City of Wenatchee

Residential Design Guidelines

December 10, 2020

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A. Administrative

A.1. Purpose

The general purpose of these Residential Design Guidelines (Guidelines) is to implement the City's Comprehensive Plan vision, especially:

- Goal 12 Policy 8: Conduct a comprehensive review of dimensional and density standards for residential development. Where appropriate increase residential densities to accommodate a wider range of housing types. An increase in housing options and densities should include a review of new design tools and dimensional standards that protect or build upon neighborhood character; and
- Goal 12 Policy 9: Compatible blended density housing: Develop design standards and evaluate appropriate locations for diverse housing types within neighborhoods, utilizing blended densities, and evaluating and recognizing the differences between neighborhoods. The review should look at the character, form, intensity of development, and type of place as well as the mix of uses in the area. Relationships to surrounding neighborhoods are important as tiers or hierarchies of uses are evaluated. This approach to housing is more focused on desired form, with a range of housing types vs. a density-based zoning approach.

More specifically, the purposes of these Guidelines are to:

- Adopt more flexible design standards for residential development that will permit the construction of different housing types compatible with surrounding neighborhoods.
- Promote higher densities along major corridors and in existing neighborhoods already characterized by density.
- Provide clear objectives for those embarking on the planning and design of development projects within Wenatchee.
- Ensure attractive, functional residential development to meet the city's housing needs.
- Promote social and economic vitality.
- Foster safety and comfort through design.
- Promote original and high-quality design.
- Enhance the character and function of Wenatchee's streets.
- Promote building and site design that fits into the context of established neighborhoods.
- Promote sustainable design principles.
- Promote design that enhances the "sense of place" for neighborhoods.
- Increase the awareness of design considerations amongst the Wenatchee community.
- Maintain and enhance property values through appropriate aesthetic and functional design considerations.

A.2. Administrative procedures

The City of Wenatchee Community Development Director (Director) or designee will administer the Wenatchee Residential Design Guidelines (Guidelines), lead the review process, and ensure that new development meets their intent. The review of a development project application with respect to the Guidelines will be the same as, and concurrent with, project review with respect to the zoning provisions. In cases where there is a question of applicability, the Director will make the decision.

A.3. Applicability

The provisions of these guidelines apply to:

A.3.1. Development of new housing types as specified in the table below.

Table A.3.1. Applicability of housing types to these guidelines.

Residential Type	Applicable
Accessory dwelling units, detached accessory dwelling units	No
Single family dwellings	No
Single family cluster	When referenced in Title 10
Single family courtyard	No
Cottage housing	When referenced in Title 10
Duplex	When referenced in Title 10
Patio homes	When referenced in Title 10
Courtyard housing	Yes
Townhouses	Yes
Multifamily dwellings	Yes
Live-work dwellings	Yes
Mixed-use building with at least one residential unit	Yes
Manufactured home communities	When referenced in Title 10
Single purpose commercial buildings	No

A.3.2. Building additions to applicable housing types/elements as specified above.

A.3.3. Exterior modifications (such as façade changes, windows, awnings, signage, etc.) to applicable housing types/elements as specified in the table above.

A.3.4. If there is a discrepancy in these guidelines between the text and figures or charts, the text shall apply.

A.3.5 The conversion of an existing structure to an applicable housing type as specified above.

A.3.6 Storage areas and structures associated with residential developments when referenced in Title 10.

A.4. Terms used in the guidelines

Most sections include the following elements:

- Intent statements, which are overarching objectives, these statements are to be for assistance in determining whether or not the application meets the requirements in the guidelines. Some guidelines offer multiple means of satisfying requirements and allow for proposals that are not specified in the provisions. In these cases, the intent statements provide guidance as to whether these alternative proposals are acceptable.
- Words such as “shall,” “must,” and “is/are required,” signify required actions or features, and must be complied with.
- The use of the word “should” signifies that the provision is required unless there is a compelling reason to the contrary, as determined by the director.
- The use of words such as “is/are recommended,” signify voluntary measures.

A.5. Organization of the residential and mixed-use guidelines

These guidelines are organized into chapters roughly arranged in the sequence of decisions made during the design process. That is, they consider first, the larger site layout parameters that determine the size and configuration of the major project elements such as buildings, parking and circulation. The second section addresses the site design features such as pathways and landscaping that further refine the site layout. The third section covers building design elements that are usually addressed after the larger site elements and building footprints have been determined.

B. Introduction

B.1. Residential development types

As noted in A.1 Purpose, one of the Director's objectives in establishing these guidelines is to encourage the development of a wider spectrum of housing types that in turn offers households more choices in meeting their housing needs, provides housing at different affordability levels, and gives residential developers greater flexibility in taking advantage of different site conditions and market opportunities. At the same time, it is critical that new development fit with its neighborhood context and does not negatively impact its neighbors. To accomplish this, these guidelines and Wenatchee City Code Title 10 (Zoning) include provisions to address development issues specific to each individual housing type.

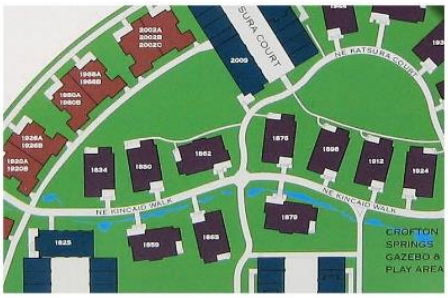
Chapter 10.08 WCC defines these housing types with respect to specific criteria. These definitions will be used in project review. Chapter 10.10 WCC identifies which housing types are allowed in each zoning district and overlay district. Chapter 10.46 describes the dimensional requirements for development envelopes for each zone, specifying, for example building setbacks, lot coverages and height limits. Chapter 10.47 describes the dimensional requirements for each housing type in each zone and overlay district.

The following sections in B.1 describe the design characteristics, advantages and considerations typical of each type. The contents of section B.1 are for information purposes and are not requirements.

Section B.2 identifies the character areas within the City for the purposes of integrating new development into existing neighborhoods.

B.1.1. Single Family – Cluster

Description: Two or more single family residences that are developed as part of a Cluster Subdivision in accordance with WCC 10.47.050 or which are developed per other City approved permit in which there are exemptions to the dimensional requirements of Chapter 10.46 WCC.



Design Characteristics:

- Residences are developed according to densities and height limitations allowed in WCC 10.46.
- Lots and setbacks may be smaller than individual single-family residences required in WCC 10.46, as long as there is an equivalent amount of open space and impacts to neighboring lots are no greater than if the WCC 10.46 provisions were applied.

Advantages:

- Allows for more efficient development of irregular and unusually configured lots.
- Allows for protection of site features such as critical areas, steep slopes, and open space.
- Allows for more efficient vehicle circulation and parking.

Design Considerations:

- Ensure that the resulting open spaces are usable, protect a natural resource or provide another public benefit.
- Ensure that vehicle access and internal circulation are safe and efficient.
- Minimize loss of privacy and solar access to neighboring single-family residences.
- Clustering may require maintenance agreements for the common space.

Reference: See also WCC 10.47.060.

B.1.2. Single Family – Courtyard

Description: Two to six single family residences with access from a shared private lane.

Design Characteristics:

- Single family residences with vehicle and pedestrian access from a shared private lane.
- The single-family residential lots include yards and entries oriented to the shared private lane rather than the public street.

Advantages:

- Allows for more efficient development of larger or unusually configured lots.
- In some cases, it may reduce pavement area and facilitate accommodation of parking spaces.
- Allows fewer curb cuts.
- In some cases, better plat design than skinny lots.
- This configuration could be combined with single family-cluster development (i.e. the lot and building could be smaller if allowed by code.

Design Considerations:

- Ensure that the street facing facades of the residences and site improvements provide a pleasant streetscape.
- Ensure accessible and pleasant pedestrian circulation.
- Orient residential entries to be welcoming.
- Minimize the negative impacts of vehicle access and parking.
- Requires access easements and maintenance agreements.

Reference: See also WCC 10.47.070.

B.1.3. Cottage Housing

Description: “Cottage housing” means four or more small, detached individual dwelling units sharing commonly owned open space, courtyard, and parking area. See WCC 10.47.070. Cottage housing development with two to three units is referred to as infill cottage housing. See WCC 10.47.060.

Design Characteristics:

- Small, usually one to one and a half stories, individual dwelling units with porches and individual gardens near entries.
- Attractive architectural details, materials, and colors that offer some individuality for each unit but lend a continuity for the whole complex.
- Attractive courtyard provides shared open space.
- Parking can be individual spaces or in a combined lot around perimeter.

Advantages:

- Increased density without the bulk of large buildings.
- Offers small unit living within an individual structure.
- Orientation around a courtyard offers social setting and security.
- Generally more affordable than a traditional single family residence.
- Usually compatible with single family neighborhoods.

Design Considerations:

- Privacy and security should be addressed in site design.
- Relationship between the cottages and open space must be welcoming but provide privacy.
- Architectural detailing and landscaping is important to ensure quality.
- Parking location and site design should minimize impacts.

Reference: For four or more units, see WCC 10.47.090. For infill cottage housing options with three or fewer lots, see WCC 10.47.080.

Note: Shared parking and individual lots of this example.

B.1.4. Duplexes and Patio Homes

Description: A detached residential building designed for occupancy by two self-contained attached dwelling units living independently of each other (WCC 10.08.055 “D”).
Patio homes refer to a duplex where the dwelling units are placed side by side and each unit is platted on its own lot (WCC 10.08.115).

Design Characteristics:

- Duplexes may look like a single-family residence, especially if there is a single driveway or the drives access from an alley.
- Corner lots offer excellent opportunities for ground related duplexes.
- Dwelling units may be situated side by side or one over another.
- Stacked duplexes (one unit over another) can tend to be – but are not necessarily – bulkier than single family residences.
- Some existing two-story houses can be successfully converted to a stacked duplex.
- New duplexes can feature a variety of styles and configurations.

Advantages:

- Added density without changing the character of a single-family neighborhood.
- Tends to be more affordable per unit than single family residence.
- Offers home buyer the ability to reduce monthly cost with revenue from rental unit.

Design Considerations:

- Duplexes are the most compatible in single family neighborhoods when they have the same architectural character as their neighbors.
- Building elements and details are important to prevent duplexes from looking “boxy”.
- It is especially important to minimize driveways and curb cuts.
- Front yards, entries, and drives must be configured to create a pleasant streetscape.
- Exposed parking under the building and visible from the street should be avoided.

Reference: See WCC 10.47.100-110 for duplex and patio home standards.

Duplexes work well on corner lots.

Older houses can be successfully converted to duplexes if parking can be accommodated.

Contemporary styled duplexes are possible.

B.1.5. Townhouses

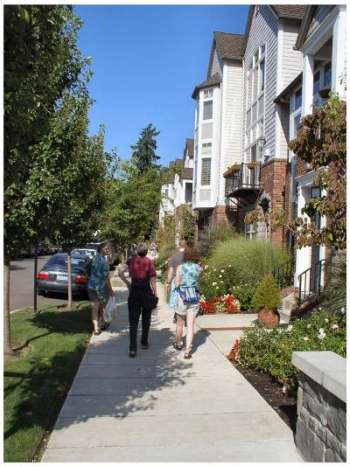
Description: A single family dwelling with an individual entry onto a street or common walkway that shares at least one wall – and a property line – with another dwelling. Townhouses are typically individually owned ground related units. See WCC 10.47.130.

Design Characteristics:

- Townhouses generally feature a compact footprint and multiple stories.
- Townhouses may be aligned in a straight row facing a street or configured around a courtyard or common pathway.
- The front façade of townhouses may feature building modulation to break up the building's massing.
- Front yards of townhouses are often relatively small.

Advantages:

- Added density and affordability.
- Usually individually owned.
- Can provide an individual backyard.
- Can provide a pleasant streetscape and transition between public right of way and interior privacy.



Design Considerations:

- Because of townhouses' relatively narrow width, it is important that driveways and automobile access from the main street are minimized or should drive so they do not dominate the front façade (alley access is preferred).
- If the front townhouse facades are situated near a public street, the ground floor should be elevated and/or set back from the sidewalk to maintain the residents' privacy.
- Building elements, details, and modulation can help reduce the building's massing.
- The color or detailing may vary from one unit to the next to add individual identity to the residences.

Reference: See also WCC 10.47.130.

B.1.6. Courtyard Housing

Description: Multifamily dwelling units surrounding a courtyard, pathway with landscaping, or other open space.

Design Characteristics:

- Generally, the units are ground related.
- The central open space may be lawn, a passive open space with a garden or landscaping, or an active open space with, for example, playground equipment.

Advantages:

- Allows higher densities and more affordable units.
- Offers a unique residential type.
- The open space can be very attractive and useful.

Design Considerations:

- The design of the open space and the transition between public open space and the private spaces around the units are very important.
- Impacts of parking should be minimized.
- The complex should present an attractive street front.

Reference: See also WCC 10.47.070.

B.1.7. Multifamily

Description: Buildings with three or more attached units. Such buildings may have common or individual entrances and could be rental apartments or condominiums.

Design Characteristics:

- Generally aligned parallel to the street front buy may be arranged around an internal courtyard. See courtyards or condos above.
- Upper story facades include elements such as balconies, modulation, and clusters of windows to break up the building's massing.

