

Downtown Bonney Lake Design Standards



Vision for Downtown Bonney Lake in 2027

Adopted • August 14, 2007

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Table of Contents

A. Introduction	1
B. Downtown Bonney Lake Vision	4
1. Site Planning	7
1.1 Street Front Orientation.....	8
1.2 Central Triangle Standards and Guidelines.....	18
1.3 Sub-District Standards and Guidelines.....	21
1.4 Service Elements	27
2. Pedestrian Access, Amenities, and Open Space	29
2.1 Internal Pathways.....	29
2.2 Pedestrian-Oriented Spaces	33
2.3 Open Space and Recreation for Residential Uses	35
3. Vehicular Access and Parking.....	39
3.1 Access Roads	39
3.2 Vehicular Entrances and Driveways.....	40
4. Building Design.....	42
4.1 Architectural Character.....	42
4.2 Architectural Scale and Building Mass	43
4.3 Building Details	48
4.4 Exterior Building Materials and Color	52
5. Streetscape, Landscaping, and Signage	55
5.1 Streetscape Design	55
5.2 Landscaping, Fences, and Retaining Walls	59
5.3 Signage Design.....	64
6. Definitions	71

When do I Need to Comply?

All of the design standards apply to new construction on sites identified in Figure 1 unless otherwise noted. However, setting requirements for proposed exterior remodels presents an interesting problem. On the one hand, Bonney Lake would benefit greatly if all the standards were met when properties are significantly improved. On the other hand, no one wants to disadvantage property owners or discourage them from improving their buildings. The recommended solution is to establish three thresholds to gauge the extent of remodeling and set requirements based on what is practical and reasonable for that level of improvement.

Level I Remodels include all exterior remodels within a three year period with value of 50% of the building valuation or less. The requirement for such remodels is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material and color standards, but elements such as building *modulation* would not be required.

Level II Remodels include all remodels within a three year period whose value ranges from 50 to 200% of the value of the existing structure, as determined by the City of Bonney Lake valuation methods. All standards that do not involve repositioning the building or reconfiguring site development, as determined by the *Director*, shall apply to Level II Remodels.

Level III Remodels include all remodels within a three year period whose value exceeds 200% of the value of the existing structure, as determined by the City of Bonney Lake valuation methods. Such remodels shall conform to ALL standards.

The standards do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

How are the Standards Applied?

Each chapter of the standards contains a list of "Intent" statements followed by "Standards." Specifically:

- **Intent** statements are overarching objectives. For example, one of the Intent statements for the sub-chapter on Building Location and Orientation is to "Create an active and safe pedestrian environment."
- **Standards** using words such as "**shall**", "**must**", "**is/are required**", or "**is/are prohibited**" signify required actions. In special circumstances, the *Director* will allow alternative design treatments as long as applicants can successfully demonstrate that the proposal meets the Intent. Such options apply only to those standards where they are specifically noted.
- **Standards** using words such as "**should**" or "**is/are recommended**" signify voluntary measures.

Furthermore, the document contains some specific standards that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate to the *Director*, in writing, how the project meets the Intent of the standard.

Review Process

These standards should be studied at the beginning of a prospective applicant's planning process and are intended to make people aware of the design issues that warrant early consideration. The City encourages prospective applicants to apply for a **Pre-Application Conference** prior to applying for development permits. The goal of this meeting is to provide clear direction to the applicant early in the process, provide for an informal discussion of site specific design issues and opportunities, and minimize the need for costly design changes late in the design phase.

These standards shall serve as a supplement to Chapter 18 (Land Use Code) in the Bonney Lake Municipal Code (BLMC). Where there is a conflict between the standards herein and the Land Use Code, the design standards shall apply.

Applicable review processes are defined in Title 14, BLMC.

Definitions

Words within the standards that are *italicized* are defined in Chapter 6.

B. Downtown Bonney Lake Vision

The site plan in Figure 2 below illustrates how Downtown Bonney Lake could look in 2027 if properties are developed consistent with the goals and objectives of the Comprehensive Plan. This site plan was also used as a model in determining the best approach in developing the design standards for Downtown.



Figure 2. Illustrating how Bonney Lake's Downtown could look by 2027 if developed consistent with the community's vision.

Figures 3-6 below and on the following pages provide additional examples of this vision for Bonney Lake in 2027. Since the design standards provide flexibility in the way property can be developed, the actual development will likely vary from this model. However, these images are intended to be instructive to property owners, prospective developers, and community members, as they show one way that buildings and parking areas can be configured on a property consistent with the site design standards herein.

The model generally illustrates only basic building and parking configurations and example uses. Legend for building colors in the model site plan:

- | | |
|---------------------------|------------------------------------|
| Red = Retail | Light Blue = Civic |
| Gray = Structured parking | Beige and Orange = Townhouses |
| Dark Blue = Office | White = Existing uses (as of 2007) |
| Yellow = Residential | |



Figure 3. Looking northwest at the Downtown development model.



Figure 4. Looking north up 184th Avenue E. Note the “Main Street” configuration with storefronts located right up to the sidewalks and parking to the rear.



Figure 5. Looking at the retail core from the west. Note the configuration of buildings and parking areas, gateway elements, landscaping, etc.



Figure 6. View of the North Downtown area. Note the building configuration, uses, and streetscape.

1. Site Planning

The site planning standards for downtown properties typically vary depending on the type of street the property fronts on. Figure 7 illustrates the hierarchy of streets per the Downtown Plan’s vision: **Pedestrian-Oriented Streets (and Corridors)** – which are intended to be lined with storefronts, **Mixed-Use Streets** – which could include storefronts or a combination of retail, office, civic, and/or residential uses with small setbacks; **SR-410** – which is unique enough to deserve its own set of guidelines and standards; and **Other Streets** (not highlighted in Figure 7) which refers to smaller residential streets. The standards in this chapter (and in other chapters) thus refer to these particular types of streets.

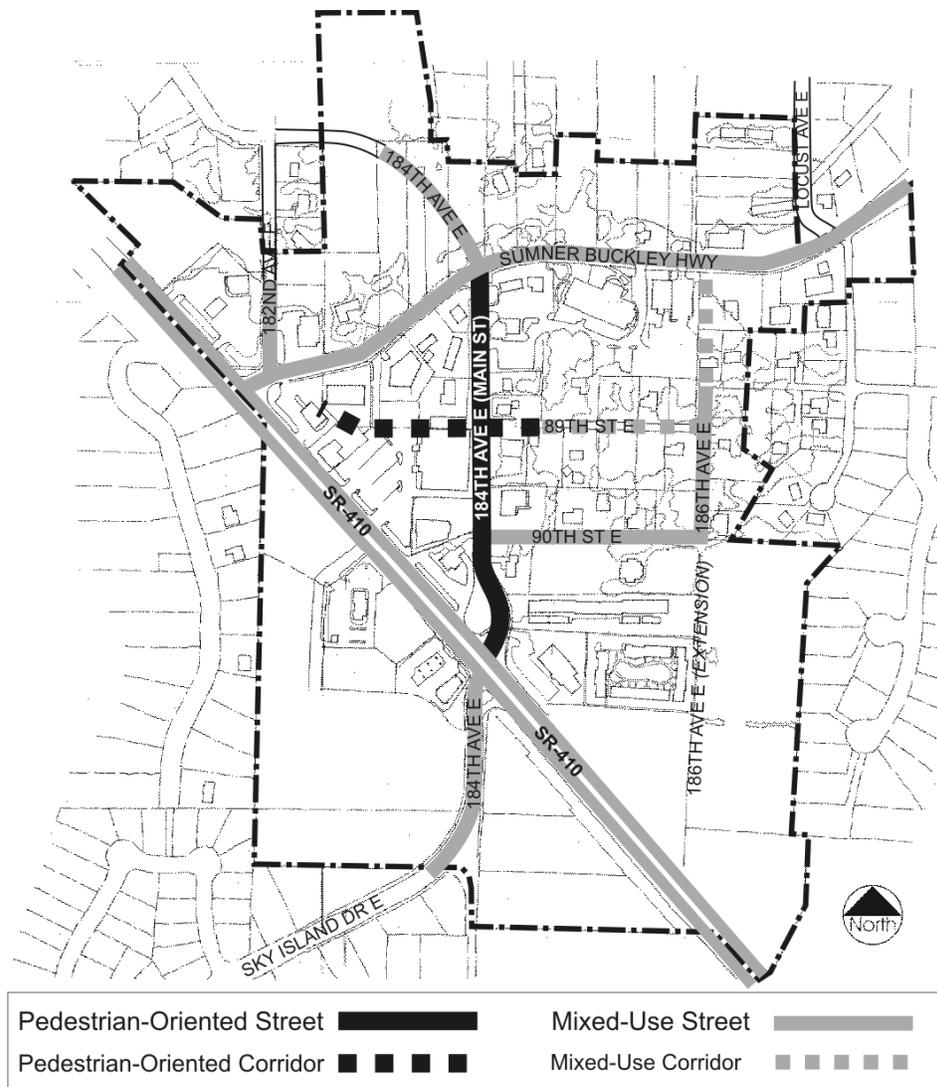


Figure 7. Downtown Street Types

1.1 Street Front Orientation

Intent

- ◆ To create an active and safe pedestrian environment by encouraging development to orient towards the street.
- ◆ To upgrade Bonney Lake’s visual identity.
- ◆ To reduce the impact of parking lots and *blank walls* located adjacent to the street.

Standards

1.1.1 Properties adjacent to Pedestrian-Oriented Streets or Corridors:

- a) Building location and design. Buildings must be located adjacent to the sidewalk and feature a *pedestrian-oriented façade* (see Figure 8 for standards). Such *façades* must include:
 - i) Primary building entrance must face the street and must be open to the public during all business operating hours. For street corner properties, entries shall be placed along both *façades* or directly at the street corner.
 - ii) The façade must include transparent windows and/or doors along 75% of the ground floor at heights between 2 to 8 feet above the ground. Glazed windows and doors that limit clear visibility into the building shall not count as “transparent.” For sloping sites, the transparent windows must be positioned between 3 to 8 feet above the ground on average.
 - iii) The façade must include weather protection at least 6 feet wide along at least 75% of the façade.

Exception: Buildings may be setback from the sidewalk where *pedestrian-oriented space* is included between the sidewalk and the building.

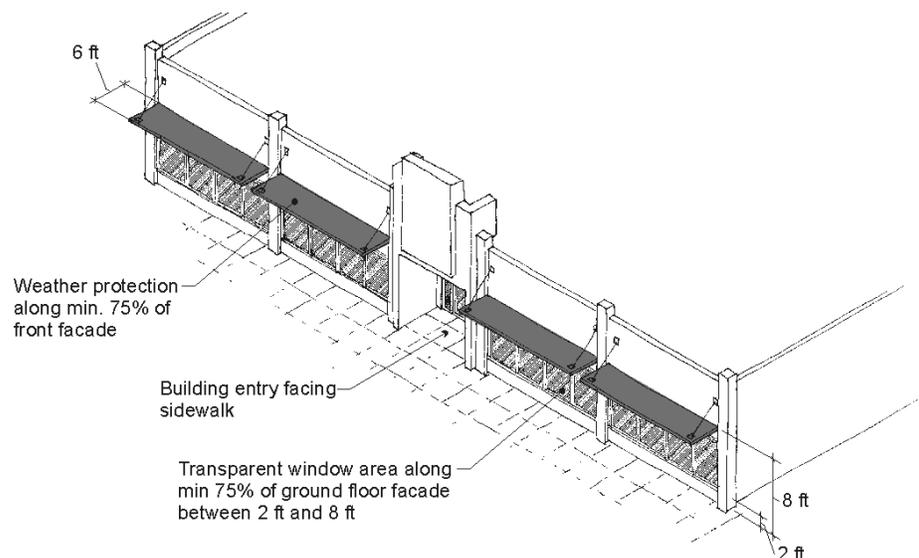


Figure 8. Pedestrian-oriented façade standards.

