

SPECIAL DISTRICT STANDARDS

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Section 4 identifies the standards and requirements for each Special District within Badger Mountain South.

| | | |
|-----|--|-----|
| 4.A | Introduction..... | 4-2 |
| 4.B | Specialty Retail (BMS-SD-SR)..... | 4-2 |
| 4.C | Commercial Mixed-Use (BMS-SD-CMU)..... | 4-3 |
| 4.D | Destination Retail (BMS-SD-DR)..... | 4-3 |

4.A INTRODUCTION

This section of the LUDR identifies the Special District development standards. Special Districts are unique areas that by intent, function, disposition or configuration play an important role in establishing the vision of the Badger Mountain South community.

The Special Districts are identified in Section 2.B – Regulating Plan for Land Use and Urban Form, with the following color-legend:

-  Special District - Specialty Retail (BMS-SD-SR)
-  Special District - Commercial Mixed-Use (BMS-SD-CMU)
-  Special District - Destination Retail (BMS-SD-DR)

Because of the unique nature of the Special Districts, development within these areas is guided by the intent, guidelines and/or standards as follows for each District.

Although the Special Districts are not regulated by Building Types, the Common Design Standards in Section 8.C are applicable to these Districts.

4.B BADGER MOUNTAIN SOUTH SPECIAL DISTRICT- SPECIALTY RETAIL (BMS-SD-SR)

 SEE REGULATING PLAN FOR LOCATION



Illustrative Sketch: Birds-eye View of Specialty Retail Village

1. SPECIAL DISTRICT - SPECIALTY RETAIL INTENT

The Special District - Specialty Retail (BMS-SD-SR) is intended to support and provide development opportunities for the growing interest in local and regional agricultural products, in particular the local wine industry. As such it serves both the City of Richland as well as the region.

It is also intended to:

- a. Provide a gathering place for group events, festivals and other community-wide activities;
- b. Provide sites for: vineyards, wine caves, wineries, tasting rooms, wine making, other specialty brewing and craft distilling, the sale of other agricultural-related products, education, retail and hospitality that support this focus; and
- c. Showcase innovative sustainable design features in both building and site design.



Illustrative Sketch: Outdoor Plaza, Cave Entrance, and Vineyard

2. SPECIALTY RETAIL DISTRICT STANDARDS

- a. Each building design should include sustainable features. Refer to Section 12 for Sustainable Standards.
- b. Buildings are encouraged to be sited to take advantage of views.
- c. Pedestrian connectivity between development sites shall be emphasized, the use of unique pavement or landscape treatments shall be encouraged.
- d. Spaces between buildings shall be considered for design purposes as common spaces to be shared among all users in the District and should be designed to function in this way, unless necessary for essential uses such as utility services, waste collection, or delivery services.
- e. Service areas shall be integrated into the building design to provide screening for equipment, recycling, trash and similar.
- f. Buildings may vary in height between one to three stories; daylight basements are not included in the story count. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. and no signage shall be permitted above street level.
- g. Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- h. Landscaping shall meet the Common and Commercial Landscape Standards in Section 11.
- i. Parking per Common Parking Standards, Section 13.D.
- j. See also Section 8.C for Common Design Standards for all Districts.



Illustrative Photo: Wine Cave Storage

**4.C BADGER MOUNTAIN SOUTH
SPECIAL DISTRICT - COMMERCIAL MIXED-USE (BMS-SD-CMU)**

SEE REGULATING
PLAN FOR LOCATION



Illustrative Photo: Outdoor Restaurant Plaza / Urban Trail



Illustrative Photo: Office above Retail Streetscape

1. SPECIAL DISTRICT - COMMERCIAL MIXED-USE INTENT

The Special District - Commercial Mixed-Use (BMS-SD-CMU) comprises approximately 45 acres between Dallas Road and the Special District - Specialty Retail. The District can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

To further the walkable and sustainable goals of Badger Mountain South, the design of the Special District - Commercial Mixed-Use will ensure that pedestrian are accommodated between buildings or groups of buildings, that public plazas and other community features will be developed as part of the overall development plan, and that connectivity will be maintained to adjoining Districts.

2. SPECIAL DISTRICT-COMMERCIAL MIXED-USE STANDARDS

- a. Enhance pedestrian experience:
 - i. Entries: functional entries must enhance pedestrian experience by fronting onto public space.
 - ii. Sidewalks: Provide continuous sidewalks along all street frontages and between buildings and blocks.
 - iii. Plazas and common spaces: shall be provided with appropriate amenities including benches, trash and recycling containers and bike racks. Plazas shall be designed to create a unique development identity and are encouraged to also include public art. Refer to Section 5.E for Plaza standards.
 - iv. Maximize views to Badger Mountain.
- b. Signage, landscaping, and building architectural features will be complementary and will emphasize the District as the entryway to the City of Richland.
- c. Service areas shall be integrated into the building design to properly screen it from the center plaza and public streets. This includes areas for trash, recycling and equipment storage.
- d. Building Heights:

Four (4) stories with a maximum height limit of 55 ft.; daylight basements are not included in the story height. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. At least 50 percent of the first story of building is dedicated to commercial space.
- e. Landscaping shall meet the Common and Commercial Landscape Standards, Section 11.
- f. Sustainable Standards per Section 12.
- g. Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- h. Other Site Improvements as appropriate and identified in Section 13.
- i. Parking per Common Parking Standards, Section 13.D.
- j. See also Section 8.C for Common Design Standards for all Districts.

SEE REGULATING
PLAN FOR LOCATION

**4.D BADGER MOUNTAIN SOUTH
SPECIAL DISTRICT - DESTINATION RETAIL (BMS-SD-DR)**



Illustrative Photo: Outdoor Retail Plaza

1. SPECIAL DISTRICT -DESTINATION RETAIL INTENT

The Special District - Destination Retail (BMS-SD-DR) includes more than 80 acres west of Dallas Road at Interstate 82. The District is highly visible to motorists on the freeway and has direct access from the existing I-82 on-ramp.

It is the intent of the Special District - Destination Retail is to accommodate a wide variety of uses both for the community and for the region with an integrated development concept. Development may include an open air shopping village with large-scale retail, restaurants, hotels, entertainment and Mixed-Use, Multi-family housing.



Illustrative Photo: Cinema Complex

2. SPECIAL DISTRICT - DESTINATION RETAIL STANDARDS

- a. All standards of the BMS-SD-CMU District apply.
- b. When Mixed-Use development or Live/Work housing is provided, attention shall be given to provide appropriate residential amenities such as decks, gardens, and segregated open space restricted to the residential units.
- c. Internal circulation for the development as a whole within the District shall be considered in order to provide appropriate access to Dallas Road, safe pedestrian accommodation, adequate space for common areas including plazas or other seating, and the efficient use of parking.