Advantages:

- Offers higher density and amenities such as a roof deck, views, etc.
- Generally, more affordable than other housing types.
- Appropriate in places where a less established residential neighborhood context is offset by convenience and internal amenities.

Design Considerations:

- Measures should be taken to ensure livability of dwelling units at or near grade.
- The front façade of the building should incorporate building elements, articulation, attractive materials, and details.
- The front yard landscaping should provide privacy to ground floor units and screen parking, as well as add to a usable streetscape.
- Some residential open space should be provided. This may take many forms (outdoor courtyard or other open space, roof deck, balconies, exercise room, etc.).
- The entry(s) should be welcoming and secure.
- The privacy and solar access of neighboring residences in adjacent lower intensity zones should be protected by building setbacks and upper story step-backs, if necessary.

Reference: See also WCC 10.47.150.

B.1.8. Mixed-Use

Description: For the purpose of these guidelines, a “mixed use building” refers to a building that features a non-residential use or uses on at least a portion of the ground floor and at least one dwelling unit.

Design Characteristics:

- Ground floor storefront use feature weather protection, transparency (ample window area), commercial ceiling height, attractive details, and a welcoming entry to encourage pedestrian activity.
- Upper stories feature elements, characteristics, and materials that provide a “human scale” and attractive façade.

Advantages:

- Offers very convenient services and pleasant street level activity.
- Usually relatively affordable.
- Higher density of all residential types and reduces pressure on single family neighborhoods.
- May offers views.
- Concentrations of residents support local businesses.

Design Considerations:

- The front façade of the building should incorporate building elements, articulation, attractive materials, and details.
- Some residential open space should be provided. This may take many forms (outdoor courtyard or other open space, roof deck, balconies, exercise room, etc.).
- The entry(s) should be welcoming and secure.
- The privacy and solar access of neighboring residences in adjacent lower intensity zones should be protected by building setbacks and upper story step-backs, if necessary.

Reference: See also WCC 10.47.160.

B.1.9. Live-Work Dwellings

Description: WCC 10.08.095 “L” defines “live-work dwelling” as a dwelling unit designed to accommodate a small commercial enterprise on the ground floor and a residential unit above and/or behind.

Design Characteristics:

- Generally, two- to three-story buildings with a large multipurpose space near the front entrance that can accommodate commercial, retail, or office activities.
- The commercial space shall comply with accessibility requirements.
- Two or more units may occupy a single building in a townhouse type of configuration, or they may be arranged around a shared access point.
- Sometimes the units are flexible so that the ground floor can function as a ground related unit or as a work space, depending on the occupant’s needs.

Advantages:

- Offers a unique opportunity for small businesses.
- Its small scale can fit within some neighborhoods or provide a transition between a commercial district and a single family neighborhood.
- Offers flexibility for the owner.

Design Considerations:

- Parking should be carefully considered as the unit may need space for both residents and clients.
- Care should be taken so that the unit doesn’t become just a townhouse without privacy for the resident.
- Signage and commercial access should be addressed.

Reference: See also WCC 10.47.140.

B.2. Establishment of “Character Areas”

One of the objectives of these guidelines is to support and enhance the unique design characteristics of specific neighborhoods or areas within the city. One way to do this in the design of new residential development is to emphasize the architectural design characteristics of the locale in which it is built. To implement this goal the following “character areas” are established as described below and on the map in Figure B.2.a.

Core Residential Neighborhoods. All properties in the RM and RH zones east of Western Avenue, north of Crawford Avenue, and south of the Wenatchee River. The area also includes properties in the OMU zone.

Perimeter Residential Neighborhoods. All properties in the RS, RL and RF zones south of the Wenatchee River plus all RM, RH, and SWBD zoned properties south of Crawford Avenue. The area also includes the OMU zoned areas west of Western Avenue.

Sunnyslope. All residentially zoned properties north of the Wenatchee River.

North and South Wenatchee Business Districts. All properties in the NWBD and SWBD zones north of Crawford Avenue plus adjacent areas in the residential mixed-use zoning district.

Greater Downtown District. All properties in the CBD zone plus some adjacent areas in the residential mixed-use zoning district.

Section E.2.4 Architectural design character and E.6.2 Building materials and colors include guidelines that apply to specific character areas.

B.3. Grandview Historic District

The guidelines related to design character in Sections E.2.1 and E.6.2 do not apply to properties in the Grandview Historic District. Projects in the historic district shall be reviewed in accordance with WCC 10.40.060.

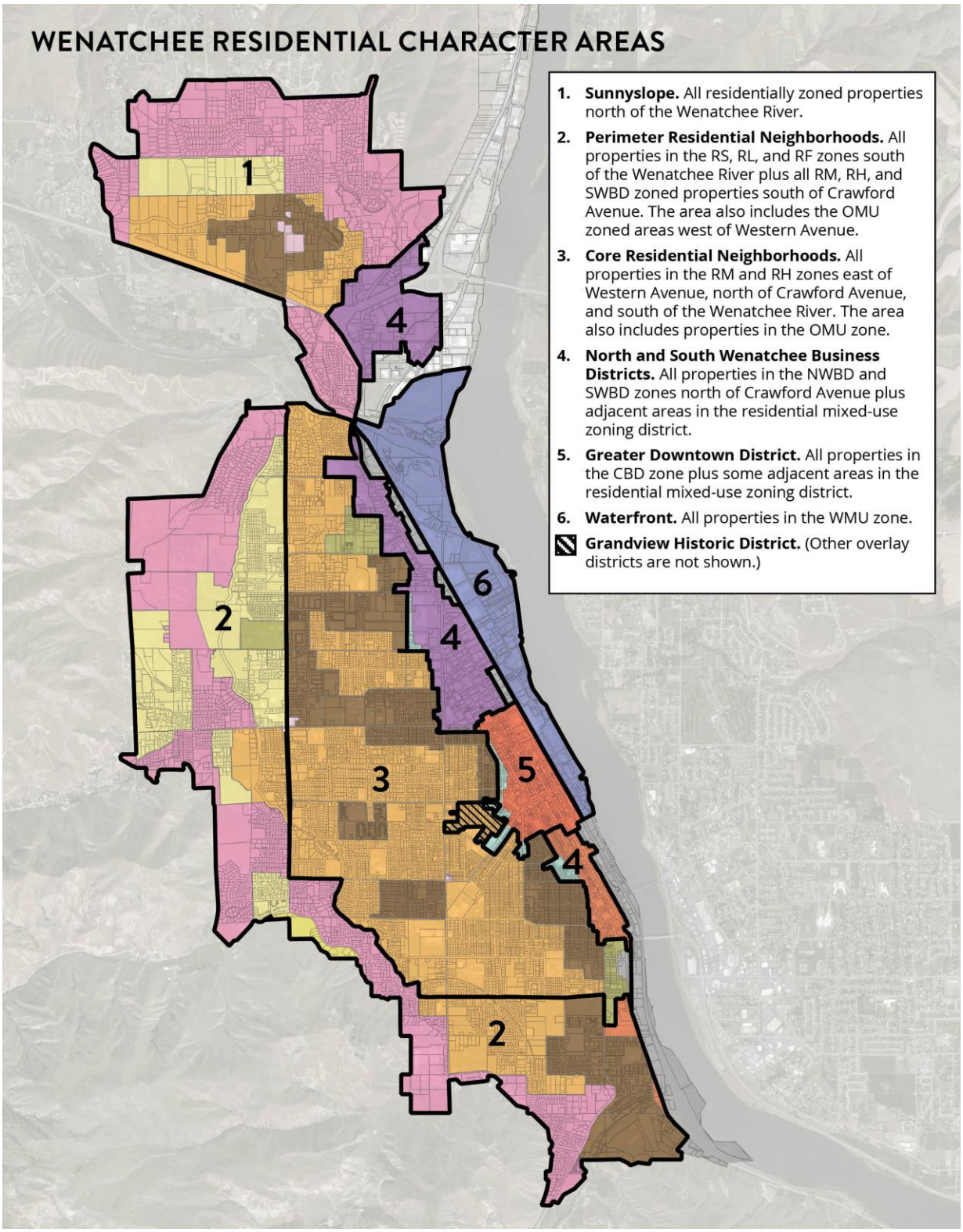


Figure B.2.a. Character area boundaries.

C. Site Planning

C.1. Relationship to street fronts and common pathways

INTENT

- To provide for the privacy, comfort, and livability of the residential units.
- To provide an attractive streetscape.
- To allow for friendly communication between residents in an outdoor space and pedestrians on the sidewalk.
- To provide an inviting entry into the units.
- To foster pedestrian-oriented businesses and activities in mixed-use buildings on pedestrian-oriented streets.

GUIDELINES

C.1.1. Ground-related units facing streets

a. **Applicability.** This guideline applies to all ground-related residential units, as defined in 10.08 WCC, facing a public street and located within the following zoning districts and overlays:

- North Wenatchee Business District (NWBD)
- South Wenatchee Business District (SWBD)
- Central Business District (CBD)
- Waterfront Mixed Use (WMU)
- Neighborhood Commercial (CN)
- Historic Entertainment overlay (HEO)
- Waterfront Pedestrian overlay (PO)
- Waterfront Recreational/Residential overlay (RRO)

b. **Purpose.** Provide for internal privacy for people living in the ground-related units.

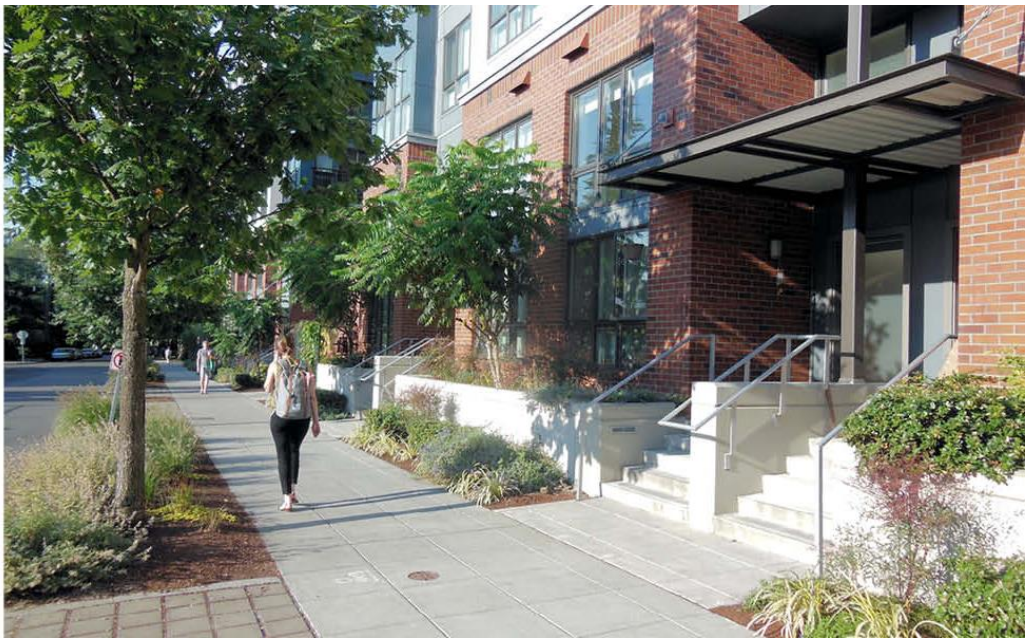


Figure C.1.a. Desirable ground-related residential example with raised unit, landscaping, and small porches to enhance privacy while providing a welcoming streetscape. Similarly, these measures add privacy and a sense of community.

c. **Street access.** Ground-related residences fronting a street shall either have individual ground-related entries or a shared entrance oriented and accessible to the street.

d. **Set back or elevate units for privacy**. Setbacks of less than 15 feet (where allowed by WCC Chapter 10.46) warrant pro-active design treatments to create an attractive and effective transition between the public and private realms.

i. If the front façade is 10-15 feet from the public street right-of-way, elevate the ground floor unit at least 30 inches above grade and elevate the bottom of ground floor windows facing the street at least 5 feet above grade.

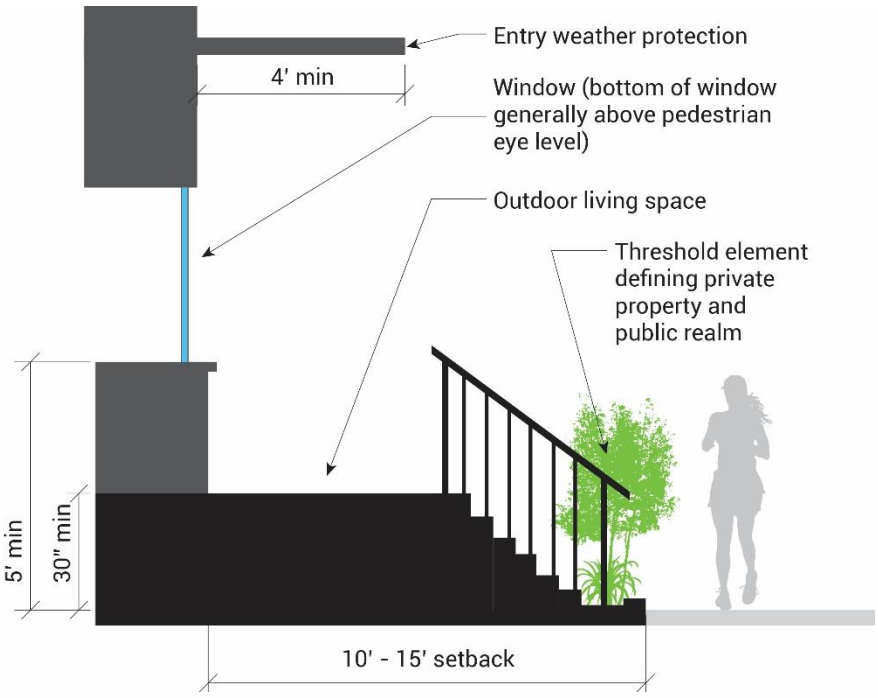


Figure C.1.d.i. The above provisions apply to ground-level residential frontages with 10 to 15-foot setbacks. The below provisions apply to ground-level residential frontages with setbacks less than 10 feet.

ii. If the front façade is 5-10 feet from the public street right-of-way, elevate the ground floor unit at least 3 feet above grade and elevate the bottom of ground floor windows facing the street at least 6 feet above grade.