- b) Parking lot location. Parking lots must be located behind buildings and away from Pedestrian-Oriented Streets. New parking lots adjacent to a pedestrian-oriented street are prohibited. For properties along Pedestrian-Oriented Corridors, development should be configured to locate parking areas away from the corridor. Specifically, no more than 50% of the developable area adjacent to a Pedestrian-Oriented Corridor should be parking lots. Private internal streets configured with on-street parking shall not be considered as parking areas in the calculations where storefronts are adjacent to the Pedestrian-Oriented Corridor (see Figure 9 for example). The *Director* may relax the 50% standard provided the proposed design meets the goals and objectives of the Downtown Plan and the Design Standards herein.

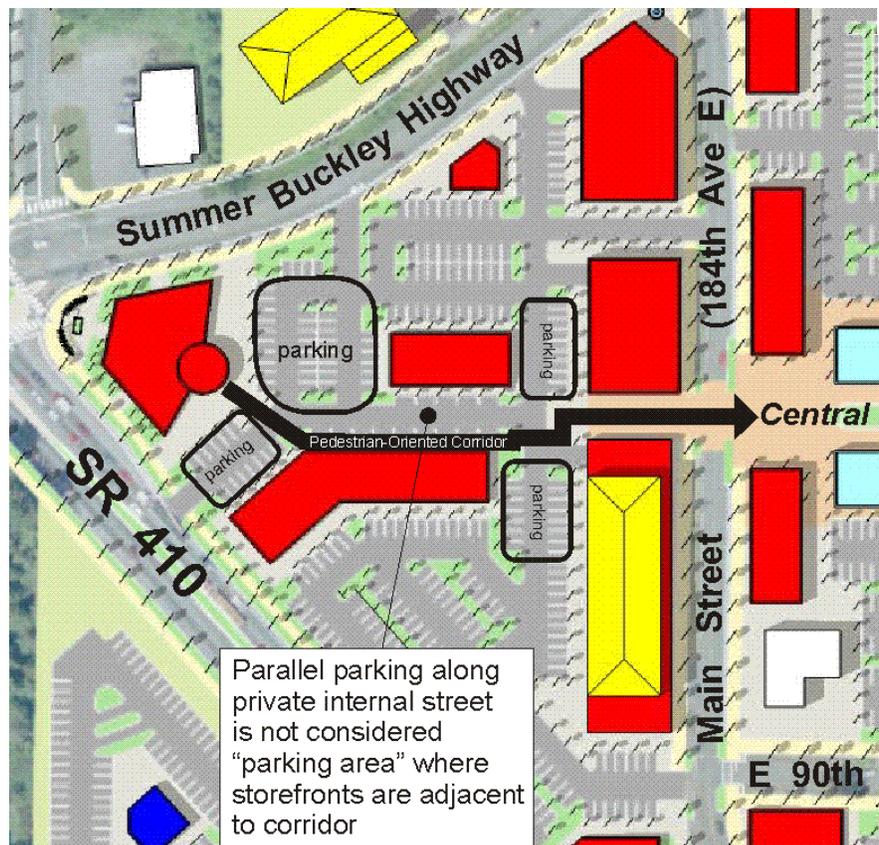


Figure 9. Example a parking configuration along a pedestrian-oriented corridor.

- c) Structured parking configurations are preferred where economically viable. Such structures shall locate parking areas below, above, or behind storefronts. Structures incorporating above-ground parking facilities must comply with building design standards in Chapter 4.

1.1.2 Properties adjacent to Mixed-Use Streets or Corridors:

- a) Buildings featuring non-residential uses on the ground floor may be placed up to the edge of the sidewalk (unless otherwise noted) only if they feature a *pedestrian-oriented façade*, as defined in Standard 1.1.1(a).
- b) All other developments must feature at least 10 feet of landscaping or *pedestrian-oriented space* between the sidewalk or front property line and any building, parking area, storage, or service area.

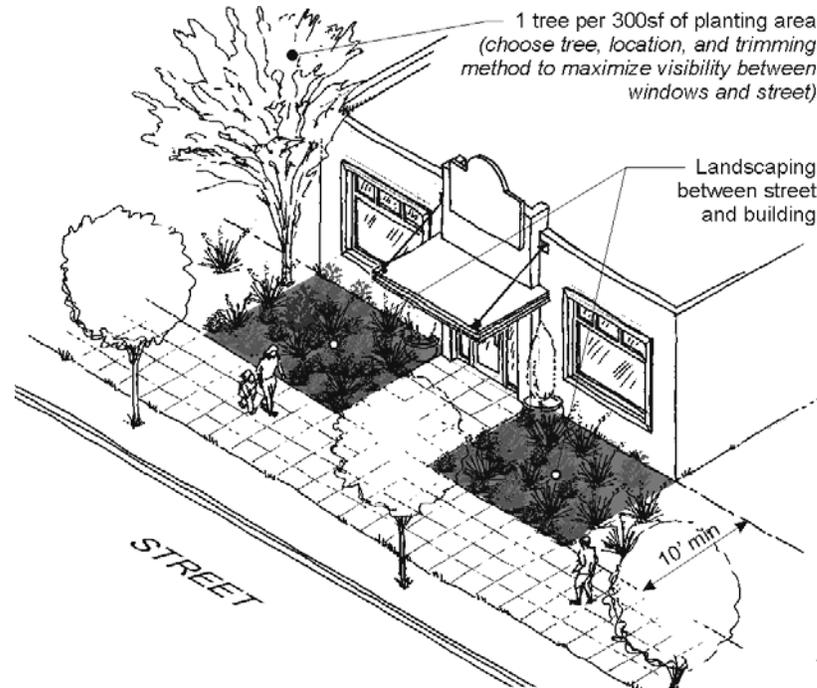


Figure 10. Example of development with a small landscaped setback.

Landscaping between the sidewalk and any parking area shall include:

- i) Trees, as approved by the *Director*, shall be planted at a rate of one tree per 300 square feet of landscaped area. Choose tree, location, and trimming method to maximize visibility between windows and the street for safety.
- ii) Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
- iii) Ground cover shall be planted in sufficient quantities to provide 100% coverage of the landscaped area within three years of installation.

Alternatives: Reduced width planting strips and/or alternative landscaping designs will be considered where the applicant can successfully demonstrate that the streetfront design creates an attractive, safe, and comfortable pedestrian environment that is consistent with the goals and objectives of the Downtown Plan. Such

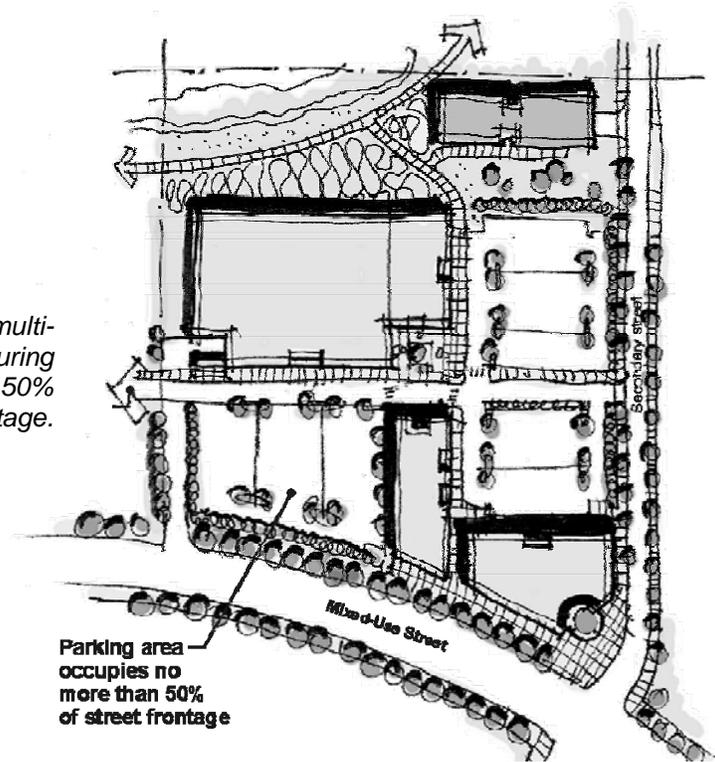
proposals must include design elements that clearly go beyond minimum requirements. For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk (see Figure 11 example below), extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale. For reduced setbacks for residential uses, the *Director* may require that the ground floor be elevated at least 3 feet above the level of the sidewalk to increase privacy for the streetfront residential units.



Figure 11. This residential building incorporates a decorative low wall and raised planter to provide an attractive transition between the sidewalk and dwelling units.

- c) Buildings must feature pedestrian entrances that face the streets (see Figure 10). Exceptions: Buildings organized around a *courtyard* may feature entrances facing the *courtyard* provided there is clear pedestrian access between the *courtyard* and the street.
- c) Parking lots must be located to the side or rear of buildings. For multi-building developments, no more than 50% of the street *frontage* may be occupied by parking lots and vehicle access areas. The *Director* may grant flexibility to the 50% requirement for one street *frontage* where a property fronts on more than one Mixed-Use Street or Corridor and there are no other reasonable alternatives. Depending on width and visibility of *frontage*, additional design features may be required to mitigate impacts of parking lots on the pedestrian environment and define the street edge. Examples could include a trellis system with vines and/or a decorative low wall that incorporates landscaping. Such treatments shall maintain adequate eye level visibility into the site from the street for safety.

Figure 12. An example of a multi-building development featuring parking along no greater than 50% of the Mixed-Use Street frontage.



- d) Parking lots shall not be located adjacent to street corners.
- e) Structured parking configurations are preferred where economically viable. Such structures should locate parking areas below, above, or behind uses. Structures incorporating above-ground parking facilities must comply with building design standards in Chapter 4.

1.1.3 Properties adjacent to SR-410:

- a) Developments must integrate a landscaped strip a minimum of 10 feet in width between the back of the sidewalk and any building or internal walkway. The landscaping strip shall be at least 20 feet in width where separating the sidewalk from a parking area. The planting strip shall include:
 - i) Trees, as approved by the *Director*, shall be planted at a rate of one tree per 300 square feet of landscaped area.
 - ii) Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
 - iii) Ground cover shall be planted in sufficient quantities to provide at 100% coverage of the landscaped area within three years of installation.

Where existing right-of-way widths allow, some or all of the required landscaping can be placed within the right-of-way provided minimum planting strip and sidewalk standards (see Subchapter 5.1) are met.

Breaks in the required landscaping may be provided for internal pedestrian routes and areas meeting the definition of *pedestrian-oriented space*.

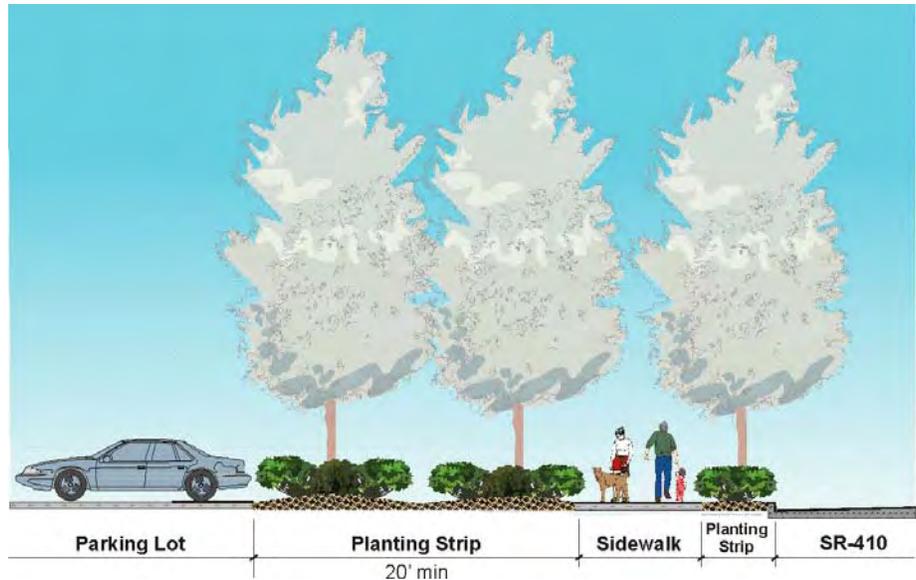
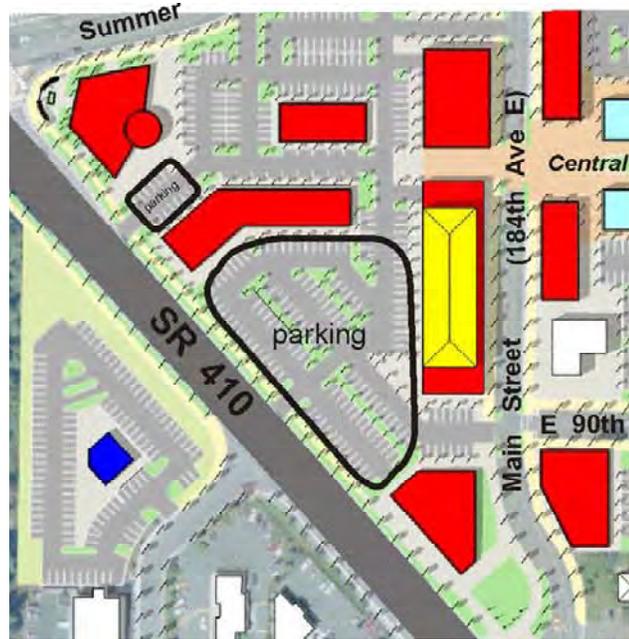


Figure 13. 20' wide planting strips are required along SR-410 between the back of the sidewalk and any parking area.

