterior window, siding, roofing colors and materials.

Exterior light fixture samples and/or legible catalog cuts or drawings.

Exterior door catalog cuts.

Masonry and paver samples.

Once a preliminary color review is completed the paint colors may need to be applied and presented on site with the exact claddings applied to a 4' x 4' mockup board. This color palette board is to remain *on site* installed on a pair of 4"x 4" posts

until the building is painted. Roofing and masonry samples should also be on site for the review. Please notify the ARC when your colors are on site.

Landscape Plan

Drawing scale: 1" = 10'.

Drainage.

Plant size, species, common names and quantity; and all other landscaping components.

Street Trees (see NorthWest Crossing Street Tree Guidelines).

Site and Building layout.

A landscape plan is not required during the initial review process. However, a complete landscape plan must be submitted for review and approval, in a minimum 11" x 17" format, prior to the execution of any such work and prior to occupancy. No additional fees are required for landscape review. Beginning landscaping construction prior to ARC review and written approval may result in a forfeiture of the ARC application deposit.

Landscaping (formal or re-naturalizing) of the entire lot shall be completed prior to or at the time of building completion. The ARC may approve an extension for landscape completion due to inclement weather.

The NorthWest Crossing ARC Inc. reserves the right to require hard copies of Items If they deem warranted.

Construction Deposit Refund and Inspection

Construction deposits will be refunded if the building and landscaping are completed and meets all ARC standards, requirements, conditions, and design guidelines. Inspection schedules become full during the building season; sometimes inspections are not feasible due to weather conditions. A request for an inspection may require a lead-time of up to three weeks.

If ARC final inspection approval is not obtained within 18 months of the initial ARC approval date, the deposit may be forfeited. Forfeited deposits may be used to bring the subject property into compliance with the approved plans, specifications and these Rules and Design Guidelines, or for ARC-related expenses.

Miscellaneous

The ARC Application Fee may be changed at any time.

As provided by the NorthWest Crossing CC&Rs, the NorthWest Crossing ARC and/or its representative(s), shall be authorized, upon receipt of an application and submittal to build, to make onsite inspections of the building site and proposed construction at any time.

Violation(s) of these Rules & Design Guidelines that are discovered during an inspection will be communicated to applicant. The ARC and/or its representative(s) shall provide written notice of noncompliance to the applicant, including a reasonable time limit within which to correct the violation(s). If

an applicant fails to comply within this time, the ARC and/or its authorized representatives may proceed with enforcement as provided by the NorthWest Crossing CC&Rs.

In addition, the applicant is responsible for notifying the ARC upon completion of the proposed construction, at which time the ARC shall arrange a final inspection to verify compliance with the plan as approved and to verify compliance with the Prototype Handbook and these Rules & Design Guidelines.

General

The ARC exists for the purpose of maintaining high standards in design development and overseeing appropriate building and property use in NorthWest Crossing. The Architectural Review Committee (ARC) reviews submittals and makes rulings that may supersede the City of Bend and/or others.

City Building Requirements

The City of Bend requires that a building permit be obtained prior to beginning construction of any improvement or making additions or changes to an existing structure. Application with the intent to circumvent the City of Bend code requirements will not be approved. Please verify all City of Bend regulations with the building and planning departments.

Utilities

All connections from trunk lines to individual structures must be underground (see Rules & Design Guidelines/Utilities).

Utilities are available from Pacific Power and Light, Cascade

Natural Gas, Century Link and TDS. The City of Bend provides water and sewer services. Utilities have been extended to the property boundaries of each building site for electricity, gas, cable, phone, water, and sewer.

COMMERCIAL ARCHITECTURAL
STANDARDS

Adjacent Private Property

Adjacent property may not be used for access to any construction site without the adjacent property Owner’s approval. Adjacent property may not be used as a parking area or staging area by any contractor or subcontractor working on the building site. In the event of damage to adjacent property, the applicant will be held responsible for restoration of the adjoining affected property and/or may result in a partial forfeiture of the ARC fee.

It is imperative to keep adjoining properties free of construction litter. **Daily clean-up is required.**

Awnings

All proposed awnings must be submitted for ARC review and written approval. The awnings must be constructed of a material selected to blend with the body color of the building . No stripes or patterns will be permitted. The bottom edge of the valance must be straight, not decorative (no scallops, notches, etc.).