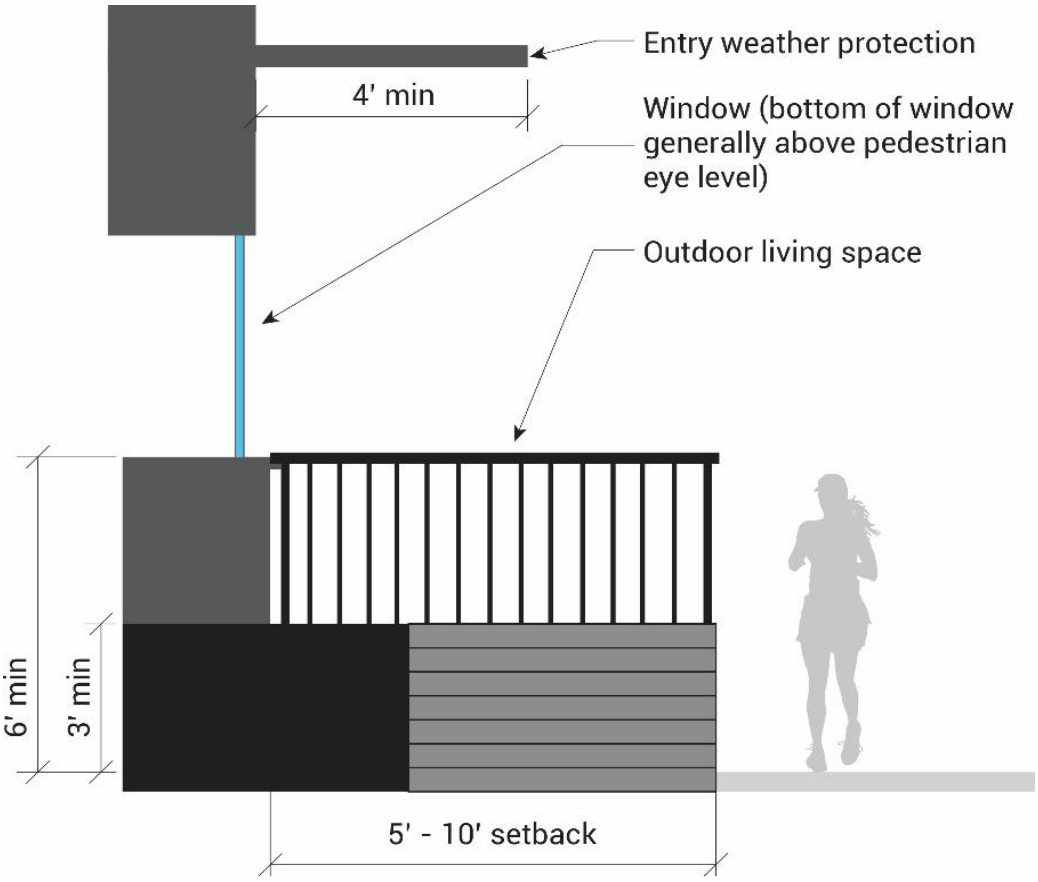


Figure C.1.d.ii. Dimensional relationships to maintain privacy and provide a successful transition between public and private realms when setbacks are reduced below 10 and 15 feet.

Figure C.1.c. The above images show ground-level residential frontages with setbacks of approximately 10 feet (left image) and 5 feet (right image) along different street frontages for this corner apartment building. These ground level units all have their own private unit access from the sidewalk and are elevated above the sidewalk to enhance the privacy to the units. The landscaping elements, brick posts, split-faced concrete block stoop walls, and black metal railings help to provide an attractive and effective transition between the public and private realm within the adjacent dwelling units.

e. Ground related units setback less than 15 feet shall include the following design features:

i. Provide a physical “threshold” feature such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right of way and private entry, porch, yard, or patio. Thresholds may screen but must not block views to and from the street or common pathway. Retaining walls adjacent to a public ROW shall be no taller than 30 inches. If additional height is required to accommodate grade conditions, then accommodate the grade change according to D.5.1.

ii. Provide an outdoor space at least 4 feet in depth and 6 feet wide (24 square feet minimum) in the front setback such as a porch, patio, deck, or stoop. Where feasible, this space must be at the same level as the interior of the unit. The Director may allow an exception for an outdoor space with other dimensions if the space meets the intent of providing a transition between the street and the private space.

iii. Provide a covered area, porch or protected entry space, or other architectural weather protection at least 4 feet deep and 4 feet wide (parallel to the street or pathway), that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.

iv. Landscaping planters shall be integrated into transitional areas between the dwelling unit and the adjacent sidewalk, pathway or open space to enhance the transition between public and private realm (see Figure C.1.c below for an example). Where the ground level dwelling unit setback is more than ten feet, a landscape planter shall be integrated between the sidewalk, pathway, or open space and the porch, patio, deck, or stoop. Where the ground level dwelling unit setback is less than ten feet, a landscape planter shall be integrated between dwelling units/stoops.

Figure C.1.d. Ground floor residential units such as these often lack privacy and the livability of outdoor spaces is limited. Locating the ground floor at or close to grade or with insufficient setback results in an uninviting space even with the planter in place. This condition should be avoided.

C.1.2. Street fronts on pedestrian-oriented streets

a. Applicability. This guideline applies to all development facing a designated pedestrian-oriented street. (See Figure C.1.e)

b. Pedestrian-oriented façade. Feature "pedestrian-oriented façades" as described in Section E.4.1 Pedestrian-Oriented Facades.

c. Ground floor use. Feature non-residential ground floor uses. Hotel and multifamily residential lobbies, common rooms and entries are allowed.

d. Ground floor setbacks. Feature ground floor setbacks at least 12 feet from the face of curb. Upper stories may extend to the property/right of way line.

e. Street wall definition. The ground floor shall extend to the property/right of way unless the setback from the curb required in "d" is applicable. (For example, align the building along the right of way unless the resulting sidewalk area is less than 12 feet wide from back of curb to the first floor building wall at grade.)

Exception: A building front (measured parallel to the right of way line) may be set back up to 60 feet from the right of way provided the setback is occupied by a plaza, landscaped area or other space that invites pedestrian activity and buildings facing the open space meet the Pedestrian Façades and Weather Protection requirements in Section E.4.1.

Figure C.1.e. Designated pedestrian-oriented streets.

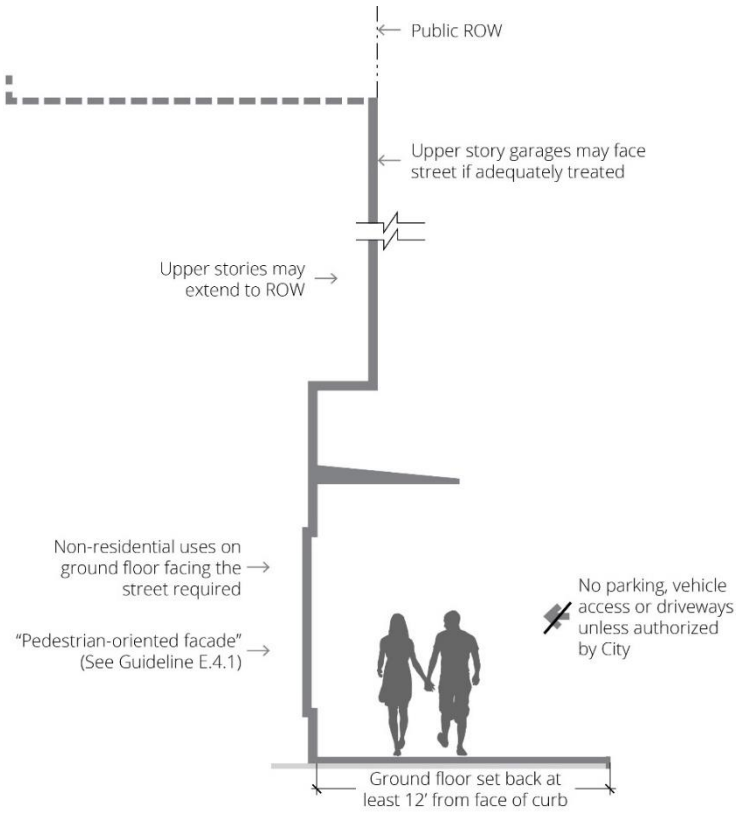


Figure C.1.f. Summary of requirements for building façades facing a designated pedestrian-oriented street. (This diagram is for illustrative purposes only. See Section C.1.2 for stated requirements.)

f. **Vehicle parking.** Surface vehicle parking directly fronting, and ground floor structured parking directly adjacent to a designated pedestrian-oriented street is prohibited. The Director may allow upper story parking facing the street if the façade is suitably treated to appear as an occupied building or incorporates articulation treatments that break up the massing of the garage and add visual interest as described in Section E.7.1. The Director may also allow structured parking to face a designated pedestrian-oriented street if the subject property faces two or more designated pedestrian-oriented streets and the parking is treated per Section E.8.

g. **Vehicle access (driveways).** All vehicle access shall be from another street or alley unless the Director determines that there is no other way to provide safe vehicle access. For example, if the property is on the corner of two designated pedestrian-oriented streets or fronts a designated arterial and a designated pedestrian-oriented street, the Director will determine which street fronts may feature vehicle access (a driveway).

C.1.3. Location and configuration of parking facilities facing a street front

a. **Applicability.** This guideline applies to all parking lots serving more than two residential units. This guideline does not apply to parking lots that only face an alley or private roadway. If an exception is granted in WCC10.60.030 it is also granted here.

b. **Parking lot location.** All parking must be located beside, behind, underneath, or above the ground floor use facing the street (i.e., no parking is allowed between the building and the street). Parking is limited to 50 percent of the street front or 65 feet, whichever is narrower. Parking areas serving more than two residential units along the street must be screened (See Section D.1 and Chapter 10.62 WCC).

C.2. Pedestrian and non-motorized circulation

Note: This section addresses requirements for the layout and configuration of pedestrian circulation within the site such as walkways, trails, internal sidewalks. See Section D.2 for design elements associated with pedestrian movement such as lighting, paving, adjacent landscaping, etc.

INTENT

- To improve the pedestrian environment by making it easier, safer, and more comfortable.
- To provide pedestrian access to transportation resources such as sidewalks, bikeways, crosswalks, and bus shelters connecting to all modes of transportation.
- To provide convenient pedestrian circulation connecting all on-site activities to adjacent pedestrian routes and streets.

GUIDELINES

C.2.1. Pedestrian connectivity within multi-unit residential complexes

a. **Applicability.** This guideline applies to applicable residential development with more than one building.

b. **Pedestrian paths.** Provide safe, accessible pedestrian paths or sidewalks from the primary residence entry to a primary internal street, public street, or common open space. Pathways used to satisfy this requirement must conform to the provisions in Section D.2.

c. **Pedestrian network.** The pedestrian circulation system shall connect all main entrances on the site. For duplexes, triplexes, fourplexes, and townhouses or other residential units fronting the street, the sidewalk may be used to meet this standard. For multifamily developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities are required.

d. **Bicycle facilities.** In multi-story multifamily buildings where some units are not ground related, provide at least one secure bicycle storage space for each unit. The storage space may be within a structured parking area, special structure or within the dwelling unit, if approved by the Director.

C.3. Residential open space

INTENT

- To create useable space that is suitable for leisure or recreational activities for residents.
- To create open space that contributes to the residential setting.

GUIDELINES

C.3.1. Amount of required "residential open space"

See WCC Chapter 10.47 Residential Use Standards for open space required for different residential development types.

C.3.2. Requirements for different types of required residential open space

a. **Applicability.** This guideline applies to open space for housing types applicable to these guidelines and as set forth in WCC Chapter 10.47. Residential developments may include other types of open space that do not qualify as required open space such as wider landscaped buffers or critical areas. However, these features do not count as "residential open space".

b. **Requirements for common open space.** To qualify as common open space for the purpose of meeting open space standards for applicable housing types described in WCC Chapter 10.47 such open space shall:

i. Have no dimension less than 15 feet.

ii. Be of a grade and surface suitable for complying with provisions below.

iii. Be on the site of the proposed development.

iv. Conform to minimum dimensional requirements described in WCC Chapter 10.47 for the various housing types.

v. Not be located within: the required street setback, any required landscaped areas, nor areas devoted to parking or vehicular/pedestrian access (including sidewalks required for meeting the pedestrian circulation requirements). Exception: Common open space may include areas within a setback if that open space meets all the other requirements of Section C.3.2.

vi. Be centrally located and designed to be conveniently accessible to all residents from the interior of the development.

vii. Include at least 75 percent "usable open space". Usable open space includes open play areas and outdoor recreational features, trails and paths, community gardens, walkable lawns and other similar types of areas. Private balconies, patios, or decks as well as inaccessible open spaces specifically do not qualify as common open space.

viii. Common open space shall be separated from ground level windows, streets, service areas and parking lots with landscaping, low-level fencing, or other treatments as approved by the Director that enhance safety and privacy for both the common open space and dwelling units. See also requirements for ground related units in Section C.1.1.

ix. When possible, the space shall be oriented to receive sunlight, face east, west or preferably south, when possible.