- b) Developments should configure and design buildings and parking areas to enhance the pedestrian and visual environment along SR 410. Specifically, no more than 50% of the street *frontage* may be occupied by surface parking lots and vehicle access areas (see Figure 14 for example) Parking lots shall not be located adjacent to street corners. The *Director* may grant flexibility to these requirements provided the applicant can successfully demonstrate that the proposed configuration meets the intent of the standards, the goals and objectives of the downtown plan. For example, a configuration including a higher percentage of parking lots adjacent to the roadway may allow for a more desirable east-west pedestrian corridor with continuous storefronts in the Central Triangle. In such a scenario, the developer would be expected to provide additional design treatments along SR 410 to mitigate negative impacts of the parking lots on the visual environment.

Figure 14. No more than 50% of the SR-410 frontage in the Retail Core may be occupied by parking and vehicular access.



- c) Buildings adjacent to SR 410 must provide a minimum level of ground floor transparency (portions of the façade between 2' and 8' above sidewalk level) of 25%.
- d) Buildings adjacent to SR 410 must feature pedestrian entrances that are visible and directly accessible from the sidewalk. Such entries do not necessarily have to be on the street front façade – they could be on the side of the building with a clear pedestrian connection from the sidewalk. For multi-tenant buildings parallel to the road, only the tenants at the corner or end of the buildings must have pedestrian entries visible from the sidewalk.

Figure 15. This building would meet the transparency (minimum 25% on ground level) and pedestrian access requirements along SR 410.



1.1.4 Properties adjacent to all other streets:

- a) Landscaped setbacks at least 10 feet in width are required between the back of the sidewalk and any building or parking area. Landscaping between the sidewalk and any parking area shall include:
 - i) Trees, as approved by the *Director*, shall be planted at a rate of one tree per 300 square feet of landscaped area.
 - ii) Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
 - iii) Ground cover shall be planted in sufficient quantities to provide at 100% coverage of the landscaped area within three years of installation.

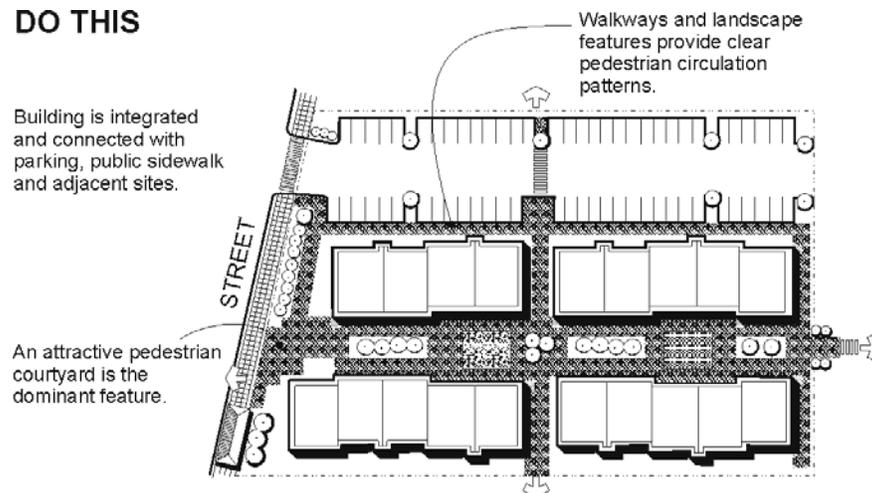


Figure 16. Example of residential development meeting streetfront orientation standards.

Alternatives: Reduced width planting strips and/or alternative landscaping designs will be considered where the applicant can successfully demonstrate that the streetfront design creates an attractive, safe, and comfortable pedestrian environment that is consistent with the goals and objectives of the Downtown Plan. Such proposals must include design elements that clearly go beyond minimum requirements. For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk (see Figure 11 example), extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale. For reduced setbacks for residential uses, the *Director* may require that the ground floor be elevated at least 3 feet above the level of the sidewalk to increase privacy for the streetfront residential units.

- b) Landscaping (plant types and maintenance) between the sidewalk and residential units shall maintain visual access between the dwelling units and the street.
- c) Parking lots shall be located to the side or rear of buildings. Parking lots may not be located adjacent to street corners.
- d) All buildings must provide entries facing the street. For example, townhouses fronting on the street must all have individual entries accessible from the street. Buildings organized around a *courtyard* may feature entrances facing the *courtyard* provided there is clear pedestrian access between the *courtyard* and the street (see Figure 17 for an example). Configurations where enclosed rear yards back up the street are prohibited.
- e) At least 15% of the building *facades* (for all uses) must be transparent. Openings in parking garages may not be used to meet this requirement, except when designed with *fenestration* and detailing techniques that make the garage appear to be a habitable part of the structure.

DO THIS



DON'T DO THIS

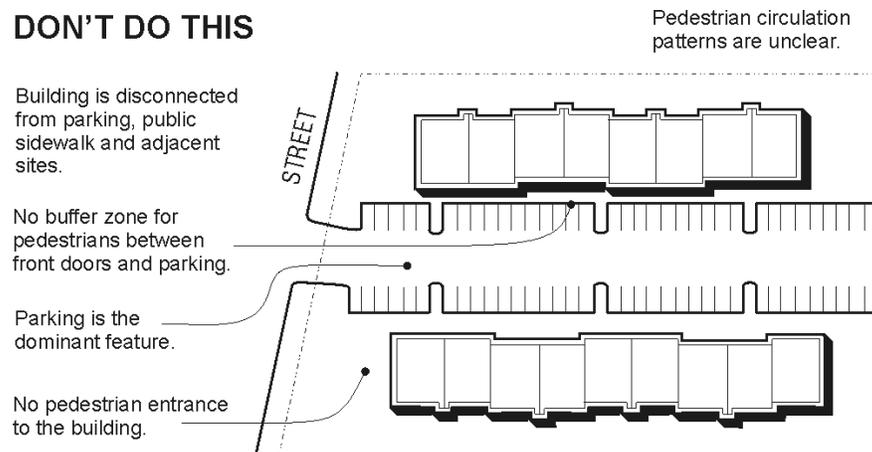


Figure 17. Acceptable and unacceptable development configurations.

1.1.5 Blank walls: A wall (including building façades and retaining walls) is considered a *blank wall* if:

- a) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
- b) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

All Sites: Untreated *Blank walls* visible from a public street or pedestrian pathway are prohibited. Methods to treat *blank walls* can include:

- c) Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a *blank wall* treatment.
- d) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60% of the wall's surface within three years.
- e) Installing a vertical trellis in front of the wall with climbing vines or plant materials.
- d) Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the intent of the standards.

Figure 18. Blank wall treatment examples.

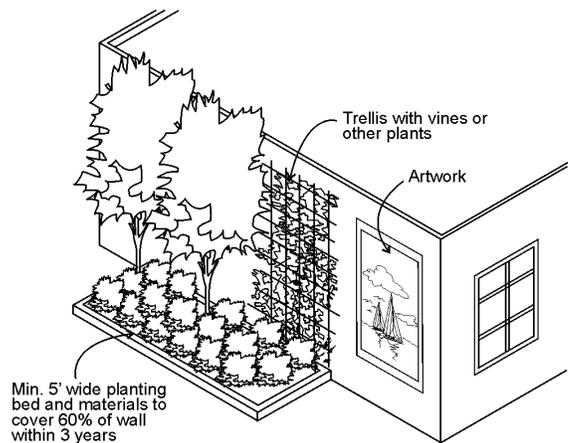


Figure 19. Tack-on display cases are not an acceptable blank wall treatment.



1.2 Central Triangle Standards and Guidelines

Intent

- ◆ To create a vibrant, pedestrian-oriented core focused on retail activities.
- ◆ To create a “Main Street” on the section of 184th Avenue E lined with attractive storefronts.
- ◆ To emphasize the three corners of the triangle as distinct gateways.
- ◆ To mitigate negative visual impacts of parking lots.
- ◆ To encourage pedestrian activity.

Standards

1.2.1 Developments shall conform with Site Planning Standards as specified in subchapter 1.1. Buildings must be arranged to support “Main Street” storefront objectives on 184th Avenue E to create an east-west pedestrian corridor that connects the western edge of the site with Main Street. The exact location of the east-west pedestrian corridor may vary depending on the nature of the development and property ownership, but it must be prominent in terms of visibility, accessibility, and level of activity. While a continuous direct east-west route is preferred, other routes (such as a winding route) will be considered provided it meets the intent of the standards.



Figure 20. A development configuration example of the Central Triangle that would meet the standards and guidelines.

1.2.2 Gateway Sites: Development shall provide decorative design elements at each of the three street corners of the Central Triangle. The SR 410/Sumner Buckley Highway corner is the most important, as it functions as both the gateway to the City and the gateway to downtown. Specifically:

- a) Each corner must include a distinctive architectural element(s). This must be a one-of-a-kind architectural feature developed specifically for this site that contributes to the identity of the Downtown. This could include special architectural treatment of a building located adjacent to the corner or a freestanding architectural element such as a decorative trellis. For the SR 410/Sumner Buckley Highway corner, decorative signage advertising “Downtown Bonney Lake” is encouraged to be integrated with the corner architectural element.
- b) Special landscaping elements that contribute to the character and identity of downtown must be integrated with each corner. This should include colorful plantings that provide seasonal interest. Landscaping elements are less critical at the Sumner Buckley Highway/Main Street corner provided the development can successfully integrate a distinctive corner building, perhaps with a small *pedestrian-oriented space* on the corner.
- c) Integration of *pedestrian-oriented space* on the corner is encouraged.



Figure 21. Gateway treatment example integrating landscaping, pedestrian-oriented space, and architectural elements.

Figure 22. Desirable street corner treatment for the Sumner Buckley Highway/Main Street intersection (architectural features are more important here than landscaping components).



1.2.3 Parking lot configuration: Applicants shall successfully demonstrate how the parking lots will be located and designed to minimize impacts on the pedestrian/visual environment. Specific recommendations:

- a) Distribute parking lots into smaller areas throughout the core (but not along Main Street) to provide convenience for retail activities, but not in a way that dominates the site.
- b) Structured parking configurations are preferred. Topography along Main Street provides a great opportunity to tuck one level of parking underneath of buildings.
- c) Provide attractive pedestrian connections between uses and through parking lots (see subchapter 2.1).
- d) Provide landscaping in parking lots (see subchapter 5.2).



Figure 23. Parking lot configuration example.