Buildable Area and Setbacks

City of Bend Requirements:

See the NorthWest Crossing Overlay Zone Ordinance.

Building Setbacks

See the NorthWest Crossing Prototype Handbook.

Other Setbacks

Certain architectural features may project into required yards or courts as follows: cornices, canopies, eaves, belt courses, sills, or other similar architectural features. All encroachments must comply with all applicable codes and ordinances.

Building Height (see Prototype Handbook)

See the NorthWest Crossing Prototype Handbook.

Burning

The open burning of construction or yard debris is not permitted at any time on any lot in NorthWest Crossing.

Exterior wood burning devices (chimeneas, etc.) are prohibited. No wood burning stoves or fireplaces are allowed.

Portable gas or electric heaters are permitted providing they are operated and maintained in accordance with the manufacturer’s instructions.

Drainage

A drainage plan must be included as part of all construction and landscape submittals and is subject to ARC approval. All site drainage must be retained and disposed of on the Owner’s property. Both existing and finished grading must be represented on each site plan, each exterior elevation, and

each landscaping plan submitted. Provisions for the disbursement of roof, gutter, building site, landscape, walkway, and driveway drainage are the property Owner’s responsibility. Owners should consult with professionals to discuss drainage risk factors and specific solutions.

Lots may be subject to additional water difficulties (from street run-off or other sources) during conditions that exceed the system’s designed capacity should investigate the possibilities of a free-draining foundation system around the entire perimeter of the foundation or other effective drainage system(s) recommended by your drainage professional.

Some areas in NorthWest Crossing may be susceptible to street drainage and erosion problems during conditions that exceed the system’s designed capacity.

Driveways and Walkways

Driveway cuts onto NorthWest Crossing roadways and alleys will be limited to two per site, unless otherwise approved by the ARC. The driveway will be a maximum of 20’ wide, except for a radius to the street. No driveways will be allowed along the south side of NorthWest Crossing Drive between Mt. Washington Drive and NW Clearwater Drive. The City of Bend requires a permit prior to constructing the curb cut for any driveway. All driveways and walkways shall be finished prior to occupancy. Driveways may be concrete, asphalt or masonry paver. Owners are responsible for repair of all driveway cuts, concrete breakage of curbs, sidewalks, or sidewalk aprons.

Duplication

Duplication of a building design is discouraged. The front facade design is allowed once per phase and is subject to ARC review and approval.

In cases where similarity in building design or appearance is deemed a concern by the ARC, modifications may be required to eliminate similarities.

Excavation

Each site shall be developed with minimal modification of the existing topography. All excavation spoils must be promptly removed from the site. All areas disturbed during construction must be restored to their original appearance (see "Landscaping" section) or in accordance with an approved landscape plan.

Exterior Colors and Stains

All exterior colors are subject to review and written approval by the ARC for both original painting and subsequent repainting. Exterior color treatment shall be continuous on all elevations. Colors appropriate to the historic style of the building are strongly recommended. Bright body colors will generally not be acceptable.

Care shall be taken to avoid duplicating colors of surrounding buildings. Natural wood siding and natural shakes must be stained or treated.

Color submittals will be processed by the ARC in the office for

preliminary review. An onsite review may be done by the ARC prior to final approval.

Exterior Design Treatment

Careful application of the prototype examples in the Architectural Styles section of this book is essential. Use of the massing examples is encouraged. Applicants are strongly encouraged to review ARC files of buildings on adjoining building sites to aid in window placements and other conditions on side elevations. Roof slopes and overhangs shall be appropriate for the architectural style (as determined by the ARC).

Several things must be considered during the design process to effectively address specific site conditions. Adequately excavating for the lowest floor can better "marry" the building to the site. Sensitively selecting roof pitches and roof massing can lessen the perception of height. Stepping the building profile from the point of low grade back toward the higher grade reduces the building mass, particularly as seen from lower viewpoints. Reducing story heights at the ends of the building adjacent to neighboring properties can substantially soften such end conditions. Prudent use of materials may be effective tools to reduce the height and mass (i.e., masonry projecting bays, base trim boards, frieze boards, and belt courses are a few design alternatives for effectively eliminating long, tall, uninterrupted walls.).

Applicants are strongly encouraged to minimize the massing and visual impact of the garage. The space between the top of the garage door(s) and the roof shall be kept to a

minimum as determined by the ARC (see Garages).