Figure C.3.2.a. Four examples of common space illustrating that such space can serve a variety of uses.

c. Requirements for balconies counted as useable open space. To be counted as usable open space, balconies must be at least 6 feet wide by 6 feet deep.

d. Requirements for roof decks counted as usable open space. To be counted as useable open space rooftop decks must:

i. Be at least 15 feet by 15 feet - and at least 225 square feet in area.

ii. Include amenities and spaces for activities such as dining, resting, parties, etc.

iii. Include protection to mitigate weather conditions such as wind, sunlight, and rain.

iv. Include landscaping (e.g.: container plantings), artwork or other enhancements.

v. Be accessible to all units.

Figure C.3.2.b. Two examples of acceptable rooftop decks.

e. Requirements for interior spaces counted as usable open space. To be counted as usable open space the room or interior space must be open and accessible to all units and include furniture or equipment to support recreational activities such as physical exercise, dance, or group functions, games, meetings, dining, etc.

Figure C.3.2.c. Examples of acceptable interior open spaces.

C.4. Vehicle access and parking

INTENT

- To allow for residential infill that is compatible with the character and scale of existing residential neighborhoods without adversely impacting neighbors.
- To enhance the character of the street and neighborhood.
- To maintain “eyes on the street” for safety to pedestrians and to create a more welcoming and interesting streetscape.
- To de-emphasize garages and driveways as major visual elements along the street.
- To provide safe and efficient vehicular access to residences.
- To minimize conflicts with pedestrian circulation and activity.

GUIDELINES

C.4.1. Vehicular access - general

a. **Applicability.** This guideline applies to open space for housing types applicable to these guidelines and as set forth in WCC Chapter 10.47. For development fronting on designated pedestrian-oriented streets, see Sections C.1.2. e & f above.

b. **Street access.** All vehicle access such as driveways shall be from an alley if one is available and the Director determines that the alley is sufficiently sized, configured and paved for vehicular access. If no alley is available, then access shall be from the street with the lower street classification or less traffic, as determined by the Director.

c. **Parking facilities requirements.** Parking facilities shall be provided in accordance with WCC Chapter 10.60.

d. **Garages**. Garages facing a public street (not an alley) must be set back in accordance with WCC Chapter 10.46. See also Section E.7 for garage and parking facility design requirements.

e. **Parking and Landscaping.** The location and configuration of parking facilities and associated landscaping shall be as approved by the Director and meet the requirements of WCC 10.48.130 (clear view triangle).

C.4.2. Vehicular access for residences with individual driveways and parking facilities

See WCC Chapters 10.46 and 10.47 for requirements specific to different zones and residential types.

C.4.3. Vehicular access for residences with driveways and parking facilities serving multiple residences (e.g.: parking lots for multifamily structures, courtyard complexes, etc.)

a. **Applicability.** This guideline applies to all developments where automobile access and parking is shared by multiple residential units.

b. **Driveway width.** Driveways serving multiple residences shall meet WCC 3.16. Fire Code, including Appendix D, Fire Apparatus and Access Roads, and shall not be less than 20 feet wide and not more than 24 feet wide.

c. **Driveway length.** Driveways shall be sufficiently long to accommodate a vehicle parked between the right of way and the garage without blocking the adjacent sidewalk. (Typically 18 feet minimum.)

d. See also Section C.1.3. Location and configuration of parking facilities facing a street front.

C.4.4. Streetscape design of internal roadways

a. **Applicability.** This guideline applies to all developments where automobile access requires internal roadways other than from a public right of way to a single parking area or structure.

b. **Internal streetscape design.** To increase the function and appearance of internal roadways on sites greater than two acres, street trees and sidewalks at least 5 feet wide must be provided on all internal access roadways, excepting access roads designed solely for the purpose of service (e.g. waste pick-up) and loading.

C.5. Site planning for security

INTENT

- To increase personal safety and property security.
- To discourage property damage and vandalism.

GUIDELINES

C.5.1. Provisions to increase safety and security – features to avoid

a. **Applicability.** This guideline applies to housing types applicable to these guidelines and as set forth in WCC Chapter 10.47.

b. **Avoid entrapment areas (where a person could become trapped with no exit route).** Provide two means of egress from all outdoor spaces. Also ensure that entrapment conditions are avoided in the design of rooftop decks and service areas.

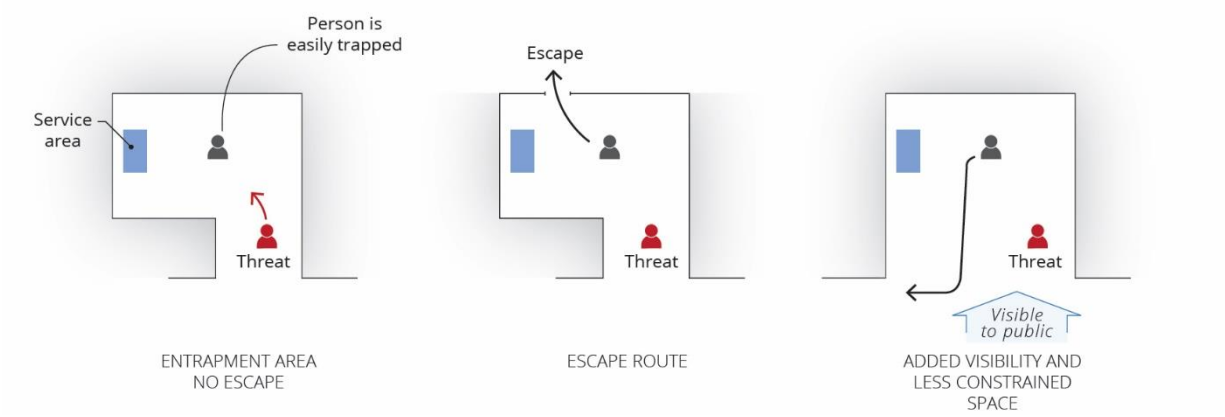


Figure C.5.1.a. Measures to avoid entrapment.

c. **Visibility.** Avoid areas that are dark or not visible from a public space or right-of-way.

d. **Sight obscuring elements.** Avoid vegetation and fences that restrict visibility into occupiable open space, pathways and building entries and buildings, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide. Where visibility is necessary to avoid creating an unsecure area to reduce the potential for pedestrian/vehicle collisions, do not plant vegetation that will obstruct views between three feet and eight feet above the ground.

C.5.2. Provisions to Increase Safety and Security – Features to Include

a. **Applicability.** This guideline applies to housing types applicable to these guidelines and as set forth in WCC Chapter 10.47.

b. **"Passive surveillance,"** the ability of people occupying buildings and public spaces to view all parts of accessible spaces.

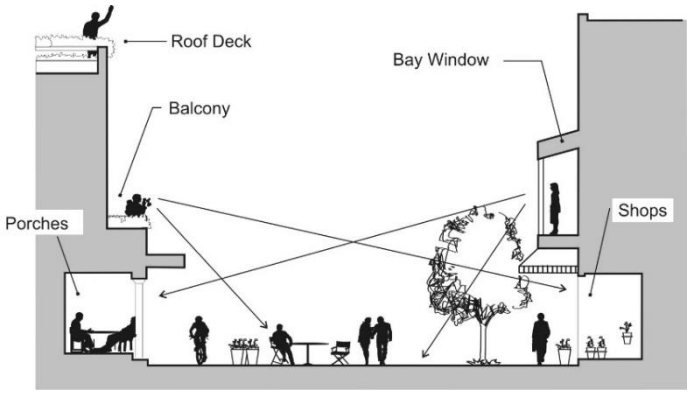


Figure C.5.1.b. Passive surveillance conditions.

c. **Lighting.** Provide security and pedestrian lighting per Section D.4.

d. **Appropriate natural access control.** Provide features that delineate where the general public should not enter without an invitation. For example, a low fence or hedge (two-four feet high) can indicate that people should not enter a yard or open space except through an opening. Access control shall not limit visibility or passive surveillance.

e. **Spatial definition of residential territory.** This means clearly indicating through site planning and design measures what parts of the site are open to the public and what parts are not. For example, in residential development, pedestrian-oriented elements and walkways indicate that the public is welcome but fenced areas with a gate do not. Also, well maintained sites indicate that someone cares for the site and tends to discourage crime.

Figure C.5.1.c. Two examples of access control and spatial definition. The gateway and landscaping of the left example clearly indicates that the courtyard is a private space while still being welcoming. The pathway and courtyard complex on the right provides levels of privacy through the gateway structure and more actively with the gate in the rear ground.

C.6. Relationship to adjacent properties

INTENT

- To protect the privacy of residents on adjacent properties.
- To promote the functional and visual compatibility between developments.

GUIDELINES

See also: WCC 10.46.080.

C.6.1. Balconies near side and rear property lines adjacent to property in any residential zone

a. Applicability. This guideline applies to housing types applicable to these guidelines and as set forth in WCC Chapter 10.47.

b. Balconies and rooftop decks overlooking residentially zoned property. Balconies and rooftop decks above the ground floor within 15 horizontal feet of a side property line abutting a residentially zoned property must feature a railing system that is at least 50 percent opaque. Specifically, 50 percent of the area below the top edge of the railing must be a sight-obscuring structure.

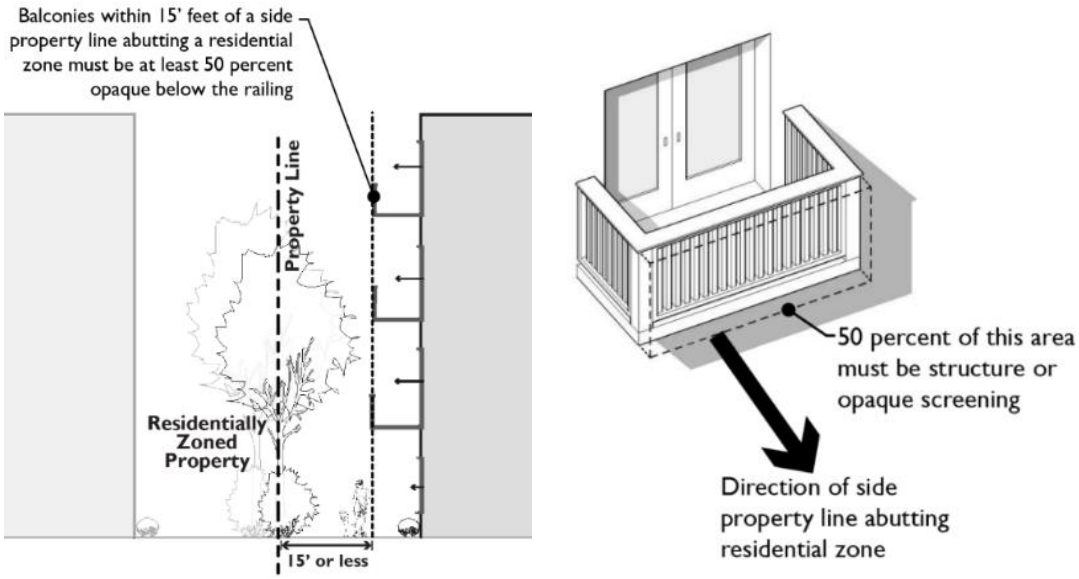


Figure C.6.1.a. Privacy standards for balconies within 15 feet of side or rear property lines.

C.7. Service areas and mechanical equipment

INTENT

- To minimize adverse visual, odor, and noise impacts of mechanical equipment, utility cabinets and service areas at ground and roof levels.
- To provide adequate, durable, well-maintained, and accessible service and equipment areas.
- To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

GUIDELINES

C.7.1. Location of ground related service areas and mechanical equipment

a. **Applicability.** This guideline applies to housing types applicable to these guidelines and as set forth in WCC Chapter 10.47 when the site includes collective or joint use ground related service areas or mechanical equipment such as loading docks, trash dumpsters, storage areas, compactors, recycling areas, electrical panels, and mechanical equipment.

b. **Service areas.** Service areas must be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the streetscape environment and adjacent residentially zoned properties. Service areas must be sited for alley access if available.

The Director may require evidence that such elements will not significantly impact neighboring properties or public areas. (For example, the Director may require noise damping specifications for fans near residential zones.)

c. **Visibility of service areas.** Service areas must not be visible from the sidewalk and adjacent properties. Where the Director finds that the only option for locating a service area is an area visible from a street, internal pathway or pedestrian area, or from an adjacent property, the area must be screened with structural and or landscaping screening measures provided in Section C.7.2 below and Chapter 10.62 WCC Landscaping.

d. **Design for safety.** Other provisions of this guideline notwithstanding, service areas used by residents must be located to avoid entrapment areas and other conditions where personal security is potentially a problem. See Guidelines in Section C.5. The Director may require pedestrian-scaled lighting or other measures to enhance security.

e. **Noise from mechanical equipment.** Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc., to minimize sounds and reduce impacts at property lines adjacent to residentially zoned properties. In no case shall noise exceed the standards in WAC173-60.