1.2.4 Drive through facilities are prohibited.

1.3 Sub-District Standards and Guidelines

Intent

- ◆ To enhance the character and identity of Downtown Bonney Lake.
- ◆ To take advantage of special opportunities in downtown sub-districts.
- ◆ To promote pedestrian activity downtown.
- ◆ To enhance vehicular access in downtown without compromising the pedestrian environment.

Standards

1.3.1 Developments shall conform with Street Front Orientation standards as specified in subchapter 1.1. While the standards in that subchapter address many of the key objectives for downtown's sub-districts, some other key standards are noted below.

1.3.2 Property on the east side of the intersection of Main Street and 89th Street E should be developed as a focal open space. Specifically:

- Ideally, the development of a large public open space similar to what's shown in Figure 24 is encouraged at this location as part of a larger public/private development. This example shows 89th Street E becoming a pedestrian corridor linking mixed-use and civic buildings with the central open space and Main Street.



Figure 24. Large focal open space example. In this scenario 89th Street E is converted into a pedestrian corridor.

- b) If 89th Street E remains open east of Main Street, both eastern corners must be developed as *pedestrian-oriented spaces* (though likely smaller than what's shown in Figure 24 unless one or both spaces is developed by the City) in an amount no less than 10% of the development site. The *Director* may allow reducing the open space to 5% of the development site provided the following criteria are met:
- i) Adjacent buildings are at least 2-stories in height.
 - ii) Adjacent buildings achieve *LEED* certification.



Figure 25. An example of a smaller focal open space integrated at the street corner that would meet the intent of the standards (provided a water feature is included).

- c) Buildings adjacent to the focal open space developed as part of (a) or (b) above shall include *pedestrian-oriented facades* facing the open space.
- d) The open space must include distinct design elements that add to the character and identity of Main Street. Specifically:
 - i) A water feature incorporated into the design of the focal open space(s) is encouraged. The larger the open space, the more substantial the water feature should be. Interactive water features that are inviting to children are encouraged.
 - ii) The open space must be designed to accommodate outdoor dining – preferably around the edges of the space. However, outdoor dining associated with a private business shall not occupy more than 25% of the open space and shall be configured to accommodate pedestrian circulation through the plaza.
 - iii) The open space must incorporate permanent landscaping elements that provide seasonal interest and color to the plaza. Terraced planters with seating ledges are particularly attractive and are encouraged.



Figure 26. The focal open space should incorporate permanent landscaped elements that add seasonal interest and color to the plaza.

- iv) Where the open space is larger than 10,000 square feet, an area or platform that can be utilized as a stage for concerts, celebrations, or other public activities is encouraged. The area or platform should incorporate an open hard surfaced area sized at least 60 feet by 60 feet that is adaptable to a variety of uses – notably public gatherings and special events.



Figure 27. Interactive water features are encouraged.



Figure 28. An open area at least 60'x 60' that is usable for special events such as local art shows is encouraged.

As an alternative to developing a *pedestrian-oriented space* designed per paragraph (d) above, the *Director* may allow a linear easement along 89th Street E equal to the required amount of open space. This easement area, combined with land currently within the 89th Street E right-of-way, is intended for future use as the City’s “Central Plaza” as identified in the Downtown Plan. Under this scenario, the City is responsible for the improvement and maintenance of the plaza area within this easement.

1.3.3 89th Street E. access. New driveways off of 89th Street E shall be prohibited unless there is no other alternative, as determined by the *Director*.

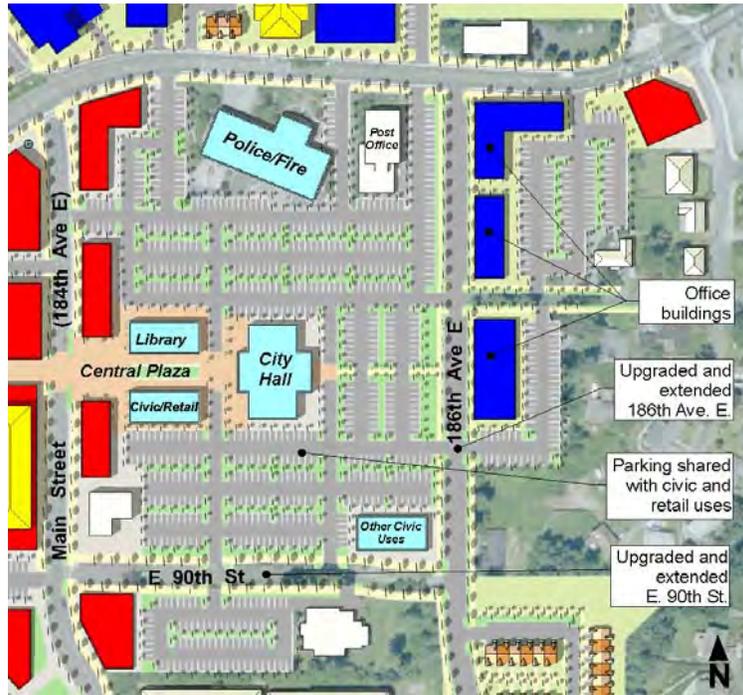


Figure 29. Extended 186th Avenue E with example development.

1.3.4 North Downtown. Specific standards and guidelines for the development of properties north of Sumner Buckley Highway:

- a) Connectivity – applicants for all types of development west of the Main Street Extension must successfully demonstrate how their proposal provides safe, convenient, and attractive pedestrian and vehicular connectivity. Specifically, developments in this area must integrate at least one internal north-south pedestrian connection that links uses with Sumner Buckley Highway. Also, an additional internal north south vehicular connection west of the Main Street Extension is strongly encouraged. Ideally, these are developed together as a public or private street similar to what’s shown in Figure 30.

- b) Hillside development – applicants must successfully demonstrate how they’ve integrated development with the hillside in a way that accomplishes the following objectives:
 - i) Minimize impacts of surface and structured parking facilities on the pedestrian environment. Where possible, use site slopes to tuck parking underneath buildings.
 - ii) Contour the development into the site. Examples include limiting the height of blank retaining walls, terracing upper floors of multi-story buildings (particularly along Sumner Buckley Highway), and adding terraced layers of landscaping that provide seasonal interest.
 - iii) Incorporate design elements that minimize negative visual impacts on neighboring single family uses. Consider landscaping elements and building placement and orientation that provide privacy.



Figure 30. An example of North Downtown development.

1.3.5 Southeast Downtown. Applicants for development south of SR-410 and east of 184th Ave E. must successfully demonstrate how the development accomplishes the following objectives.

- a) Provide attractive landscaping and building forms that contribute to dramatic Mt. Rainier views from eastbound SR-410. Terraced landscaping elements along the *frontage* of SR-410 can be a desirable way of meeting this objective. For development with large multi-story buildings, consider upper level building step-backs and dramatic rooflines.
- b) Incorporate design elements that minimize the negative visual impacts of uses on neighboring single family uses. Landscaping components (such as retaining some or all of the tall trees near the property lines)

will be a critical element in accomplishing this objective. Consider building placement and orientation methods that minimize impacts to adjacent uses.



Figure 31. Terraced landscape and building forms are encouraged for any multi-story development along SR-410 in the southeastern corner of downtown.

1.4 Service Elements

Intent

- ◆ To encourage thoughtful siting of service and storage elements that balances the need for service and storage with the desire to screen its negative impacts.
- ◆ To screen the negative impacts of service elements.

Standards

1.4.1 Trash and recycling enclosures:

- a) Trash and recycling areas visible from the street, pathway, *pedestrian-oriented space* or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence at least seven feet high, concealed on the top and should have self-closing doors.
- b) Trash and recycling enclosures should be designed consistent with the architecture of the primary structures. This includes the use of similar material and/or detailing. Acceptable materials include masonry, ornamental metal or wood, or some combination of the three.
- c) If the area is adjacent to a public or private street, sidewalk, or internal pathway, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility.

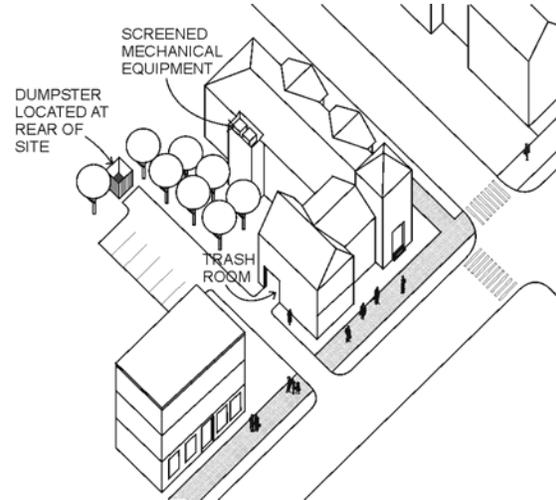
Figure 32. Example of a Trash and recycling enclosure designed consistent with the development's architecture.



- 1.4.2 Service element location.** Trash and recycling enclosures, storage areas, gas and electrical meters, and other similar service elements shall be located to minimize impacts on the pedestrian environment and adjacent uses. Such elements should generally be concentrated and located where they are accessible to service vehicles and convenient for tenant use.

1.4.3 Roof-mounted mechanical equipment should be located so as not to be visible from the street, public open space, parking areas, or from the ground level of adjacent properties. Screening features should utilize similar building materials and forms to blend with the architectural character of the building.

Figure 33. Service elements should be sited to minimize impacts to the pedestrian environment.



2. Pedestrian Access, Amenities, and Open Space

2.1 Internal Pathways

Intent

- ◆ To provide safe and direct pedestrian access in commercial areas to accommodate pedestrian movement patterns, to minimize conflicts between pedestrians and vehicular traffic, and to provide pedestrian connections to neighborhoods;
- ◆ To provide safe routes for the pedestrian and disabled person across parking, to entries, and between buildings;
- ◆ To accommodate non-competitive/non-commuter bicycle riders who use bicycles on short trips for exercise and convenience;
- ◆ To provide attractive internal pedestrian routes that promote walking and enhance the character of the area;
- ◆ To provide a network of pedestrian pathways that can be expanded over time; and
- ◆ To encourage pedestrian amenities along pathways, such as *artwork*, *landscaping* elements, and architectural details.

Standards

2.1.1 Interior pathway design:

- a) Sidewalks and pathways along the façade of mixed-use and retail buildings 100 or more feet in width (measured along the façade) that are not located adjacent to a public street shall be at least 12 feet in width. The walkway shall include an 8-foot minimum unobstructed walking surface and street trees placed no more than 30 feet on-center. Exceptions:
 - i) Pedestrian lighting fixtures are not required, but may be placed at 30 feet on-center as an alternative to some of the required street trees.
 - ii) To increase business visibility and accessibility, breaks in the required tree coverage will be allowed adjacent to major building entries (for businesses with at least 5,000 square feet of floor area).

However, no less than one tree per 60 lineal feet of the required walkway shall be required.

Figure 34. Internal pathway standards along retail uses not located adjacent to a street.



Street trees every 30'

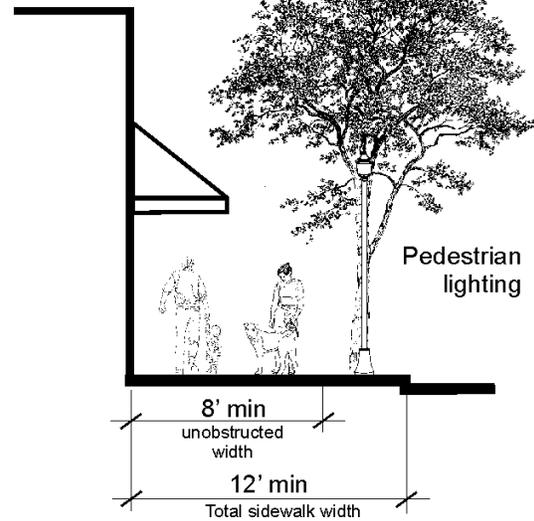


Figure 35. An example of an internal walkway designed to look like a traditional urban sidewalk.