The design of a dwelling shall consider the negative visual impact of tall, imposing facades upon neighboring properties. This is of concern with any building designed for a building site of considerable slope; it is of particular concern where a tall, flat face of a building may be exposed to roads or adjacent sites.

The ARC encourages and may require fenestration, projecting bays, and all other architectural features to avoid long, uninterrupted walls and to have all sides of the building be coordinated. Integrating architectural elements around the building will enhance it as a whole and should augment the architectural character of the building. See Hillside Building sites for more information on tall facades.

Buildings close to setbacks may be required to step the upper floor back, vary roof forms, include pop-outs, or include other architectural elements to articulate the building mass to avoid long, tall, and narrow spaces between buildings.

Exterior material treatment used on the building walls shall be continuous and consistent on all elevations of a building to achieve a uniform and complete design and must avoid a "veneer" look. Exterior siding material must be carried down to within eight inches of finish grade. Only eight inches of exposed foundation is permitted on any exterior elevation. Changes of exterior materials must occur at inside corners.

Stucco and thin masonry veneers that don't have fabricated outside corners won't be approved since they don't provide

an equivalent thickness to appear to be legitimate. The use of stucco and/or masonry material may be used in conjunction with other approved siding materials to enhance the architectural style and appeal of all sides of a building. When masonry is used it must be applied to not appear as a veneer; it must terminate at inside corners or be coordinated with other architectural elements and must extend to grade.

Exterior Lighting

Information regarding the design, number and location of all exterior lighting fixtures is required for ARC review and written approval, including (but not limited to) exterior wall, pendant, driveway, walkway, and landscape lighting. Lighting submittals require an actual sample or legible drawings and/or catalog cuts for the review process. All exterior light fixture locations must be shown on the exterior elevations of all construction submittals. Driveway, walkway, and landscape lighting may be included later with the landscape plan. All exterior light fixtures installed without ARC review and written approval must be removed. The objective of the exterior lighting requirements is to eliminate glare and annoyance. To this end, the guidelines are as follows: All exterior fixtures are subject to ARC review and written approval regarding their location, number, and wattage. These fixtures must have downward-directed light sources which are shielded with a minimally translucent material approved by the ARC. No fixture shall glare onto adjacent properties. Landscape up lighting is not allowed. Each fixture is limited to a maximum of 900 lumens and most fixtures must be 10"

minimum in height. Colored lamps are prohibited, other than during holidays. Driveway, walkway, landscape, and all other decorative light fixtures are subject to ARC review and written approval regarding their location, number, and lumens. No part of the lamp may be exposed through perforated opaque material.

In cases where the grade differential is such that portions of the building are elevated above the adjacent property or right-of-way, exterior light fixture(s) may require additional shielding to prevent glare or light spill off property. In some cases, recessed or "can" lights may not be allowed.

Holiday lighting may not be installed for the entire year.

Exterior Walls and Trim

In the design of buildings, which propose the use of a composite of exterior materials, consideration shall be given to appropriate balance, both in terms of the amount of each material, as well as the specific areas of their use.

For most building styles, brackets must visibly support all bay windows or other wall protrusions that do not extend completely to ground floor level. For designs the ARC deems appropriate building walls of more than one material shall change materials along the horizontal lines, inside corners, projecting bays, or other architectural features. Some building designs will be required to have exposed rafter tails, brackets, or other visible architectural elements to enhance design.

The following materials are approved for use on exterior walls and trims:

- a. Wood (treated with semi-transparent or solid body stains or paints), and the use of lap cement-based siding and board & batten materials are approved. Board and batten type siding and log style buildings may be appropriate on some building sites; however, they are subject to ARC review and written approval. In most cases, siding applications which involve a mix of directions (horizontal, diagonal, and vertical) are discouraged.
- b. Brick, natural and cultured stone.
- c. Textured masonry block units are not to exceed eight inches in height.
- d. Stucco and synthetic stucco.
- e. Exposed cast-in-place concrete using dimensional wood form boards.

Prohibited Finish Materials and Conditions:

- a. Unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board)
- b. Seams on sheet (plywood or pressboard type) products
- c. SPF trim larger than 8" and SPF at fascia or bargeboards

- d. Other similar quality, non-durable products

Fences and Landscape/Retaining Walls

Fences and Landscape/Retaining Walls in NorthWest Crossing require specific review and written approval from the ARC before they may be placed. A fence is defined as a structural or ornamental barrier separating one exterior space from another. The intent is to create good neighbor fences and make the alleys “people friendly”. This allows Owners to view any activities in the alley.