C.7.2. Screening of ground related service areas and mechanical equipment

a. **Applicability.** This guideline applies to applicable developments that include collective or joint use service areas or mechanical equipment and where the adverse effects of those elements cannot be adequately mitigated through location.

b. **Structural enclosure.** A structural enclosure must be constructed of masonry, heavy-gauge metal, or decay-resistant material that is also used with the architecture of the main building. The reviewing authority may allow materials other than those used for the main building if the finishes are similar in color and texture or if the proposed enclosure materials are more durable than those for the main structure. The walls must be sufficient to provide full screening from the affected roadway, pedestrian areas or adjacent properties. The enclosure may use overlapping walls to screen dumpsters and other materials (See Figure C.7.2.a) below).

c. **Enclosure gates.** Gates must be made of heavy-gauge, site-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.

d. **Collection areas.** Collection points must be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicular traffic or does not require that a hauling truck project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations.

e. **Landscape screening.** The sides and rear of service enclosures must be screened with landscaping at least five feet wide in locations visible from the street (except for alleys), parking lots, and pathways to soften views of the screening element and add visual interest.

Figure C.7.2.a. Both examples use durable and attractive enclosures with trees and shrubs to soften views of the enclosures from the side. The right example uses a trellis structure on top – a desirable example particularly where the top of the enclosures are visible from surrounding buildings, streets, and pathways (due to topography or building heights).

C.7.3. Location and screening of roof mounted mechanical equipment

a. **Applicability.** This guideline applies to applicable developments that include roof mounted mechanical equipment and where the adverse effects of those elements cannot be adequately mitigated through location.

b. **Rooftop equipment screening.** All rooftop mechanical equipment, with the exception of solar panels and roof-mounted wind turbines, including air conditioners, heaters, vents, and similar equipment must be fully screened from public view at the street level. Screening must be located so as not to interfere with operation of the equipment.

c. Design of rooftop equipment screening. All rooftop equipment screening devices must be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. The screening materials must be of material requiring minimal maintenance and must be as high as the equipment being screened. Wood must not be used for screens or enclosures. Louvered designs are acceptable if consistent with building design style. Perforated metal is not permitted.

d. **Location of rooftop equipment screening.** Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc. to minimize sounds and reduce impacts at property lines of adjacent properties.

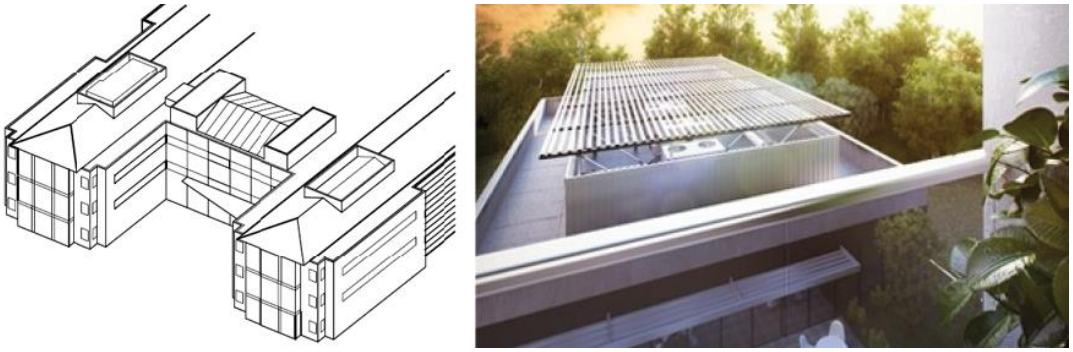


Figure C.7.3.a. Two examples of effective rooftop equipment screening. These images show how rooftop mechanical equipment can be located and screened effectively including side walls and a trellis to screen views from surrounding taller buildings.

C.7.4. Utility meters, electrical conduit, and other service utility apparatus

a. **Applicability.** This guideline applies to all residential developments covered by these Guidelines.

b. **Visibility of utility meters, electrical conduit, and other service utility apparatus.** These elements must be located and/or designed to minimize their visibility to the public and specifically not in the front setback or front of building. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, shared open space, or shared auto courtyards, they must be screened with vegetation and/or integrated into the building's architecture.

Figure C.7.4.a. Place utility meters in less visible locations. The left example successfully tucked the meters in a less visible location and/or screened by vegetation. The right example is poorly executed and would not be permitted in visible locations but may be acceptable on an alley or in a screened service area. Such meters must be coordinated and better integrated with the architecture of the building.

D. Site Design Element

The site design element guidelines address the elements located on the site other than primary buildings. Whereas Section C may address the location, size, and configuration of elements such as landscaping, lighting, walkways, etc., Section D addresses the quality and character of such elements.

D.1. Landscaping: Plant materials and screening

INTENT

- To encourage the abundant use of landscaping in site and development design to improve site aesthetics, enhance the pedestrian experience, and increase environmental quality.
- To reduce surface water runoff by percolating water through landscaped areas.
- To maintain and improve privacy for residential zones.
- To enhance buildings and open spaces.
- To make adjacent uses more compatible.
- To provide visual relief from roadways, parking areas, and the built environment.

GUIDELINES

D.1.1. Reference to Chapter 10.62 WCC Landscaping and Screening

a. **Applicability.** This guideline applies to all residential development addressed in these guidelines.

b. **Chapter 10.62 WCC.** The provisions of these guidelines are intended to supplement the standards found in WCC10.62. If there is a conflict between the provisions of these guidelines and those of 10.62, the Director will determine those that apply. Exceptions to 10.62 WCC noted below apply.

D.1.2. Perimeter landscape buffer and screening

a. **Applicability.** See WCC Chapter 10.62 for requirements for different zoning classifications. The Director may allow alternative solutions per WCC 10.62.050.

D.1.3. Parking lot landscaping

a. Applicability. See WCC Chapter 10.62 for requirements for different zoning classifications. The Director may allow alternative solutions per WCC 10.62.050.

D.1.4. Landscaping of open spaces and yards

a. Applicability. See WCC Chapter 10.62 for requirements for different zoning classifications. The Director may allow alternative solutions per WCC 10.62.050.

D.2. The design of walkways, pathways, and hardscape elements

INTENT

- To provide attractive internal pedestrian routes, promote walking, and enhance the character of the area.
- To provide safe and direct pedestrian access that accommodates pedestrians of all ages and abilities, minimizes conflicts between pedestrians and vehicular traffic, and provides pedestrian connections to neighborhoods.
- To accommodate bicyclists.

Figure D.2. Well-designed pedestrian ways are important in residential development.

GUIDELINES

D.2.1. Accessibility

a. **Applicability.** This guideline applies to all pathways and open spaces that are required as part of residential development by these guidelines.

b. **Walkway widths.** Walkways in developments (not within the public right of way) shall be sufficiently wide to serve their intended purpose and level of use. All required walkways shall be clear of permanent obstructions at the dimensions described below.

i. All walkways and pathways shall be at least five feet wide with widened areas for two wheelchairs to pass, except for walkways for very occasional use such as paths to a service area serving a single residential unit.

ii. Walkways to main entrances to commercial businesses in mixed-use and live-work buildings shall be at least six feet wide.

iii. Walkways where bicycle traffic is anticipated shall be at least 10 feet wide with two feet wide shoulders, signed, and configured for safe pedestrian traffic as well as bicycle movement.

c. Walkway safety. Provide clear visibility along the walkway in developments (outside the public right of way). For safety and wayfinding, landscaping shall not block visibility to and from a path in a way that conflicts with the guidelines in Section C.5. Site Planning for Security. Maximize visibility where paths cross vehicle routes such as alleys and driveways so that pedestrians and drivers can clearly see each other.

d. Walkway enhancements. Where walkways in developments (outside the public right of way) are within five feet of a "blank wall" measured perpendicularly to the wall (see Section E.7), at least one of the following measures must be incorporated:

i. Blank wall treatment per Section E.7, or

ii. A landscaped strip, at least three feet wide between the wall and the walkway featuring shrubs, trees, and/or vines as approved by the Director. The landscaping shall meet the standards of WCC 10.62 Landscaping.

e. Separation from the front façades of residential units. See C.1.1. Ground related units facing streets, common pathways, or common open spaces.

f. Paving. The paving of walkways from a residential entry to another residence or to a public ROW must comply with universal accessibility needs. Such pavements must be concrete, unit pavers, or material meeting the applicable accessibility standards.

D.3. Residential open space elements

INTENT

- To provide the amenities and features that make the required common space usable for its intended purpose.
- To provide residents of multi-family units, cottage housing, bungalow courts, and courtyard apartments a comfortable opportunity to socialize.
- To increase the livability of the residences in the development.

GUIDELINES

D.3.1. Landscape features and equipment

a. **Applicability.** This guideline applies to applicable residential development that includes common open space.

b. **Ground plane features.** Provide lawn area, plantings, and/or pavements that are conducive to residents' activities. This may include a broad range of activities from relaxing on seating, picnicking, low intensity informal play on a lawn, gardening, children's playground play, or active sports such as basketball. Large areas (six square feet or more) of bare earth or gravel are not permitted as part of the common open space unless they are part of a specific use such as a garden or sports field.

c. **Equipment.** Play equipment and similar features must be solid, durable, and designed not to present a hazard.

d. **Natural features.** Natural features such as trees, native vegetation, or water bodies may be incorporated into the common open space as long as they enhance the experience of people using the space (e.g.: if they provide an attractive element for viewing.)

Figure D.3.1.a. Example of natural element that may be considered as part of a required residential open space because the trail provides a distinct amenity for residents.

e. **Lighting.** See D.4 below.

D.4. Lighting

INTENT

- To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.
- To increase personal safety and security.
- To increase night sky visibility and reduce the general illumination of the sky.
- To reduce horizontal light glare and vertical light trespass from a development onto adjacent parcels and natural features.
- To increase design consistency within the development.

GUIDELINES

D.4.1. Lighting levels and shielding

a. **Applicability.** This guideline applies to applicable housing types addressed in these guidelines.

b. **Site lighting levels.** All publicly accessible areas shall be lighted with levels as follows:

Table D.4.1. Site lighting levels.

Condition	Lighting levels in foot-candles on the ground		
	Minimum	Maximum	Preferred
Low or non-pedestrian and vehicular traffic areas, private parking lots, secure storage areas, etc.	.5	1.5	.5
Moderate pedestrian areas and building entries, most walkways, some pedestrian-oriented open spaces, etc.	1	4	2
High pedestrian areas such as building entries and areas where personal security is a concern	2	4	3
Public parking lots	.5	1.5	.5

The maximum exterior light level anywhere is four foot candles, measured on the ground. Lighting shall be provided at consistent levels, with an average lighting level to minimum lighting level uniformity ratio no less than 3:1, to create gradual transitions between varying levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

c. **Light quality, height, and shielding.** Adhere to the following unless there is a compelling reason to the contrary:

i. Parking area lighting fixtures shall be fully shielded; dark sky rated and

mounted no more than 15 feet high with lower fixtures preferable to maintain a human scale.

ii. Exterior lighting shall not spill onto adjacent properties.

iii. Ground mounted lighting shall have a maximum height of 15 feet.

D.5. Fences, walls, and vertical elements

INTENT

- To ensure that site features such as walls, fences, poles, gates, and screens are well constructed and easily maintainable.
- To enhance the pedestrian environment and the general appearance of residential neighborhoods.

GUIDELINES

D.5.1. Requirements for fences and walls

a. **Applicability.** This guideline applies to applicable housing types covered by these guidelines.

b. **General fence standards.** Meet the requirements of WCC 10.48.130 unless otherwise directed below.

c. **Visibility.** Except where full screening of service areas, utilities, mechanical equipment, or other facilities is necessary, fences shall not obscure building fronts, or attractive site features, or sight triangles needed for safety in accordance with WCC 10.48.130. See also Section C.5.

d. **Fences and walls shall be made of durable**, easily maintainable, and vandal-resistant materials. To reduce the likelihood of graffiti, avoid walls with smooth surfaces unless they can easily be repainted or cleaned.

e. **Chain link fences are discouraged** but allowed along the street facing fronts of residential development except for multifamily development. Chain link fences are prohibited in street front setbacks of multifamily residences. Chain link fences may be used for temporary purposes such as construction or short-term security.

Figure D.5.1.a. The fences on the top row are appropriate in residential zones. Those on the bottom left two examples are not acceptable within street front setbacks. However, they may be acceptable alongside and rear yard setbacks.

g. Where a retaining wall adjacent to a public sidewalk is necessary for development, step the wall back so that the top of the wall surface adjacent to the sidewalk is no more than 30 inches high. If greater height is required, construct terraces or slopes that do not exceed 30 inches vertical to 18 inches horizontal (5 vertical to 3 horizontal). See Figures D.5.1.b and D.5.1.c. The Director may allow other configurations, such as a higher wall set back from the sidewalk and landscaped, provided such a wall is necessary for development and the objectives of this section are achieved.