- b) For all other interior pathways not applicable to paragraph (a) above, the applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users. At a minimum, walkways shall feature 5 feet of unobstructed width.
- c) All pedestrian pathways must correspond with Federal, State, and local codes for mobility impaired persons, and the Americans with Disabilities Act.

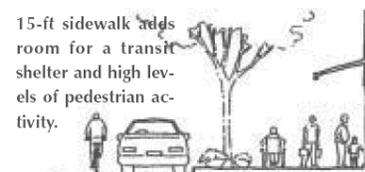
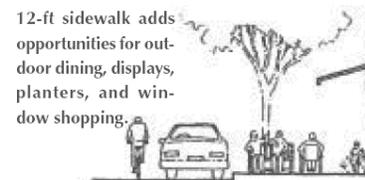


Figure 36. Appropriate walkway widths.

2.1.2 Pedestrian access and connectivity:

- a) All buildings must have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.
- b) Pedestrian paths or walkways connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site shall be provided.
- c) Provide pathways through large parking lots. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways through parking lots shall be provided for every three parking aisles or shall be placed no more than 150 feet apart, whichever is more restrictive. Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement.

Figure 37. Parking lot pathways shall be placed every third aisle (maximum) and maintain no more than 150 feet between paths.

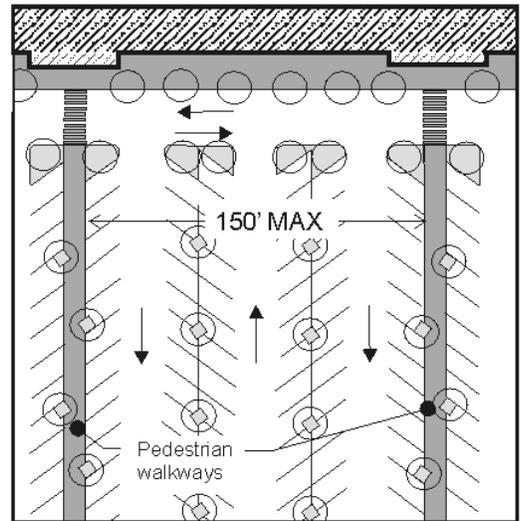


Figure 38. Parking lot pathway example.

- d) For sites abutting vacant or underdeveloped land, the *Director* may require new development to facilitate the eventual interior pathway system by installing pathway stub-outs, or by conducive configuration of buildings, and parking lots.

2.1.3 Pedestrian crossings:

- a) Crosswalks are required when a walkway crosses a paved area accessible to vehicles.
- b) Applicants must continue the sidewalk pattern and material across driveways.

2.2 Pedestrian-Oriented Spaces

Intent

- ◆ To provide a variety of pedestrian areas in retail and mixed-use areas.
- ◆ To provide safe, attractive, and usable open spaces that promote pedestrian activity.

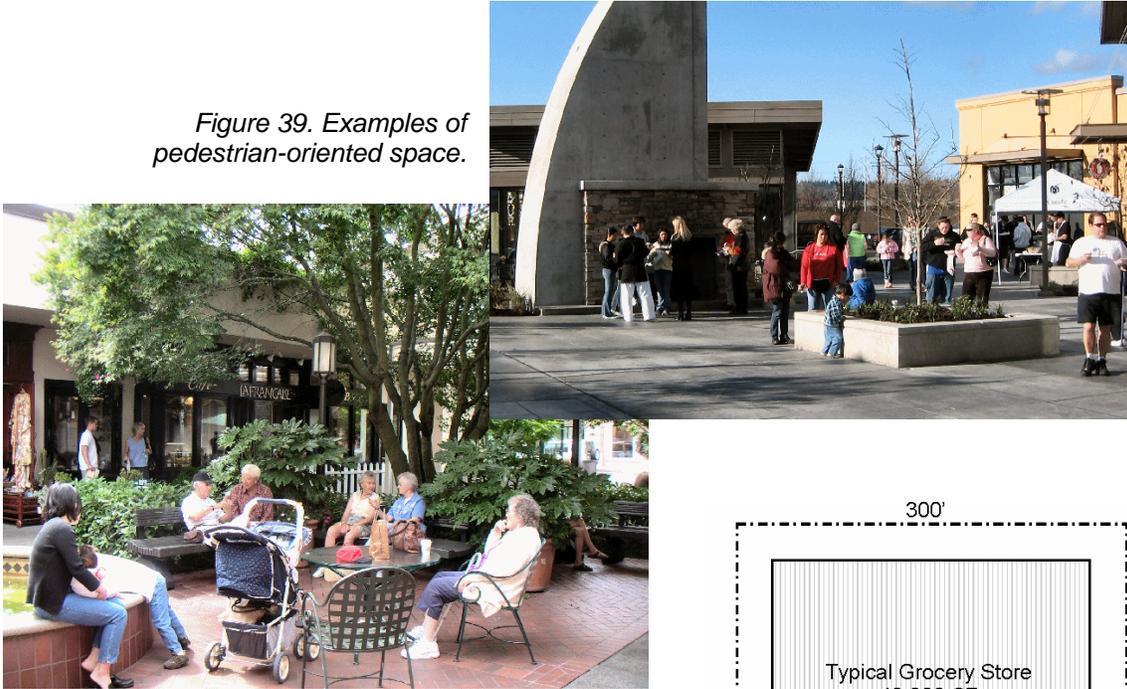
Standards

2.2.1 Definition and requirements of *pedestrian-oriented spaces*:

- a) To qualify as a *pedestrian-oriented space*, an area must have:
 - i) Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular *courtyard*.
 - ii) Paved walking surfaces of either concrete or approved unit paving.
 - iii) Pedestrian-scaled lighting (no more than 14' in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 - iv) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
 - v) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - vi) Landscaping components that add seasonal interest to the space.
- b) The following features are encouraged in *pedestrian-oriented space*:
 - i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or *artwork*.
 - ii) Provide *pedestrian-oriented building facades* on some or all buildings facing the space.
 - iii) Consideration of the sun angle at noon and the wind pattern in the design of the space.
 - iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
 - v) Movable seating.
- c) The following features are prohibited within *pedestrian-oriented space*:
 - i) Asphalt or gravel pavement.
 - ii) Adjacent unscreened parking lots.
 - iii) Adjacent chain link fences.
 - iv) Adjacent *blank walls*.
 - v) Adjacent dumpsters or service areas.

- vi) Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as *pedestrian-oriented space*.

Figure 39. Examples of pedestrian-oriented space.



2.2.2 All non-residential uses must provide *pedestrian-oriented space* in conjunction with new development according to the formula below.

- 1% of the lot area + 1% of the non-residential floor area.

Note: Minimum required sidewalks or interior walkway areas shall not count as *pedestrian-oriented space*. However, where walkways are widened beyond minimum requirements, the widened area may count as *pedestrian-oriented space* if the *Director* determines that the area meets the definition of *pedestrian-oriented space*.

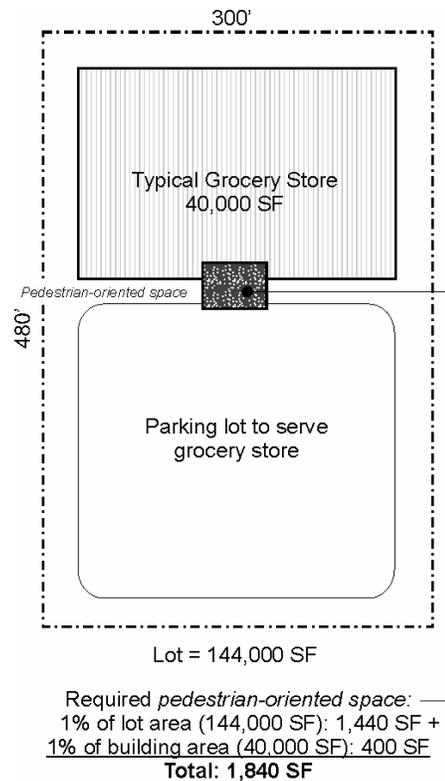


Figure 40. An illustration of how much pedestrian-oriented space would be required for a typical single story grocery store served by surface parking.

2.3 Open Space and Recreation for Residential Uses

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.

Standards

2.3.1 Open space for *multi-family* residential uses. *Multi-family* uses must provide at least 200 square feet of open space per unit. Exceptions: Townhouse developments with less than 20 units are exempt from this requirement provided such projects meet Standard 2.3.2 below. Townhouse developments with 20 or more units shall provide at least 50 square feet of common open space and/or natural areas (both as defined below) per dwelling unit, in addition to meeting Standard 2.3.2 below. Special requirements and considerations for various types of allowable open spaces:

- a) Common open space: Where accessible to all residents, common open space may count for up to 100% of the required open space. This includes landscaped *courtyards* or *decks*, front porches, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:
 - i) Required setback areas shall not count towards the open space requirement, except for spaces that meet the dimensional and design requirements and guidelines herein.
 - ii) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than 15' in width (except for front porches). Alternative configurations may be considered by the *Director* where the applicant can successfully demonstrate that the common open space meets the intent of the standards.
 - iii) Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.
 - iv) Spaces shall feature paths, landscaping, seating, and lighting. Other amenities that make the area more functional and enjoyable are encouraged.
 - v) Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.
 - (vi) Common open space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the *Director* that enhance safety and privacy (both for common open space and dwelling units).

- vii) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
- viii) Stairways, stair landings, above grade walkways, *balconies* and *decks* shall not encroach into the common open space. An atrium roof covering may be built over a *courtyard* to provide weather protection provided it does not obstruct natural light inside the *courtyard*. Front porches are an exception.
- ix) Front porches qualify as common open space provided:
- x) No dimension is less than eight feet.
- xi) “Cave” porches are not included in calculations for common open space. “Cave” porches are porches that are entirely inset into the building. Porches set into the corner of a building are an exception.



Figure 41. Examples of common open space.

- b) ***Balconies:*** Covered private *balconies*, porches, *decks*, or patios may be used to meet up to 50% of the required open space. To qualify as open space, such spaces shall be at least 35 square feet, with no dimension less than four feet, to provide a space usable for human activity.



Figure 42. Balconies provide usable open space for residents.

- c) Rooftop decks may count for up to 50% of the required open space, but are generally discouraged as a significant source of open space for a development, and may be used only if the following conditions are met:
 - i) Space must be accessible (ADA) to all dwelling units.
 - ii) Space must provide amenities such as seating areas, *landscaping*, and/or other features that encourage use as determined by the *Director*.
 - iii) Space must feature hard surfacing appropriate to encourage resident use.
 - iv) Space must incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.
- d) Indoor recreational areas: Indoor recreational areas may count for up to 25% of the required open space only within mixed-use buildings greater than 3 stories in height. The following conditions must be met:
 - i) Indoor spaces must be located in visible areas, such as near an entrance lobby and near high traffic corridors.
 - ii) The space must be visible from any nearby interior pedestrian corridors. Windows should occupy at least one-half of the perimeter of the space (towards internal corridors or outside) to make the space inviting and encourage use.
 - iii) Space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space must include amenities and design elements that will encourage use by residents as determined by the *Director*.
- e) Natural areas: Retention of existing natural areas with mature trees may count for up to 50% of the required open space provided the subject area is located outside of the minimum required setback and buildings are configured to use the natural area as an amenity. For example, private patios or a trail bordering the natural area would meet this objective.

2.3.2 Private open space for Townhouses. Townhouses and other ground based *multi-family* residential units with individual exterior entries must provide at least 200 square feet of private open space per dwelling unit adjacent to, and directly accessible from each dwelling unit. This may include private *balconies*, individual rear yards, landscaped front yards, and covered front porch areas. Exception: “Common Open Space” designed per Standard 2.3.1 may substitute for up to 50% of each unit’s required private or semi-private open space on a square foot per square foot basis.

Figure 43. Example townhouse configuration with a combination of private open spaces adjacent to units and larger common open space accessible to all units.



3. Vehicular Access and Parking

3.1 Access Roads

Intent

- ◆ To create a safe, convenient network for vehicle circulation and parking.
- ◆ To mitigate traffic impacts and to conform to the City's objectives for better traffic circulation.
- ◆ To enhance the visual character of interior access roads; and
- ◆ To minimize conflicts with pedestrian circulation and activity.