The heights or elevations of any wall or fence shall be measured from the existing natural elevations of the property at or along the applicable points or lines. Except for Industrial Prototype V6 at backyard areas only, no cyclone, metal mesh, or chain link fences are allowed whatsoever except that fence posts may be metal, or steel enclosed in wood. Free-standing concrete and masonry walls shall be minimum 8" thick. Wood shall be painted unless natural cedar or redwood is used. Site wall materials should generally match building materials. Metal and iron fencing shall be configured in predominately vertical elements and all metal surfaces shall be painted. Acceptable materials for Fences and Landscape/Retaining Walls include brick, concrete, and stone masonry. Architecturally detailed exposed cast-in-place concrete. Cement based stucco. Wood pickets, lattice, and boards as long as #2 or better no-hole cedar or other ARC approved wood. Painted wrought iron.

Some Fencing Considerations:

- a. Fences within NorthWest Crossing shall be six (6) feet in height or less, except as noted below. Posts for wood fences must be steel wrapped with wood. No wood posts will be allowed. Height shall be measured from the natural grade. “Natural grade” is defined as the site topography which exists at the time a lot is sold to the first Owner by the project developer; fill material subsequently brought to a site does not modify this original grade. The ARC will evaluate each condition on an individual basis.
- b. No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
- c. Fences along alleys, rights of way, and pedestrian paths shall be at least 3' feet away from the edge of the pavement.
- d. Chain link fencing is preferred adjacent to pedestrian paths in Prototype V6.
- e. All fencing shall meet City of Bend clear vision requirements.
- f. Exceptions to fence heights and locations will be considered on an individual basis; additional enhancements may be required.

Flagpoles

Flagpoles will be reviewed on a case-by-case basis and require prior ARC review and written approval before they may

be installed.

Gutters and Downspouts (See Drainage)

Gutters are recommended in NorthWest Crossing and may be required on some buildings. All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored or painted to blend in with the color scheme of the building and/or the surface to which they are attached.

All drainage pipes from downspouts must be concealed from the view of neighboring properties. In addition, this drainage must be accommodated on the Owner’s property. Please investigate the addition of French drains or other types of dry well systems to accommodate gutter drainage.

Gutters must be included in the exterior color palette application for a building. The ARC will review gutter applications on a case-by-case basis.

Heating and Cooling Systems

All exterior elements of heating and/or cooling systems must be screened from adjoining properties. Screening around HVAC systems shall be built to match adjacent materials and paint colors.

HVAC enclosures must be reviewed and approved by the ARC.

Landscaping

Landscaping is required and may be a condition of development in some areas. All buildings, however, shall be maintained to present a neat and pleasing appearance from all off-property vantage points, to minimize fire danger in the area and to moderate the problem of wind-blown dust. If a property Owner chooses to maintain the natural appearance of the site, steps must be taken to restore/re-naturalize unsightly scarred areas due to construction activity or other damage and to remove dead plant material and refuse from the site. Re-naturalize (make the site appear as it did prior to construction of the building) all areas disturbed by the construction of your building that are not formally landscaped. Re-naturalizing includes:

- Planting ARC-approved native plant material schedule:
 - a. 5-10% Trees or 2 trees per 500 sf: (requirement is lot-specific):
Ponderosa Pine (*Pinus ponderosa*)...6 – 8 feet.
 - b. 25-45% Shrubs or 15 shrubs per 500 sf: (must have a minimum of 3 varieties of the following):
Serviceberry (*Amelanchieralnifolia*)5 gal.
Greenleaf Manzanita (*Arctostaphylospatula*)...2 gal.
Big Sagebrush (*Artemisia tridentia*)...2 gal.
Creeping Orange Grape (*Mahoriarepens*)2 gal.
Wax Currant (*Ribes cereum*)..... 2 gal.

- Wood’s Rose (*Rosa woodsil*)5 gal.
- Douglas Spirea(*Spiraeadouglassi*)5 gal.
- Coralberry (*Symphoricarposorbiculatus*) .5 gal.