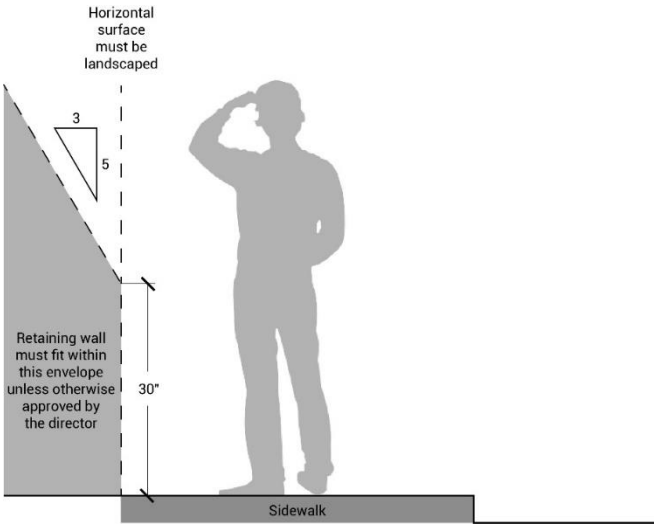


Figure D.5.1.b. Allowed envelope for walls in street front setback.

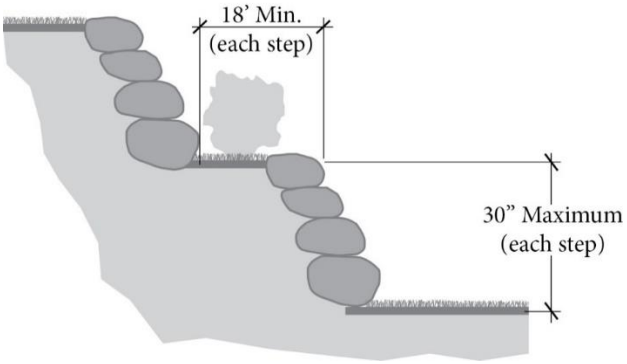


Figure D.5.1.c. Allowable terrace configuration for wall or rockery adjacent to a public sidewalk. Note that this illustration shows a stone wall, but other masonry and concrete walls are acceptable as well.

Figure D.5.1.d. Examples of appropriate measures to handle grade change in street front setbacks.

D.5.2. Poles and other vertical elements outside of the public right of way.

(Note: This guideline does not apply to desirable vertical elements intended to enhance the pedestrian environment such as weather protection, flag poles, banners, supports for hanging flower baskets, trellises, and supports for green walls.)

a. Minimize vertical site elements on property outside of a public right of way except for those intended specifically to add to the pedestrian environment.

b. Wires and other hanging features are prohibited except for otherwise allowed temporary features such as permitted signs.

c. See also guidelines for service areas and mechanical equipment, Section C.7.

E. Building Design

E.1. General

Many of these building design guidelines call for a building to feature one or more elements from a menu of items. In these cases, a single element, feature, or detail may satisfy multiple objectives. For example, a specially designed or fabricated covered entry with attractive detailing might be counted toward requirements for architectural character, human scale, building corners, and building details.

The terms “decorative” and “ornamental” are not necessarily meant to mean “characterized by traditional patterns, nonstructural elements, or applied markings.” Elements may be considered “decorative,” “ornamental,” or “special” if they extend beyond the typical level of quality, use materials or forms in an unusual way, or show special architectural consideration. The Director shall determine what elements are “ornamental,” “decorative,” or “special.”

E.2. Architectural character

INTENT

- To reinforce a distinct building design character for Wenatchee's neighborhoods.
- To create more design continuity and compatibility between nearby building façades.
- To integrate new residential building types into Wenatchee's design character.
- To create attractive and functional streetscapes.
- To allow for creativity in the design of new buildings.

GUIDELINES

E.2.1. Architectural character of different residential areas

a. Applicability. This guideline applies to applicable housing types covered by these guidelines.

b. Rationale and objectives. As noted in Section B.2, one of the objectives of these guidelines is to reinforce the architectural design character of different neighborhoods or areas within the City. Although buildings in all of Wenatchee's neighborhoods feature different architectural styles and characteristics, there are subtle differences between different areas in the City, generally as a result of the period of construction, topography, environmental context, and economic factors.

For example, newer residential districts in the Perimeter Residential Neighborhoods Character Area often feature buildings with prominent garages, more picture windows, a more horizontal configuration, smaller porches, more complex rooflines, and in the case of multi-family construction, fewer details and more contemporary building materials. Appreciating and reinforcing such characteristics can, if frequently employed by property owners, give a neighborhood the unique identity that is desired. While the vast majority of buildings in Wenatchee's residential zones are single family houses, they provide a context for new, sometimes larger buildings accommodating a wider variety of dwelling types. Therefore, if the new buildings can feature some of the local area's architectural features, they will likely fit better into the neighborhood and reinforce its neighborhood character.

The intent of this guideline is not to apply a strict set of standards to produce a homogenous neighborhood with little variety. Therefore, the applicant is given a variety of options to address the requirement.

c. Character area specific architectural design requirements. In the design of new residential buildings, incorporate elements and characteristics relevant to the applicable character area defined in Section B.2. Table E.2.1.c identifies those architectural design characteristics that are typical of the individual character areas. Specifically:

i. The applicant shall demonstrate to the Director's satisfaction that the project incorporates the architectural design elements and characteristics indicated in the chart.

ii. If there is a disagreement between the Director and the applicant regarding the adherence to this section, the matter will be referred to the Wenatchee Planning Commission for an informal design review workshop. The recommendation of the Planning Commission to the Director on the specific topic shall be incorporated into building plan revisions and resubmitted to the City for final review. The ultimate decision to approve, approve with conditions, or deny the permit remains with the Director.

Requirements by character area:

i. Development in the Core and Perimeter Neighborhoods Character Area must incorporate at least four of the elements noted by dots in that column.

ii. Those in the Sunnyslope Character Areas must incorporate at least two of the elements indicated.

iii. Development in the Greater Downtown, North/South Wenatchee Business Districts, and Waterfront must incorporate at least three of the indicated elements if the project is a new building.

The chart emphasizes that the applicant may propose other architectural design measures to meet one of the minimum required elements (see Table E.2.1.c for details). The project may also include other architectural design features in addition to those required by this guideline. Nothing in this guideline is intended to limit the creativity or uniqueness of an architectural design proposal, so long as it does include the measures previously noted to enhance the local neighborhood as a whole.

TYPICAL CHARACTER AREA ARCHITECTURAL ELEMENTS

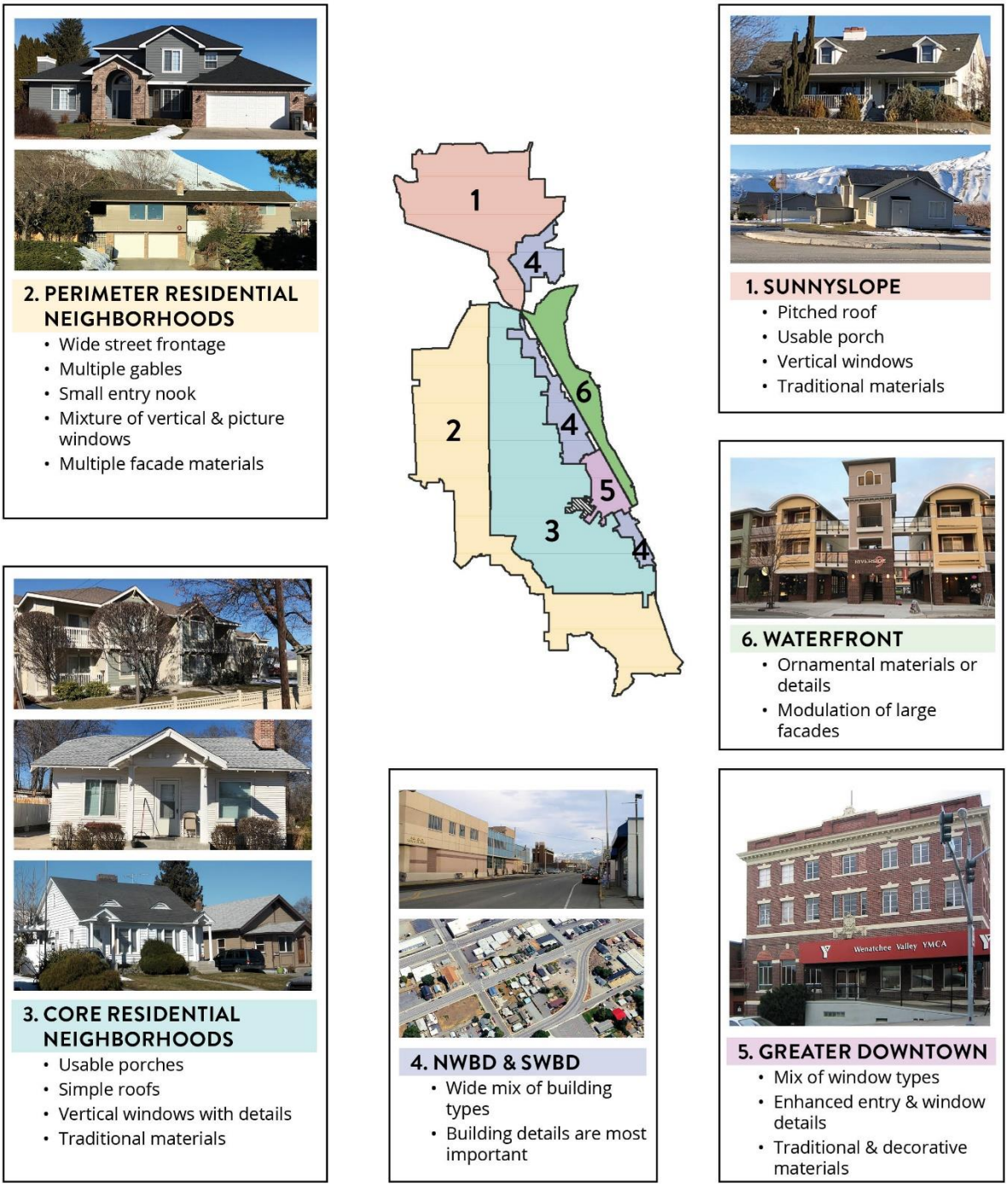


Figure E.2.1.a. Typical architectural characteristics of different character areas.

Table E.2.1.c. Architectural design characteristics that are typical of the individual character areas.

Character Giving Architectural Elements	Character Areas					
	1. Sunnyslope	2. Perimeter Residential Neighborhoods	3. Core Residential Neighborhoods	4. North and South Wenatchee Business Districts	5. Greater Downtown District	6. Waterfront
Narrow (less than 12') or no garage			●			
Multiple gables		●	●			
Horizontal building form (building wider than tall)	●	●				
Pitched roof	●	●	●			
Porch large enough for resting	●		●			
Picture windows	●	●		●	●	●
Vertical windows	●	●	●	●	●	●
Window and door details		●	●	●	●	●
Ornamental materials or details				●	●	●
Traditional building materials (brick, wood siding, wood shingles)	●	●	●	●	●	●
Wildland/Urban Interface non-flammable building materials	●	●				
Accentuated entry in a large building				●	●	●
Modulation of large façades		●	●			●
Other (as approved by the Director)*	●	●	●	●	●	●
Number of characteristics a project must include	2	4	4	3	3	3

* The applicant may propose other architectural design measures (for one of the minimum required elements). These may be features that are common in nearby residences (by providing a rationale with illustrative photos of nearby lots to the City) or maybe other design

features that demonstrably meet the guideline's intent. The Director will determine whether or not the proposal is acceptable.

d. Exception: Renovations to existing buildings in the Greater Downtown. Exterior renovations and additions to existing buildings do not need to meet the requirements of Section E.2.

E.3. Architectural composition, massing, and articulation

INTENT

- To employ façade articulation techniques to reduce the perceived scale of large buildings and add visual interest from all observable scales.
- To create a neighborhood-oriented streetscape that is visually interesting.
- To create clear and welcoming building entries.
- To encourage development that is compatible with buildings on the same block in terms of "architectural scale." Architectural scale is the perceived height and bulk of a building relative to that of neighboring buildings.
- To add visual interest to buildings.

DEFINITIONS

- **Architectural scale** is the perceived height and bulk of a building relative to that of neighboring buildings. A building has "good architectural scale" if its visual size is relatively similar to its neighbors.
- **Modulation** is a stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls. (Ref: WCC 10.08.100.M). "Vertical modulation" means that the stepping or projecting is vertical. (See Figure E.3.1.b, left picture.)
- **Articulation** is visually breaking up a building façade into intervals by including repetitive features, such as broken rooflines, chimneys, entrances, distinctive window patterns, street trees, and modulation.