Standards

- 3.1.1 Future road connections:** Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of new development shall be designed to utilize these connections.
- 3.1.2 Vehicular circulation:** Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable. For example, large sites (at least 2 acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale similar to most pedestrian-oriented downtowns.

3.2 Vehicular Entrances and Driveways

Intent

- ◆ To provide safe, convenient access to commercial sites without diminishing quality pedestrian walking or visual experiences.
- ◆ To enhance the safety and function of public streets.

Standards

- 3.2.1 Projects adjacent to SR 410** must comply with the State's Access Management Regulations.
- 3.2.2 Limit number of driveways.** Parking lot entrances, driveways, and other vehicle access routes onto private property from a street may be restricted to no more than one entrance lane and one exit lane per three hundred linear feet of property as measured horizontally along the street face.
- 3.2.3 Encourage shared driveways.** Properties with less than 300 linear feet of street *frontage* shall make a genuine effort to negotiate shared access with adjoining property owners. One entry and one exit lane for vehicle access will be allowed after there is demonstrable evidence, acceptable to the *Director*, that shared access is not feasible.
- 3.2.4 Driveways for corner lots.** Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.
Exception: Corner lots may have one entrance per street provided the owner provides evidence acceptable to the *Director* that they are unable to arrange joint access with an abutting property.
- 3.2.5 Parking garage entries.** Parking garage entries (both individual private and shared parking garages) must not dominate the *streetscape*. They should be designed and sited to complement, not subordinate, the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road. Specific standards and guidelines:
- a) Townhouse developments featuring 2-car garages are encouraged to employ *tandem garages* to minimize the garage's negative visual impact on the street and visual environment.
 - b) Townhomes and all other *multi-family* dwelling units with private exterior ground floor entries must provide at least 20 square feet of *landscaping* adjacent to the entry. This is particularly important for units where the primary entrance is next to private garages off of an interior access road. Such *landscaping* areas soften the appearance of the building and highlight individual entries.



Figure 44. A good example of a parking garage entrance.



Figure 45. Landscape strips and decorative entries separate garages of these townhouse units.

4. Building Design

4.1 Architectural Character

Intent

- ◆ To enhance the visual character and identity of Downtown Bonney Lake.

Standards

- 4.1.1 All sites.** Architecture that is defined predominately by corporate identity features (and difficult to adapt to other uses) is prohibited. For example, some fast food franchises have very specific architectural features that reinforce their identity. Besides diluting the town's identity with corporate (and therefore generic) identities these buildings are undesirable because they are not adaptable to other uses when the corporate franchises leave.
- 4.1.2 All sites:** The use of overly ornate building details that make a building look fake or contrived are strongly discouraged. See Figure 46 below for an example.



Figure 46. Overly ornate architectural styles and building details are discouraged.

4.2 Architectural Scale and Building Mass

Intent

- ◆ To reduce the scale of large buildings and add visual interest.
- ◆ To enhance the visual character of Downtown Bonney Lake.

Standards

4.2.1 Building articulation – all buildings adjacent to Pedestrian-Oriented Streets or Corridors: Buildings must include *articulation* features every 30' to create a pattern of small storefronts. At least two of the following methods must be employed:

- Use of window and/or entries that reinforce the pattern of 30-foot storefront spaces.
- Use of weather protection features that reinforce 30-foot storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
- Change of roofline.
- Placement of building columns that reinforce storefront pattern.
- Change in building material or siding style.
- Other methods that meet the intent of the standards as approved by the *Director*.

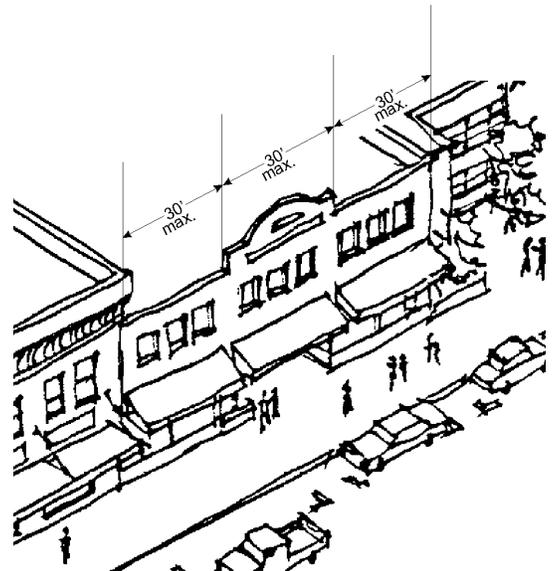


Figure 47. A building articulated at 30-foot intervals.

4.2.2 Building articulation - all other non-residential buildings (not included in Standard 4.2.1): Multi-story buildings and buildings wider than 100 feet (measured along the *primary façade*) shall include at least three of the following *articulation* features along all *facades* containing the public building entries (alley *facades* are exempt) at intervals of no more than 60 feet:

- a) Providing building *modulation* of at least 2 feet in depth and 4 feet in width.
- b) Repeating distinctive window patterns at intervals less than the *articulation* interval.
- c) Providing a covered entry or separate weather protection feature for each *articulation* interval.
- d) Change of roofline.
- e) Changing materials and/or color with a change in building plane.
- f) Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
- g) Other methods that meet the intent of the standards as approved by the *Director*.

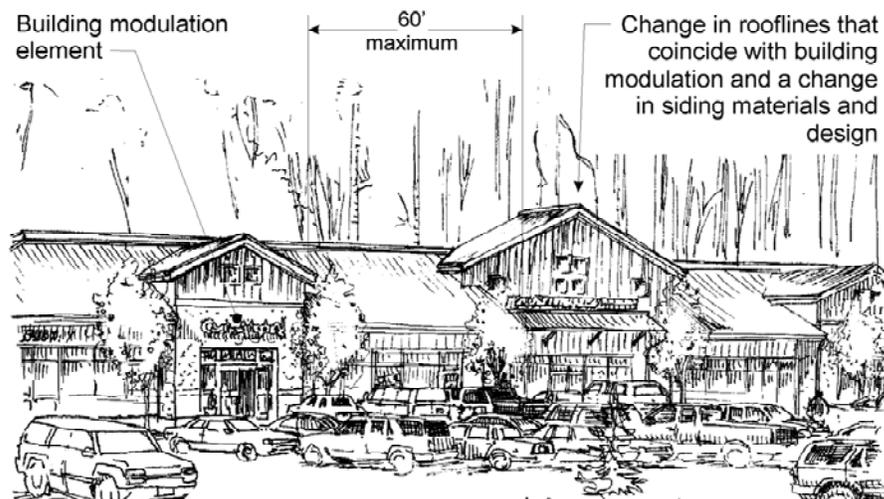


Figure 48. Example of building articulation.

4.2.3 Building articulation - multi-family residential buildings and residential portions of mixed-use buildings: All residential buildings and residential portions of mixed-use buildings shall include at least three of the following *modulation* and/or *articulation* features at intervals of no more than 30 feet along all *facades* facing a street, common open space, and common parking areas:

- a) Repeating distinctive window patterns at intervals less than the required interval.

- b) Vertical building *modulation*. Minimum depth and width of *modulation* is 18 inches and 4 feet (respectively) if tied to a change in color or building material and/or roofline *modulation* as defined in Standard 4.2.4. Otherwise, minimum depth of *modulation* is 10 feet and minimum width for each *modulation* is 15 feet. *Balconies* may not be used to meet *modulation* option unless they are recessed or projected from the façade and integrated with the building’s architecture as determined by the *Director*. For example, “cave” *balconies* or other *balconies* that appear to be “tacked on” to the façade will not qualify for this option (see Figure 49 below).



Figure 49. Cave balconies (left) and tack-on balconies (right) such as these will not qualify as vertical building modulation.

- c) Horizontal *modulation* (upper level step-backs). To qualify for this measure, the minimum horizontal *modulation* shall be 5 feet.

- d) *Articulation* of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent *articulation* of middle floors, and a distinctive roofline.

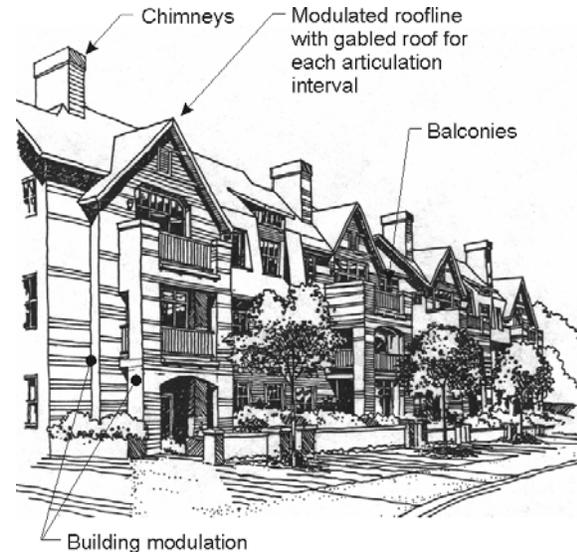
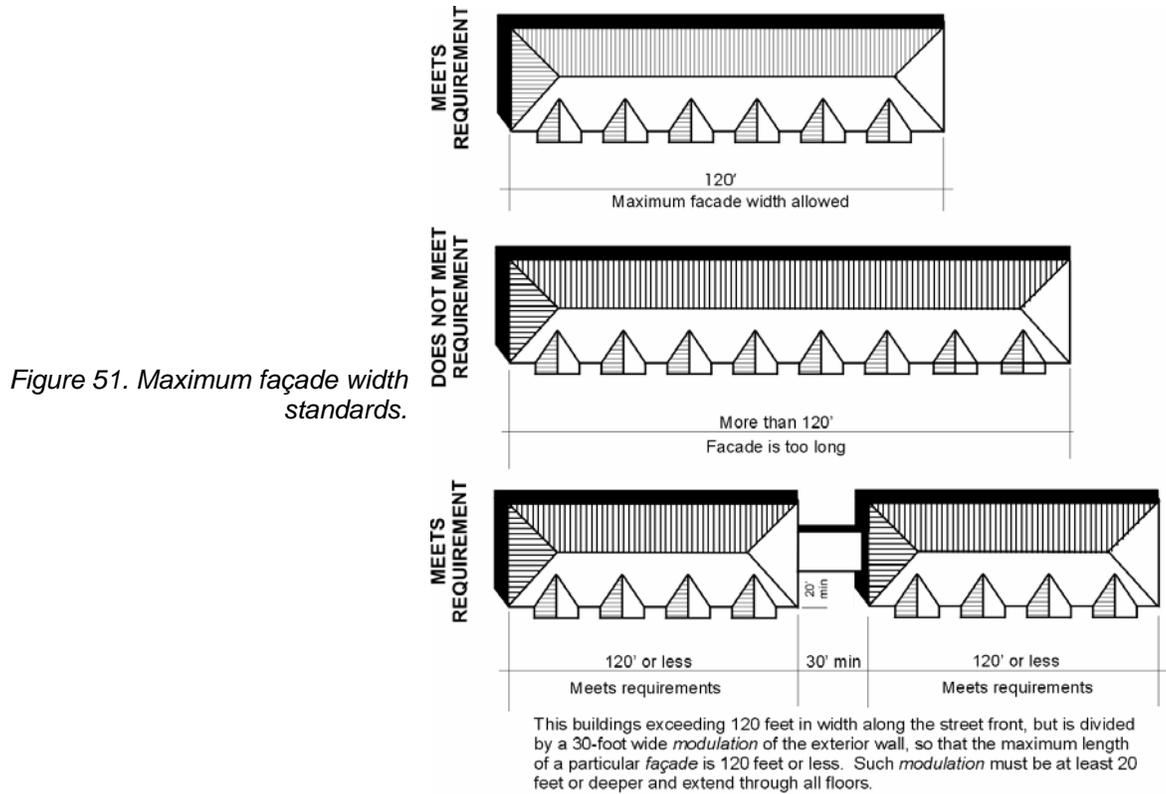


Figure 50. Multi-family buildings shall be articulated at intervals no greater than 30 feet.