- c. 35-55% Grasses or 25 grasses per 500 sf; (must have one of the following):
Idaho Fescue (*Festucaidahoensis*).....1 gal.
Bluebunch Wheatgrass (*Pseuoroegeneniaspicatum*).....1 gal.
- d. 0-25% Forbs or 15 forbs per 500 sf: (optional):
Yarrow (*Achilleamillifolium*)1 gal.
Threadleaf Fleabane (*Erigeron filifolius*)..... 4" pot
Sulfur Buckwheat (*Erigonumumbellatum*) ... 4" pot
Oregon Sunshine (*Eriophyllumlanatum*) 4" pot
Silky Lupine (*Lupinussericeus*) 4" pot
Lowly Penstemon(*Penstemonhumilis*)4" pot
Showy Penstemon(*Penstemonspectabilis*)... 4" pot

- Spreading mulch/pine needles/duff, covering raw earth
- Feathering transitions between truly native areas to the newly restored areas

Other Landscaping Requirements and Considerations:

- a. Landscaping (formal or re-naturalizing) of the entire lot shall be completed prior to or at the time of building completion. The ARC may approve an extension for landscape completion due to inclement weather.
- b. The front yards and side yards along public Rights of Way and pedestrian easements shall be landscaped.

- c. Underground irrigation is required. For xeriscape landscaping, irrigation may be removed after establishment of native plantings.
- d. Street tree species, number, size, and location are to be determined by the NorthWest Crossing Street Tree Guidelines for the area between the curb and sidewalk. This area also requires sod, or approved substitution, and underground irrigation. For Prototype T1 along NorthWest Crossing Drive, the right-of-way shall be concrete sidewalk with street trees and grate meeting ARC guidelines. At a minimum, all street trees shall be 2" caliper (measured 6" above ground level). Please refer to the NorthWest Crossing Street Tree Guidelines for species regulations.
- e. In some situations, the ARC may require an Owner to plant trees and/or add contouring to a site to screen on-site elements from off-site vantage points.
- f. It shall be the responsibility of the Owner, when landscaping their property, to follow the plan approved by the ARC.
- g. As determined by the ARC, contiguous property Owners should work together to create a continuous flow from one property to the next avoiding a straight-line delineating the property lines.
- h. The use of organic methods of weed control, lawn maintenance and yard care are encouraged.

- i. Identify quantity, species, common names and size for all proposed trees and plantings.
- j. Landscape plans must be 1" = 10' scale presented on 11" x 17" paper, minimum, preferably in color, and provide the following details:
 - i. Clear delineation between areas. For example, sod vs. bark, planting areas vs. sod.
- k. Grading and drainage systems must be represented on all landscaping plans submitted to the ARC.
- l. Retaining wall materials and locations must be approved by the ARC.
- m. Boulders, if included in the landscape plan, shall be at least 2' in size (any measurement) and must complement the landscaping. No obviously, or appearing to be, excavated rock will be approved.
- n. Landscape up lighting is not approved.

All irrigation systems must meet the following requirements:

1. Underground automatic irrigation systems need to be designed to irrigate lawn and shrub areas with separate zones.
2. All spray heads (pop-ups) must have pressure-regulating capabilities.
3. Irrigation controllers must have the following minimum features:

- i. 365-day calendar for odd or even day watering.
- ii. Independent programming for mixed irrigation applications.
- iii. Water budget feature that is selectable for each program for seasonal adjustments.

Maintenance

Each property Owner is required to keep their land, landscaping and all improvements in good repair and attractive condition. This includes keeping the native areas free of weeds, building material, garden tools and household items and other debris.

Metals and Plastics

All exterior metals and plastics (vents, flashing, gutters, etc.) must be painted or treated to blend in with the adjacent surrounding material (see gutters & downspouts). All utility meter housings must be painted to match the adjacent paint color.

Decorative features in unpainted or untreated metal or plastic require ARC review and approval prior to installation.

Overhead Doors and Garages

Overhead doors, in general, should be located to accommodate vehicle loading and unloading, but not located such that they are visible from the street for Prototypes T1 and T2. Overhead doors may be metal but should be painted to

match the color of adjacent building material. For Prototype V6, overhead doors facing the street shall be a maximum of 12' wide each. Other overhead doors that are highly articulated may be approved by the ARC on an Individual basis.