GUIDELINES

E.3.1. Scale, compatibility, and façade variety

a. Applicability. This guideline applies to applicable housing types covered by these guidelines. Some requirements only apply to specific residential building types as noted.

b. Façade articulation intervals for residential buildings and residential portions of mixed-use buildings. Residential portions of new buildings shall include articulation features at intervals no greater than indicated for individual house types as follows to break up the massing of the building and add visual interest and compatibility to the surrounding context. Also noted are special requirements for façade composition for applicable types.

i. Cottage housing. Not required.

ii. **Duplex, Triplex, and Fourplex.** 30 feet maximum width without articulation. Note: this may be accomplished by setting back a garage or by an extended porch or entry platform. *To prevent monotonous streetscapes, the same building street front elevation design for these house types shall not be utilized on consecutive units or lots, except upon demonstration to the director that the alteration of building façades, materials, and/or methods would provide comparable visual diversity and individual identity to the structures as different building elevation plans. Two or more structures that are located close enough to each other to clearly compare their similarities, that have substantially similar front facades, shall incorporate at least two different design methods from structure to structure that achieve visual diversity.* Methods which may be utilized to achieve visual diversity include, but are not limited to, differing siding material or style, building modulations, and roof line variations.

Figure E.3.1.a. This attractive duplex is in one of Wenatchee's predominantly single family neighborhoods and articulates a simple rectangular floor plan with porches, window patterns, and eyebrow windows.

Figure E.3.1.b. Two examples of modulation effectively used on a duplex (left) and a triplex (right).

iii. **Townhouses.** The maximum façade width without articulation shall be no greater than three-fourths (3/4) of the width of the unit or 15 feet, whichever is greater. This means that the façade of each unit must feature some articulation as illustrated in Figure 3.1.c, below.

Figure E.3.1.c. The units in the left image each have distinct, but identical windows and roof forms. The outside unit on the right is differentiated through the use of building materials, window design, unit size, and façade detailing. The units in the right example include reverse elevations that add to the building's composition.

iv. **Courtyard multifamily.** For façades facing the courtyard or internal pathway, the maximum façade width without articulation shall be no greater than the width of the unit. For façades facing the street, the maximum width without articulation is 30 feet.

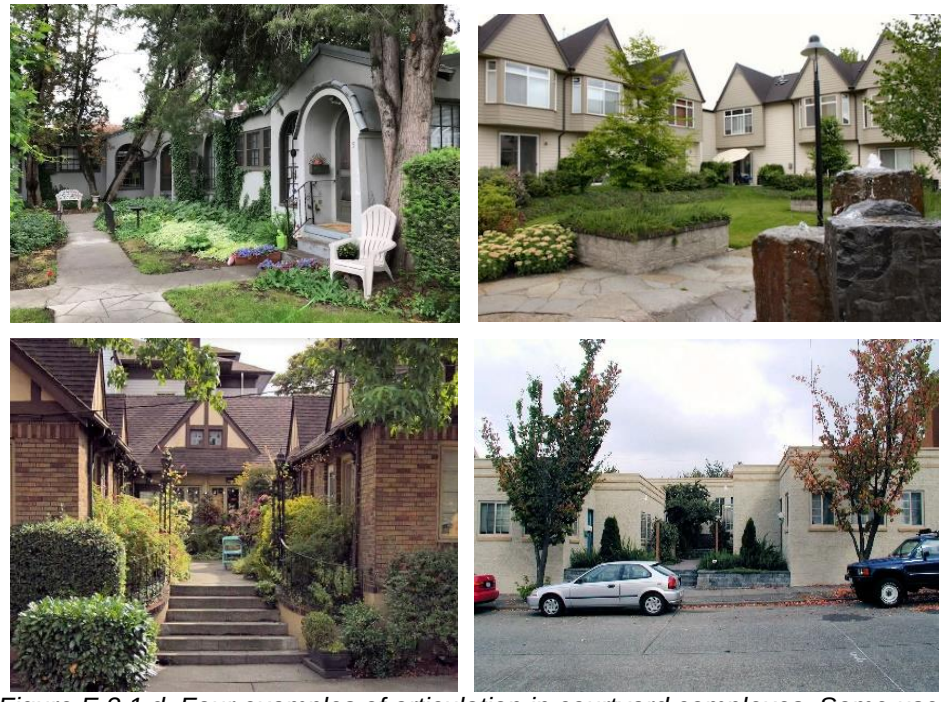


Figure E.3.1.d. Four examples of articulation in courtyard complexes. Some use simple gables only while others are enhanced with building elements. The example on the lower right incorporates an asymmetrical arrangement of building forms to add interest to an otherwise uniform architectural scheme.

v. Multi-family. The maximum façade width without articulation shall be no greater than the width of the unit.

Figure E.3.1.e. Examples of articulation of multifamily residential building façades. All examples use window fenestration and vertical building modulation elements. The upper examples use a mixture of material changes and detail components to further articulate the façades. In the lower left example, the balcony element's dramatic mix of color, material, and projection are effective in meeting the standards. The lower right example adds a combination of materials, color changes, and building modulation to help meet the following standards.

vi. Live-work residences. The maximum façade width without articulation shall be no greater than the width of the unit.

vii. **Mixed-use with residential on upper stories.** The maximum façade width without articulation shall be no greater than the width of the unit.

c. Façade articulation methods. At least three of the following features shall be used at intervals previously indicated.

i. Use of window patterns and/or entries.

Figure E.3.1.f. This handsome house in a Core Residential Character Area uses window patterns and planter boxes as well as an entry feature to articulate its façade, rather than modulation and material changes.

ii. Change in building material, siding style, and/or window fenestration pattern.

iii. Vertical building modulation of at least three feet in depth (extending out or stepping back from the building face), or two feet if the modulation is accompanied by roof modulation or change in materials. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least two feet. "Juliet balconies" (balconies that are so shallow that they cannot be occupied) or other balconies that appear to be tacked onto the façade will not qualify. The depth of the modulation must be at least three feet if not accompanied by roof modulation or a change in materials.

Figure E.3.1.g. Examples of acceptable vertical modulation. The example on the left features the stepping back of façade elements as well as different materials, colors and rooflines. In the example on the right, the balconies that have been integrated into the architecture of the building.

iv. Vertical elements such as a trellis with plants, green wall, or art element.

v. Roofline modulation. In order to qualify as a façade articulation feature, rooflines shall employ one or more of the following:

a. Different roof heights. For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum difference between the two sections of roofline or

cornice is three feet for one and two story buildings and five feet for buildings with more than two stories.

b. A pitched roofline or gabled roofline segment. The pitched or gable roof shall be at least 20 feet in width with a minimum slope of 4:12.

c. An arched roof line or a roof with special geometry or an unusual or distinctive roof element such as an arch, tower, clock, or similar feature as an articulating feature.

Figure E.3.1.h. Four examples meeting the criteria for roofline modulation.

vi. Distinctive building elements such as bay windows, balconies, and weather protection over windows.

vii. Any other design technique that effectively breaks up the massing at no more than the intervals previously stated such as prominent and “structural” landscaping such as evergreen trees or landscaping that varies according to the articulation intervals listed above such as individual gardens or courtyards situated along the front building facade.

E.4. Pedestrian-oriented façades for mixed-use buildings and transparency for residential buildings

INTENT

- Provide a consistently interesting pedestrian environment.
- Strengthen retail activities in Downtown Wenatchee.

- Allow pedestrians to view the inside activities of businesses and associated non-residential uses.
- Provide accessible non-residential ground floor space that is adaptable to a variety of uses.
- Increase safety by adding “eyes on the street or open space”.

GUIDELINES

E.4.1. Pedestrian-oriented façades

a. Applicability. This guideline applies to buildings where “pedestrian-oriented façades” are required in Section C.1.2.

b. Where pedestrian-oriented façades are required, the building shall meet all of the following:

i. Transparent window areas or window displays over at least 75 percent of the ground floor façade between two feet and eight feet above the sidewalk. The windows shall look into the building’s interior or be configured as merchandise display windows. The building must be designed so that the windows satisfying the requirement for “pedestrian-oriented façades” do not look into service or storage areas or other unsightly rooms.

Special purpose buildings such as theaters that do not sell merchandise may propose an alternate solution to providing an interesting pedestrian experience. Offices, banks, and restaurants do not qualify for this exception because they are uses that can provide the required transparency without compromising their functions. If the applicant’s proposal includes windows that are not fully transparent to satisfy this requirement, the alternative materials must be approved by the Director.

iii. A primary building entry facing the street front. (See Section E.5 for entry enhancement requirements.)

iv. Weather protection (e.g. canopy, awning, or other cover from the rain) at least five feet wide over at least 65 percent of the front façade. The weather protection must be located between eight feet and 15 feet above grade unless the Director determines there is a compelling reason to the contrary.

v. A floor to floor ground floor height of at least 15 feet. The Director may waive this requirement if there are special conditions such as the provision of a mezzanine.

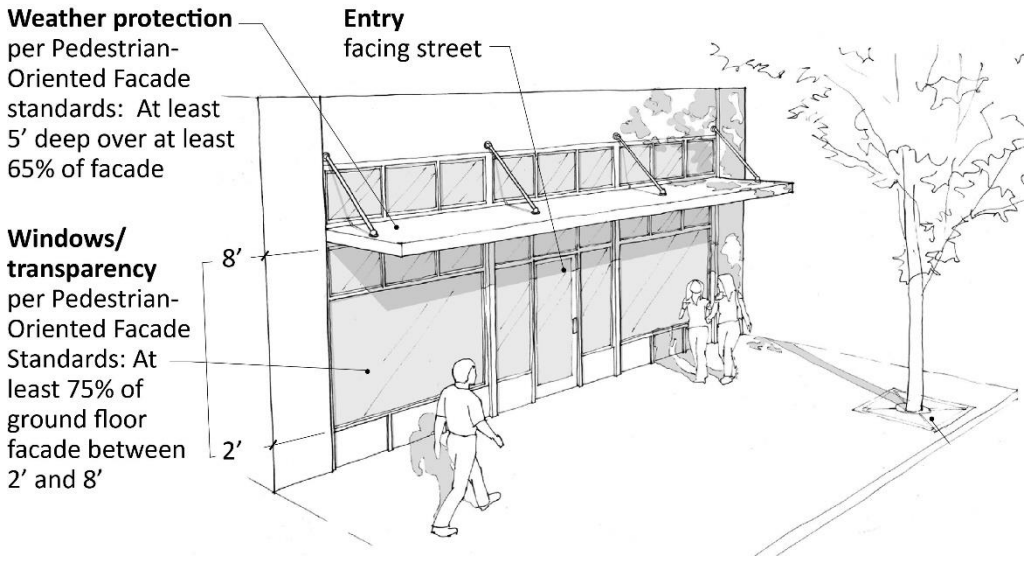


Figure E.4.1. Pedestrian-oriented façade.

E.4.2. Transparency for residential buildings facing the street

a. **Applicability.** This guideline applies to applicable housing types covered by these guidelines.

b. **Transparency.** All residential building façades directly facing a public street, common open space, or common pathway shall feature at least the minimum amount of clear window area as a percentage of the total façade area. Note: windows in doors and on balconies may be counted.

i. For ground floor residential units facing the public or private street (except an alley), common open space, or pathway: at least 15 percent of the street facing facade.

ii. For living spaces on upper stories, at least 15 percent of the façade.

iii. Where the units face a common open space or pathway rather than the street, the façade facing the street must feature at least 10 percent transparency.

E.5. Building details: Entrances, windows and corners

INTENT

- To provide attractive and welcoming building façades and pedestrian environments.
- To increase the design quality of buildings when viewed close up (roughly within 80 feet of the building.)
- To enhance the quality of building façades.
- To provide the building with an appropriate human scale that adds interest and a sense of well-crafted quality.
- To add interest to the streetscape for those travelling in vehicles, bicycles, and on foot.

GUIDELINES

E.5.1. Building entrances: Configuration and details

a. Applicability. This guideline applies to all housing types covered by these guidelines.

b. Building entries. Building entries must adhere to all of the following:

i. All buildings shall have a primary building entrance facing the street or onto a courtyard or pathway directly leading to the street.

ii. All primary building entries shall be covered with weather protection at least six feet wide and five feet deep if they serve more than one residence or at least four feet wide by three feet deep if they serve a single residence.

iii. All primary building entries shall feature lighting for visibility and security.

iv. All building entrances serving more than one residence shall feature at least one of the following:

- Decorative or special use of a material such as colored tile or special wood molding.
- Decorative weather protection element.
- Etched or stained decorative glass.
- A hand crafted sign with the name of the building.
- Artwork.
- A planter area.
- Decorative entry door(s).
- Other decorative or specially designed entry treatment that the Director determines meets the intent of this section.

Figure E.5.1.a. Examples of attractive entry details including decorative weather protection features, special lighting, interesting window patterns, and special signage.

E.5.2. Window details

a. **Applicability.** This guideline applies to all housing types covered by these guidelines.

b. **All residences shall feature** at least two of the following measures to add quality and interest to fenestration on building façades:

   i. Recess or project individual windows at least two inches from the façade or incorporate other design treatments that add depth, richness, and visual interest to the façade.

   ii. Arrange the grouping of windows in a distinctive pattern.

   iii. Incorporate multi-paned windows (more than four panes per window).

   iv. Employ visually significant window trim or shading elements such as four inches or wider frames, lintels, or casings.

   v. Other method approved by the Director that meets the intent of these guidelines.

Figure E.5.1.b. Examples of window details. The two on the left employ trim, multiple panes and window groupings. The one on the right provides no refinement or sense of quality.