4.2.4 Rooflines: Rooflines visible from a public street, open space, or public parking area must be varied by emphasizing dormers, chimneys, *stepped roofs*, *gables*, prominent cornice or wall, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without *modulation*. *Modulation* should consist of either:

- a) A change in elevation of the visible roofline of at least 4 feet if the particular roof segment is less than 50 feet wide and at least 8 feet if the particular roof segment is greater than 50 feet in length.
- b) A sloped or *gabled* roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.
- c) A combination of the above.

4.2.5 Maximum façade width. The maximum façade width (the façade includes the apparent width of the structure facing the street and includes required *modulation*) is 120 feet. Buildings exceeding 120 feet in width along the street front shall be divided by a minimum 30-foot wide *modulation* of the exterior wall, so that the maximum length of a particular façade is 120 feet. Such *modulation* must be at least 20 feet or deeper and extend through all floors. Other design features will be considered by the *Director* that effectively break up the scale of the building and add visual interest. This could include a combination of a clear change in vertical *articulation* and a contrasting change in building materials and/or finishes.



4.2.6 Multiple building commercial developments are encouraged to employ a variety of colors, building materials, and architectural treatments to reduce monotony and reinforce the City’s desired pedestrian-oriented scale and character.



Figure 52. Commercial developments are encouraged to employ a variety of colors, materials, and architectural treatments to reduce monotony and add visual interest.

4.3 Building Details

Intent

- ◆ To encourage the incorporation of design details and small-scale elements into building *facades* that are attractive at a pedestrian scale.

Standards

4.3.1 Details toolbox: All buildings shall be enhanced with appropriate details. All new commercial buildings shall include at least three of the following elements on their *primary facades*. All new residential buildings shall include at least two of the following elements on their *primary facades*:

- Windows divided into a grid of multiple panes.
- Recessed entry (commercial building) or decorative porch design with distinct design and use of materials (residential).
- Decorative treatment of windows and doors, such as decorative molding/ framing details around all ground floor windows and doors, decorative glazing, or door designs.
- Transom windows (commercial building).
- Landscaped trellises or other decorative element that incorporates landscaping near the building entry.
- Decorative light fixtures with a diffuse visible light source, such as a globe or “acorn” that is non-glaring or a decorative shade or mounting.
- Decorative building materials, including one of the following:
 - Decorative masonry, shingle, brick or stone.
 - Individualized patterns or continuous wood details, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.
 - Other materials with decorative or textural qualities as approved by the *Director*.

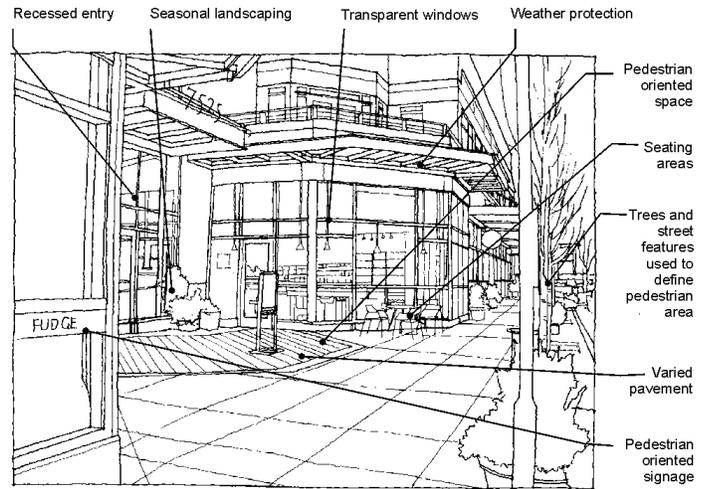
The applicant must submit architectural drawings and material samples for approval.

- Decorative roofline design, such as an ornamental molding, entablature, frieze, or other roofline device visible from the ground level. If the roofline decoration is in the form of a linear molding or board, then the molding or board must be at least 8 inches wide;
- Decorative paving and *artwork*.
- Decorative pedestrian-oriented signage.
- Decorative railings, grill work, or landscape guards.

- 1) Other details that meet the intent of the standards as approved by the *Director*.

The *Director* may relax or waive this standard for buildings incorporating "exceptional design" that employs use of quality building materials and special design techniques that add visual interest at a pedestrian scale. Consideration will be given to the length of the façade, transparency, the "adaptability" of the design (to change uses/businesses over time), and views of the façade during business and non-business hours.

Figure 53. Provide plenty of unique details that add interest to a building at a pedestrian scale.



- 4.3.2 Year of construction plaque.** All new buildings must note the year of construction of a building by the installation of a plaque attached to the building. Stone or masonry set integral with other masonry on the front building elevation facing the principal street may be used in lieu of a plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may have historic interest in the future may be included in addition to the year of construction.

4.3.3 Window design. Building *façades* shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the *Director* where buildings employ other distinctive window or façade treatment that adds visual interest to the building.



Figure 54. Acceptable window treatments.



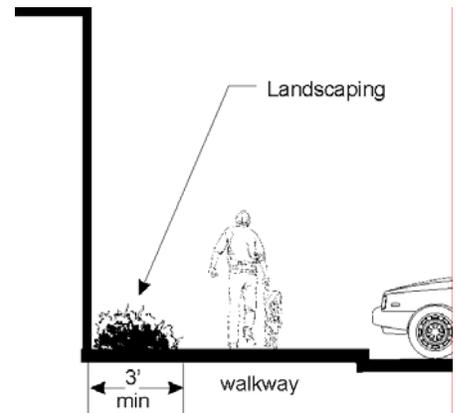
Figure 55. Unacceptable window treatment.

4.3.4 Non-residential building *façades*, when located adjacent to a pedestrian pathway, must contain a pedestrian-oriented façade. As an alternative, developments may incorporate 3 feet wide (minimum) planting strips between the façade and the walkway. Exceptions will be considered by the *Director* that meet the intent of the standards. For example, the *Director* may allow reduced weather protection elements on north-facing *façades* to allow more day light into buildings. Reduced window transparency may be allowed in exchange for other desirable pedestrian amenities or building elements. See Figure 55 for an example.

Figure 56. A good example of a façade treatment meeting departure criteria in Standard 4.3.4.



Figure 57. Provide landscaping between pathways and non-pedestrian-oriented facades.



4.4 Exterior Building Materials and Color

Intent

- ◆ To encourage high-quality building materials that enhance the character of Downtown.
- ◆ To discourage poor materials with high life-cycle costs.
- ◆ To encourage the use of materials that reduce the visual bulk of large buildings.

Standards

- 4.4.1 High quality materials.** Encourage the use of high quality building materials that add visual interest and detail and are durable and easily maintained.
- 4.4.2 Metal siding standards:** If metal siding is used, it must have visible corner moldings and trim and incorporate masonry, stone, or other durable permanent material near the ground level (first 2 feet above the sidewalk or ground level).

Figure 58. Metal sided building with visible corner molding and concrete block incorporated near the ground level.



4.4.3 Concrete block standards:

- a) When used for the primary façade, buildings must incorporate a combination of textures to add visual interest. For example – combining split or rock-façade units with smooth blocks can create distinctive patterns. Also – the use of contrasting colors of concrete blocks can add interest to a façade.
- b) Concrete block use on the side of zero-lot line buildings (when visible from a public street, pedestrian plaza, or parking area) must utilize changes in textures and shapes, colors, and/or other masonry materials to complement the design of the primary façade and add visual interest.

Alternately, murals and/or decorative signage, as approved by the *Director*, may be used to treat concrete block walls in a way that meets the Intent.

Figure 59. An acceptable example of concrete block use. Notice the type and variety of concrete block used in this building and how it is integrated with other building elements and details.



4.4.4 Standards for stucco or other similar troweled finishes:

- a) Stucco and similar troweled finishes (including Exterior Insulation and Finish system or “EIFS”) must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 30% of the façade area.
- b) Weather exposed horizontal surfaces must be avoided.
- c) Masonry, stone, or other durable permanent material is required near the ground level (first 2 feet above the sidewalk or ground level).

Figure 60. Stucco may be used in combination with other approved materials (lower example). Generic stucco-sided buildings (like the upper image) are not allowed Downtown.



4.4.5 Limit bright colors: Bright building colors should be limited to trim and accents, generally no more than 10% of the façade. Awnings may not use the bright colors.

4.4.6 All buildings: The following materials are prohibited:

- a) Mirror glass
- b) Textured or scored plywood (including T-111 or similar plywood)

5. Streetscape, Landscaping, and Signage

5.1 Streetscape Design

Intent

- ◆ To create attractive streets that enhance the character of Downtown.
- ◆ To encourage pedestrian activity downtown.

Standards

5.1.1 Downtown streetscape standards. Developments must incorporate the following streetscape standards into the design of their development:

- a) Main Street (184th Avenue E between SR 410 and Sumner Buckley Highway) and pedestrian-oriented corridors:
 - i) 12-foot minimum sidewalk widths.
 - ii) Street trees at 30 feet on-center in tree grates (trees and grates as approved by the *Director*). If a pedestrian-oriented corridor runs through a parking lot, street trees shall be placed on both sides of the corridor at 30-foot intervals (preferably staggered).
 - iii) Parallel on-street parking on both sides of Main Street. Parallel on-street parking is encouraged between any private internal street and the pedestrian-oriented corridor.
 - iv) Curb bulbs at intersections and crosswalks, where approved street design allows.
 - v) Pedestrian-scaled lighting (lights as approved by the *Director*) spaced at 30-foot intervals (between trees). Spacing at intervals up to 50 feet may be acceptable provided the proposed lights provide acceptable lighting levels per the *Director*.
 - vi) Other street furniture elements may be required by the *Director* per other adopted plans. This could include bollards, bicycle racks, newspaper racks, or other street furniture elements.

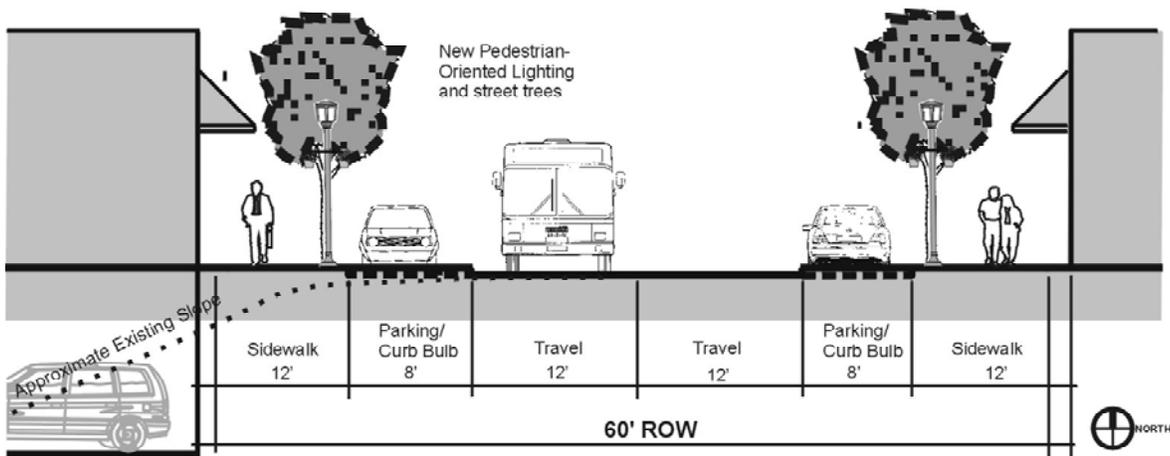


Figure 61. Main Street configuration.

b) Mixed-use streets and corridors:

- i) 10-foot minimum sidewalk widths (for Sumner Buckley Highway and other streets. Exception: Narrower sidewalks (as small as 8 feet wide) may be allowed provided a planting strip is included between the sidewalk and the street (at least 4 feet wide).
- ii) Street trees at 30 feet on-center in tree grates (trees and grates as approved by the *Director*) or within planting strips.
- iii) Parallel on-street parking, where right-of-way widths allow. This is the preferred configuration on 90th Street E and 186th Avenue E.
- iv) Curb bulbs at intersections and crosswalks, where approved street design allows.
- v) Pedestrian-scaled lighting (lights as approved by the *Director*) spaced at 30-foot intervals (between trees). Spacing at intervals up to 60 feet may be acceptable provided the proposed lights provide acceptable lighting levels per the *Director*.
- vi) Other street furniture elements may be required by the *Director* per other adopted plans. This could include bollards, bicycle racks, newspaper racks, or other street furniture elements.