Parking and Screening

Parking lot designs should provide for the necessary parking spaces and related landscaping and pedestrian access. At least one paved, continuous, and direct pedestrian walkway through the parking lot to the building shall be provided. The walkway shall be 5' wide, minimum, and must be adjacent to a minimum 5' wide landscape strip, with trees planted 20 - 30 feet on center, depending on the tree crown diameter. When the walkway crosses a driveway, the walkway paving treatment shall be continuous. Refer to the NorthWest Crossing Prototype Handbook for additional information regarding parking lots.

Except for Prototype V6, boats, trailers, buses, motor homes, commercial vehicles, trucks larger than one-ton, recreational vehicles, disabled vehicles, or other similar vehicles shall be stored only within an enclosed structure with an ARC approved design.

T1, T2, and T3 Prototypes require screening for parking.

Primary Entrance

The building must have a primary entry located on the front façade of the building. There must be a direct, paved walkway from the sidewalk to the main entry. Exceptions may be

granted for the V6 Prototype.

Roofs and Roofing Accessories

Slate and concrete tiles, concrete and wood simulated shakes, single-ply roofing membrane (TPO) and composition roofing (with at least a 25-year warranty) are acceptable roofing applications for NorthWest Crossing. Non-reflective metal roofs that mimic other roofing materials may be considered on some buildings. Wood shakes and shingles are not approved due to fire danger. Roofing applications will be reviewed on an individual building basis. Even though the product is approved, some colors will not be permitted on buildings in NorthWest Crossing. All roofing materials will be reviewed to confirm the material matches the architectural style of the building.

Low slope single ply membrane roofs may be permitted when a parapet and cornice are used to conceal all roof-mounted equipment from the view of adjacent properties. In some locations where street frontage is required, low slope roofs behind parapets or false fronts may be required. Flat roofs shall be accessible from a habitable space such as a balcony, or, if not, they shall be concealed by sloped roofs or parapets.

Where sloped roofs are used, main roofs shall be 4:12 minimum to 14:12 maximum slope with symmetrical gable or hip configuration. Eaves shall be continuous except at sheds and dormers. Shed roofs shall be attached to the main building wall or roof ridge, with a minimum 3:12 slope. Eaves shall

overhang at least 18 Inches and shall be visibly supported by exposed rafter ends or braces. Eaves less than 18" will be individually considered by the ARC. All roof mounted components such as mechanical equipment shall be visibly screened from view from an adjacent street.

Satellite Dishes and Antennas

No exterior satellite receivers or transmitters, television antennas, radio antennas, or other receiving device shall be placed on any building without ARC approval prior to installation.

Other Considerations:

- a. Satellite dishes over 18 inches in size are not permitted.
- b. Location of receiving devices must be inconspicuous and pre-approved before placement. Landscape screening may be required in some cases.

Service Yards/Trash Enclosures

When not provided by other structures, each building shall have a screened service yard enclosing garbage, recycling, compost bins and trash containers, clothes drying apparatus, bicycles, landscape debris, outdoor maintenance equipment and so forth. Service yards may be detached from the building and must be screened from view of other buildings or roadways. Service yards must be reviewed and approved by the ARC.

Setbacks, Easements, and Other Requirements **(See Prototype Handbook)**

Signs

See City of Bend Sign Code.

Skylights and Solar Devices

All glass, plastic or other transparent skylight or solar device shall be treated to eliminate reflective glare. Clear, bronze, or gray glazing is preferred over white translucent glazing. Flat skylights are preferable to domes.

Solar collectors are encouraged at NorthWest Crossing; however, the collectors must be flat to the roof, with dark frames. In addition, most of the mechanical portion of the system must be contained within the structure and not positioned on the roof. If it is necessary for mechanical equipment to be on the exterior of a building, the equipment shall be painted to match adjacent paint color. ARC review and approval is required for all solar collection systems.

Staging Area

Each construction approval submittal must designate at least one staging area for a building, subject to approval by the ARC. Each staging and construction area must be kept clear of trash and debris.

Only buildings to be used as temporary construction shelters may be placed on a site during the construction of the main

building.

Temporary Structures

No structure of a temporary character, trailer, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time. Construction trailers are allowed during the construction phase of the building and must be removed upon substantial completion of the building.