E.5.3. Corner elements

a. **Applicability.** This guideline applies to multistory mixed-use and multi-family buildings over three stories that are on designated “high visibility corners” indicated in Figure E.5.3.b. (This guideline does not apply to duplexes, triplexes, fourplexes, townhouses, or courtyard apartments.)

b. **All applicable buildings shall have at least one corner design feature** approved by the Director that accentuate the street corner. Corner design features can include a cropped building corner with a prominent entry, decorative use of building materials at the corner, distinctive façade articulation, sculptural architectural element, or other decorative element the Director determines meets the intent of the standards. Alternatively, the building can be configured with a corner plaza.

Figure E.5.3.a. Examples of acceptable high visibility corner treatments. The example on the right breaks down the building massing to a human scale and adds a corner entrance and graceful canopy.

Figure E.5.3.b. Designated high visibility corners.

E.6. Building façade materials

INTENT

- Encourage the use of durable, high quality, and urban building materials that minimize maintenance cost and provide visual interest from all observable vantage points.
- Promote the use of a distinctive mix of materials that helps to articulate façades and lends a sense of depth and richness to the buildings.
- Place the highest priority for the quality and detailing of materials on the first two to three building floors.

GUIDELINES

E.6.1. Conditions for the use of specific building materials

a. **Applicability.** This guideline applies to all residential and mixed-use buildings except single family residences and cottage housing. Where the provisions herein conflict with building materials standards in WCC Title 10, the provisions herein shall apply. This guideline shall also apply to structures and portions of structures that are permitted as residential shared general storage.

b. **Conditions for concrete only units (concrete block).** Concrete block (a.k.a. concrete masonry unit CMU) may be used as indicated in the permitted materials chart in Section E.6.2 provided special enhancements such as tile, special finishes, and colors or some other approach approved by the Director are included to add a combination of textures and/or colors.

Figure E.6.1.b. The left façade illustrates an acceptable alternative example, as CMU is used as the primary cladding material. Note the use of split-façade CMU's above each of the awnings coupled with the use of smooth-façade CMU's on the vertical columns (which employ black accent tiles for added interest.). The right façade uses smooth-faced CMU for the main entry to function as a contrast to the brick (primary façade material) and to highlight the entry details (canopy, lighting, and doors).

c. **Conditions for metal siding.** Metal siding may be used as noted in Permitted Materials Chart if it is incorporated with other permitted materials and complies with the following:

i. It features visible corner molding and trim and does not extend to the ground level of mixed-use buildings and extends no lower than two feet above grade

for residential buildings. Masonry, concrete, or other durable material shall be incorporated between the metal siding and ground plane.

ii. Metal siding shall be factory finished with a matte, non-reflective surface.

iii. Where metal siding is the primary or secondary siding material on upper floors, the layout of the panels must be coordinated with the location and patterns of windows, balconies, and modulated building surfaces to provide an integrated appearance.

Figure E.6.1.c. Metal siding used appropriately in combination with other materials. The use of metal siding in each example above is secondary to masonry. The left and right images are more contemporary in character, whereas the middle image is more rustic and industrial, with more refined windows.

d. Conditions for fiber cement panel or plank systems (e.g.: Hardie Panel systems).

i. Fiber Cement board, panel, or plank siding products (e.g. Hardie Panel and Plank) may be used where indicated in the permitted materials chart in this section, provided:

- Where fiber cement panel or plank siding is the primary or secondary material, the paneling joints must be arranged in a pattern that is consistent with windows, balconies, and modulated building surfaces and must be enhanced with façade details that add visual interest from the ground level and adjacent buildings.
- Fiber Cement panel or plank may not be used on ground level facades containing non-residential uses.
- Where fiber cement panel or plank is the dominant siding material, the design must integrate a mix of colors and/or textures that are articulated consistent with windows, balconies, and modulated building surfaces and are balanced with façade details that add visual interest from the ground level and adjacent buildings.

The above building uses fiber cement panels and planks in different textures and colors to help articulate the façade. The white color replicates the board and batten style in the left image and green color in the right image effectively replicates horizontal wood siding.

The fiber cement panels covering a large area in a single color would not meet the purpose of the standards. The right image is a better example and combines larger panels (dark maroon color) with horizontal planks (beige color) as effective articulation features.

Figure E.6.1.d. Acceptable and unacceptable (lower left) use of panel board systems.

e. Conditions for Exterior Insulation and Finish System (EIFS). EIFS may be used as noted in Permitted Materials Chart if it meets the following conditions:

i. EIFS is prohibited within 2 vertical feet of the sidewalk or ground level or in areas that are especially subject to deterioration from human contact such as around a primary building entry or front façade adjacent to a sidewalk. Concrete, masonry, or other highly durable material(s) must be used for the subject ground level building elevations to provide a durable surface where damage is most likely.

ii. EIFS must feature a smooth or sand finish only.

iii. EIFS must be trimmed in wood, masonry, or other material and must be sheltered from weather by roof overhangs or other methods

iv. Applicants proposing to use EIFS as an exterior building material, must submit a manufacturer's product description and warranty to the Director for approval.

Figure E.6.1.e. Examples of acceptable and unacceptable use of EIFS. Buildings 1 and 2 mix EIFS with brick and other materials and integrate trim details around windows to add a sense of depth to the façade. Building 3 uses EIFS in between the window and sidewalk - this design is prohibited. Building 4 uses EIFS as the primary siding material, which is prohibited except in the North and South Wenatchee Business District areas.

f. Conditions for wood panels and similar products.

i. Wood panels must be finished to avoid deterioration and be separated (raised above the ground at least 6”

ii. Panel edges must be trimmed and the top of the panels protected from the weather. No unfinished or untrimmed edges are allowed.

iii. T-111 paneling and similar products are not permitted.

g. Conditions for ceramic tile, quarry tile and similar materials.

i. Tile and ceramic materials must be exterior grade and freeze resistant.

ii. Tile and ceramic materials must be firmly grouted with exterior grade materials.

h. Conditions for concrete construction.

i. Concrete finishes must be either smooth and featureless or purposefully textured with a consistent pattern.

i. Conditions for stucco, stucco-like and similar troweled finishes.

i. To avoid deterioration, the finish material must be trimmed and/or sheltered from extreme weather by roof overhangs or other methods.

ii. The finish material may only be used in conjunction with other approved building materials.

iii. Heavily troweled markings and randomly implanted rocks into the stucco are not allowed.

E.6.2. Building materials allowed in specific character areas.

a. Applicability. This guideline applies to all residential and mixed-use buildings except single family residences and cottage housing. This guideline shall also apply to structures and portions of structures that are permitted as residential shared general storage.

b. Character area and specific materials requirements. The following chart identifies where materials are permitted in each of the character areas identified in Section B.2 according to the following legend/markings:

P = Permitted as a primary, secondary, or accent material.

S = Permitted as a secondary or accent material.

A = Permitted as an accent material.

N = Not permitted.

C = The material may be permitted, but the Director may require added conditions in order to ensure the durability and quality of materials provide a high level of design, construction, finish, and increase consistency with the desired design character for the particular Character Area described in B.2. See Section E.6.1.

The color green indicates the material is generally acceptable in the character area.

Yellow indicates there are some conditions or limitations for using the material.

Red indicates the material is not acceptable for that character area.

Primary material means any single material that covers more than 35 percent of the façade.

Secondary material means any single material that covers 35 percent or less of the façade.

Accent material means any single material used for a small building element such as a door, canopy, weather protection, light fixtures cornice, trim (e.g. window trim), signs, or artwork.

Other materials not covered in this section will be evaluated by the Director based on the intent statement of this section. The Director may allow materials otherwise prohibited if the applicant can demonstrate to the Director's satisfaction that the material is durable, appropriate for the proposed purpose and application, and meets the objectives of this section.

Table E.6.2. Permitted materials chart

Legend: *P = Permitted as a primary, secondary, or accent material.* *S = Permitted as a secondary or accent material.* *A = Permitted as an accent material.* *N = Not permitted.* *C = See details above.* **Materials**	**Core Res. - bottom floor**	**Core Res. - above first floor**	**Perimeter Residential**	**Sunnyslope**	**N/S Wenatchee Business Dist.**	**Greater Downtown**	**Waterfront**
Brick, stone, masonry except for CMU	P	P	P	P	P	P	P
CMU, Plain	N	N	N	S	SC	SC	SC
CMU with enhancements	SC	SC	SC	SC	P	P	P
EIFS	N	SC	SC	SC	PC	SC	SC
Metal siding	N	N	SC	SC	PC	PC	PC
Fiber cement panels (e.g.: Hardie Panels)	PC	PC	PC	SC	PC	PC	P
Fiber cement plank w/ pattern (e.g.: Hardie Plank)	P	P	P	P	P	PC	P
Lap siding, wood shingles or similar	P	P	P	P	S	S	P
Wood panels with special finish and texture	PC	PC	PC	PC	PC	PC	PC
Mirrored or highly reflective surfaces	N	N	N	N	AC	N	N
Plastic or sheet fiberglass	N	N	N	N	N	N	N
Ceramic tile and similar	A	A	A	A	S	S	S
Concrete	SC	SC	SC	SC	SC	SC	SC
Stucco	PC	PC	PC	PC	PC	PC	PC

E.7. Blank walls

For the purpose of this guideline, a “blank wall” is:

Any ground level wall surface or section of a wall over four feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15 foot section.

INTENT

- To ensure that large expanses of uniform walls visible from a public roadway or park do not detract from the local neighborhood’s appearance or the pedestrian environment.

GUIDELINES

E.7.1. Blank wall treatments

a. **Applicability.** This guideline applies to applicable housing types covered by these guidelines. A “blank wall” is defined as:

i. A wall or portion of a wall that has 400 square feet of vertical surface without a window, door, building modulation, or other architectural feature, or

ii. Any ground level wall surface or section of a wall over four feet in height at ground level that is longer than 15 feet measured horizontally without having a ground level window or door lying wholly or in part within that 15 foot section.

b. **New blank walls.** Untreated blank walls facing and within 10 feet of a public street, pedestrian-oriented space, common usable open space, or pedestrian pathway are prohibited unless treated as described as follows.

At least 40 percent of the vertical wall between two feet and ten feet above grade must be treated. A combination of the methods described below may be used to achieve the 40 percent. Acceptable methods to treat blank walls can include, but are not limited to:

i. A vertical trellis in front of the wall with climbing vines or plant materials.

ii. Transparent windows, doors or other features that allow visibility to the interior of the building.

iii. Trees or shrubs between the building and pathway or open space.

iv. Building detailing that adds visual interest at a pedestrian scale. Such detailing shall use a variety of surfaces; monotonous designs will not meet the purpose of the standards.

v. Display windows at least 16 inches deep to allow for changeable displays. “Tack-on” display cases shall not qualify as a blank wall treatment. (Applicable for mixed-use buildings only.)

vi. Artwork such as a mural or bas-relief sculpture.

vii. Other method approved by the Director.

Figure E.7.1. Acceptable blank wall treatments.

E.8. Requirements for above grade structured parking (multiple user parking garages)

INTENT

- To minimize negative visual impacts of parking garages or above grade structured parking in buildings.

GUIDELINES

E.8.1. Structured parking design

a. **Applicability.** This guideline applies to all above grade structured parking including above grade parking within buildings as well as stand-alone parking garages. Exception: Structured parking and parking garages screened from public roadways by a building (i.e. a building located between the garage and the public street) are not required to comply with these criteria.

b. **Above grade structured parking and parking garages must be designed** to obscure the view of parked cars at the ground level. This does not require opaque screening that would create security issues in conflict with Section C.5 Site Planning for Security.

c. **Where the structured parking or garage wall is built within 10 feet of the sidewalk edge,** the grade level façade shall incorporate a combination of artwork, grillwork, special building material, treatment, design, or other treatments as approved by the Director that enhance the pedestrian environment. Small setbacks with terraced landscaping elements can be effective in softening the appearance of a parking garage.

d. **Above grade structured parking must use articulation treatments** (not necessarily building modulation) that break up the massing of the parking structure and add visual interest as described in Section E.3.1.

Figure E.8.1.a. The side of this parking garage includes decorative grillwork and a raised brick planter to enhance the pedestrian environment.

Figure E.8.1.b. This building uses openings on its second level parking area to resemble windows.

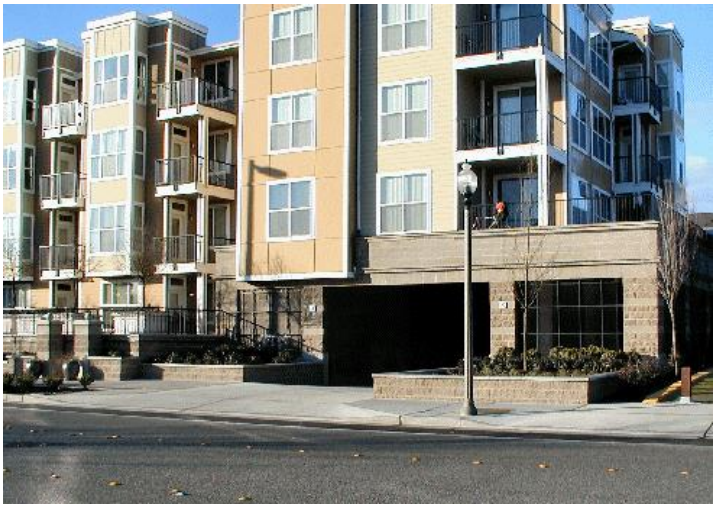


Figure E.8.1.c. Design parking garages to obscure the view of parked cars. Note the landscaping that separates the garage from pedestrians.