Tree Preservation Guidelines

Throughout NorthWest Crossing there are many native trees that make the building sites unique. To maximize the likelihood of a saving existing trees, follow these basic tree preservation techniques:

- a. Identify the Critical Root Zone (CRZ) area. The drip line is a good rule of thumb.
- b. Design around the CRZ whenever possible.
- c. Install construction fencing around the CRZ. Do not let any activity (storage, traffic, cleaning of tools, etc.) take place within the fenced CRZ area.
- d. Where construction activity must occur (usually footing or trench), cut cleanly any roots encountered. Backfill and water as soon as possible.
- e. If traffic across the CRZ cannot be avoided, install 10"–12" of woodchips to protect the CRZ from compaction.

- f. No grade changes within the drip zone are permitted.

Tree Removal and Trimming

Any trees proposed for removal must be clearly shown on the formal construction submittal and are subject to ARC approval prior to removal.

The removal of any tree larger than six inches in diameter (19 inches in circumference) without the prior written approval of the ARC is prohibited. Trees less than six inches in diameter may be removed in accordance with fire safety guidelines. Any tree may be trimmed up six feet from ground level for fire safety. Dead limbs up to 15' should be removed. Trees that are dead, diseased, or posing a risk to the improvements may be removed once confirmed by an arborist and with ARC approval.

Tree topping is prohibited and is subject to a fine. If an Owner or their agent(s) ignores this prohibition, the Owner will be required to pay the fine, completely remove and replace the topped tree with a tree or trees (with the size(s) and species as required by the ARC) at the Owner's expense.

Trellises, Decks, Porches, Stairs, Stoops,

Deck/Porch Skirting, and Balconies

Elevated decks with occupied areas below shall have supports of not less than 6" X 6". Built-up wing walls or built-up columns (clad with siding material), both in conjunction with landscape screening are encouraged and in some cases will be required. Acceptable materials include cast concrete, brick, stucco and stone masonry, wood or fiberglass columns, posts, piers, and

arches. Wood, brick, concrete and stone masonry decks, stoops, stairs, porches, and balconies. Stone, masonry, or wood lattice screen for undercroft of porches or decks, compatible with adjacent wall materials. Wood, welded steel or Iron trellises. Railings, balustrades, and related components shall be wood, painted welded steel or Iron.

Trellis materials may be wood, welded steel or Iron. Railings, balustrades, and related components may be wood, painted welded steel or Iron, Columns, posts, piers, and arches may be cast concrete, stucco, masonry, wood, lap siding, or fiberglass.

All first-floor decks greater than 24 Inches above grade must have skirt screening walls and the walls must be recessed 18 to 24 Inches from the deck or porch edge to create shadow lines. Landscaping around decks more than three feet above grade shall be required to reduce the scale of the skirt screening wall.

Utilities

All connections from trunk lines to individual structures must be underground; exposed plumbing, electrical, and all other utilities and services are prohibited. All areas of excavation for site utility work must be restored.

Utility Boxes and Meters

All utility meters (gas and electric) should not be visible to roadways or neighboring sites. They shall be installed according to the guidelines provided by the utility companies. All meter housings and junctions must be painted to match the adjacent paint color. Construct the foundation with conduit to allow for

utility boxes to be recessed into the wall with a removable access panel.

Water Features

All water features must have written ARC approval prior to their construction and/or installation. The ARC has sole discretion and may reject any water feature deemed inappropriate.

Water features shall be integrated as part of the landscape and have a natural appearance.

Water features shall be sized, located, and oriented to benefit those within the building or on deck or patios. Noise from water features shall be limited to not impact adjoining or adjacent properties.

Water features shall be scaled as a minor landscape element—they shall not dominate or distract from the landscaping or the architecture of the building.

Windows, Glazing, Entrances, Door Frames, and Accessories

Wood, vinyl or prefinished metal frames and sashes are allowed. Clear or “low E” glazing is required. No reflective tinting or reflective glass is allowed without ARC approval. Aluminum windows, door frames, and skylights must be factory painted, vinyl clad or bronze anodized, unless other treatments are specifically authorized by the ARC. Hinged glass doors (not sliding), where visible from the street, are allowed. Entry and overhead doors shall be wood, embossed metal or fiberglass. Overhead

doors shall be wood, metal or fiberglass. Wood or fiberglass shutters are allowed. Interior window treatment shall harmonize with the exterior façade.

Bay windows shall extend to the floor level and be visibly supported by brackets or extend completely to the ground. Door and window shutters shall be sized to cover the window. No single sheet of glass visible from the street should be greater than 24 square feet. Multiple vertical windows may be grouped in the same horizontal opening provided they are separated by 4 Inch minimum posts.