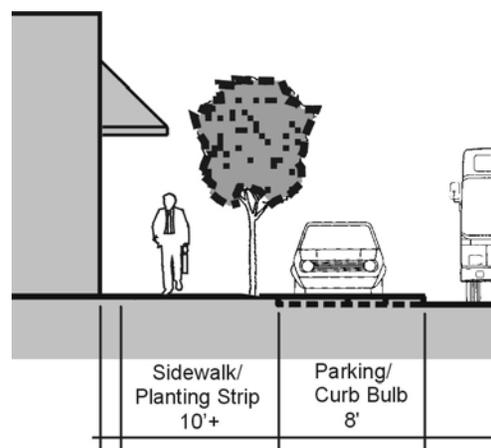


Figure 62. Desirable configuration for mixed-use streets.

c) SR 410:

- i) 8' minimum sidewalk widths. Narrower sidewalk widths (no less than 5' wide) may be approved by the *Director* east of Main Street (184th Ave E.).
- ii) Planting strips on both sides of the sidewalk. The planting strip between the roadway and the sidewalk shall be at least 6 feet wide (narrower planting strips may be needed in some locations to provide for turn lanes as part of WSDOT approved highway design). Planting strips on the opposite side of the sidewalk shall comply with Standard 1.1.3 in the Street Front Orientation Subchapter.
- iii) Street trees at 30 feet on-center (trees as approved by the *Director*) in the planting strip between the sidewalk and the roadway.
- iv) Other roadway and street furniture elements may be required by the *Director* per other adopted plans. This could include bollards, bicycle racks, newspaper racks, or other street furniture elements.

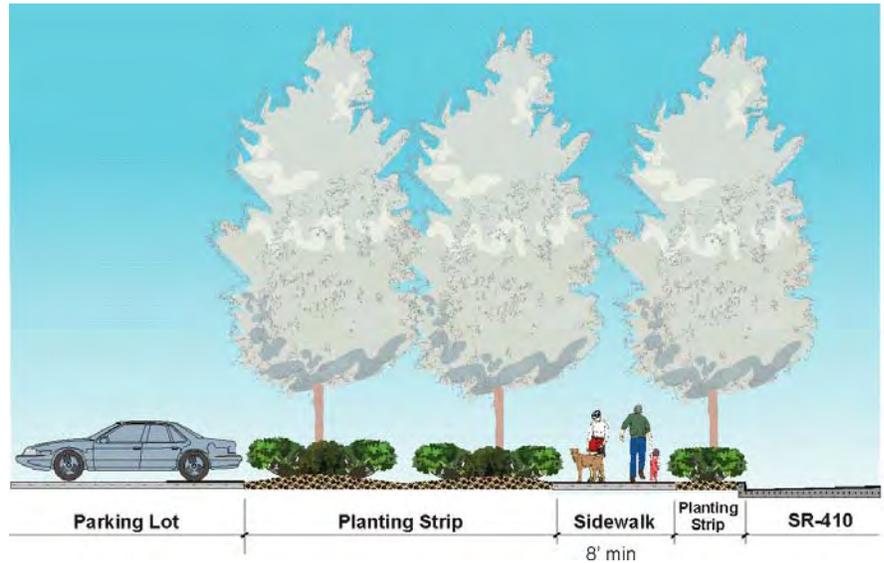


Figure 63. Sidewalk and planting strip configuration along SR-410

- d) All other public streets:
 - i) 60-foot minimum right-of-way width
 - ii) 5-foot minimum sidewalk width.
 - iii) 5-foot minimum planting strip width
 - iv) Street trees at 30 feet on-center (trees as approved by the *Director*) within planting strip.
 - iii) Parallel on-street parking, where right-of-way widths allow.
 - iv) Curb bulbs at intersections and crosswalks, where approved street design allows.
 - v) Pedestrian-scaled lighting (lights as approved by the *Director*) is encouraged.
 - vi) Other street furniture elements may be required by the *Director* per other adopted plans.
- e) Private internal streets: Developers are encouraged to design internal access roads within large developments to look and function more like public streets, utilizing street trees, sidewalks, and parallel parking.

5.2 Landscaping, Fences, and Retaining Walls

Intent

- ◆ To encourage abundant and colorful landscaping in site and development design to improve the aesthetics, pedestrian experience, and identity of Downtown.
- ◆ To encourage attractive landscaping that reinforces the architectural and site planning concepts in response to site conditions and contexts.
- ◆ To promote retention and protection of existing vegetation and to reduce the impact of development on drainage systems, water quality, and natural habitats.
- ◆ To mitigate the negative impacts of parking lots on the streetscape.
- ◆ To enhance landscaping and buffers within and adjacent to residential uses.
- ◆ To minimize the negative visual impacts of fences and retaining walls on the street and pedestrian environment.
- ◆ To avoid landscaping designs that create a safety problem.

Standards

5.2.1 Development projects shall comply with the landscaping requirements of BLMC Chapter 16.14. The standards below are in addition to those requirements specified in BLMC. Where there is a conflict between the standards below and standards within BLMC, the standards herein shall apply.

5.2.2 Development projects shall comply with applicable landscaping requirements of Subchapter 1.1 of these standards (Street Front Orientation).

5.2.3 Internal parking lot landscaping standards:

- a) Parking lots containing stalls for more than 14 vehicles shall provide the following landscaped area (this may include required buffer areas between the parking lot and sidewalk or property line):

Number of parking spaces	Minimum required landscaped area
15-50	15 square feet/parking space
51-99	25 square feet/parking space
100 or more	35 square feet/parking space

- b) Plant at least 1 tree for every 6 parking spaces. Permitted tree species are those that reach a mature height of at least 35 feet.
- c) Plant shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs internal to the parking lot shall maintain a mature height

of no greater than 3 feet to maintain good visibility within the parking lot.

- d) Ground cover shall be planted in sufficient quantities to provide at 100% coverage of the landscaped area within three years of installation.
- e) Do not locate a parking stall more than 50 feet from a landscaped area.

Figure 64. Surface parking lots must be well landscaped.



5.2.4 Minimum landscaped areas:

Area or use type	Minimum required landscaped area (see Standard 5.2.5 for details)
Central triangle	NA*
Buildings featuring a vertical mix of uses	NA*
Uses featuring structured parking (for more than 50% of parking)	15%
All other development	25%

* These developments only have to meet other applicable landscaping requirements such as those in Subchapter 1.1 (Street Front Orientation), required landscaped buffers per BLMC Chapter 16.14, internal parking lot landscaping per Standard 5.2.3, and side and rear buffer requirements of Standard 5.2.7.

5.2.5 Standards for minimum landscaped areas specific in Standard 5.2.4 above:

- a) The required landscape areas shall be at ground level except for:
 - i) Landscaped areas over structured parking.
 - ii) *Green roofs* may be used to meet up to 1/3 of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.
- b) Permeable pavements may count for up to 1/3 of the required landscaped areas for commercial or mixed-use developments as determined by the *Director* based on the level of permeability and long term maintenance capabilities.
- c) Except for buildings featuring storefronts directly adjacent to the sidewalk, developments shall provide at least 1 tree (species as approved by the *Director*) for each 30 lineal feet of street *frontage* in the front yard area.
- d) Planting strip areas and trees between the sidewalk and street shall not qualify for the landscaped area requirements above.



Figure 65. Green roof example.

5.2.6 Foundation planting. All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building *facade* that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

- a) The landscaped area must be at least 3 feet wide.
- b) There must be at least one 3-gallon shrub for every 3 lineal feet of foundation.
- c) Ground cover plants must fully cover the remainder of the landscaped area.



Figure 66. Exposed foundations like this must be screened with landscaping.

5.2.7 Side and rear yard buffer requirements. All developments excluding those in the Central Triangle and those developments featuring storefronts adjacent to the sidewalk shall incorporate one or more of the following design options:

- a) Provide Type II or III landscaping (as defined in BLMC Chapter 16.14) at least 10 feet deep along side or rear property line.
- b) Other treatments that meet the intent of the standards as approved by the *Director*. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Depending on terrain and adjacent uses, some options include:
 - i) Tall privacy fence or hedge (up to 6 feet tall). This is most applicable to residential uses – where the fence doesn't negatively impact views from the street or nearby properties.
 - ii) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.
 - iii) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

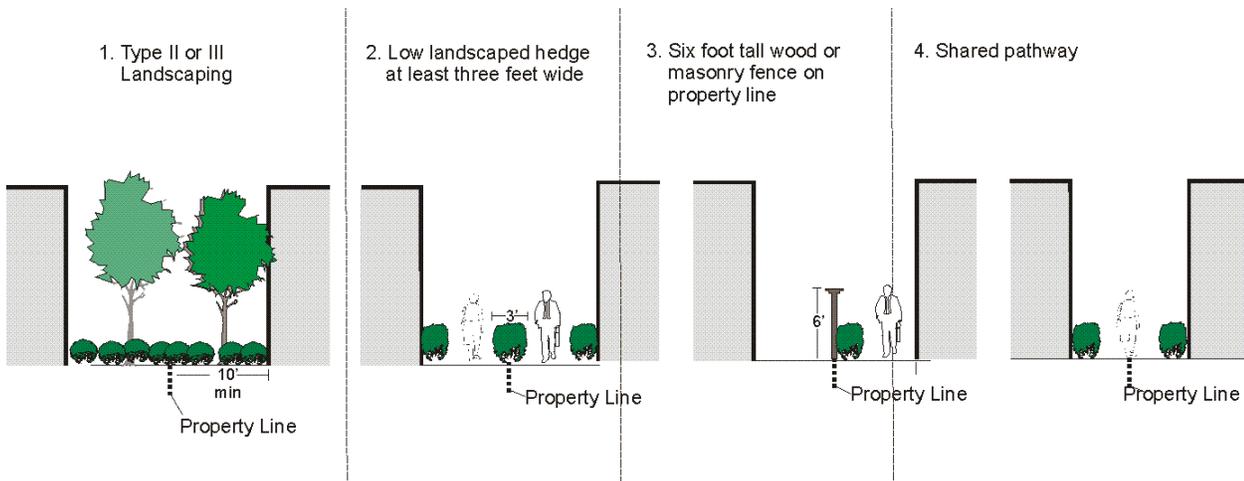


Figure 67. Side and rear yard design treatment options.

5.2.8 Fence standards:

- a) Fences within the front setback area and between any street and buildings shall not exceed 42 inches and be no more than 70% solid to maintain views into the street for security.
- b) Fences taller than 42 inches and visible from a street shall be screened with Type I or II Landscaping (at least 5 feet wide, Types as defined in BLMC Chapter 16.14) to mitigate the visual impact of a wall on the street.
- c) Chain link fences are prohibited.

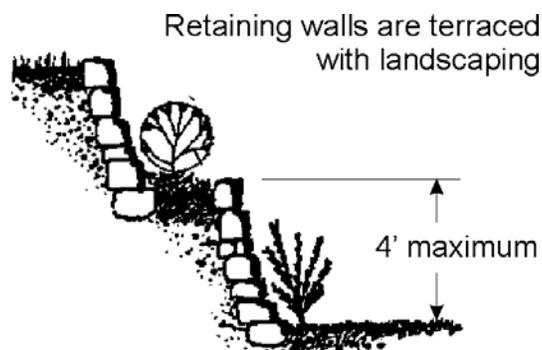
Figure 68. Tall fences like this between buildings and streets are prohibited.



5.2.9 Retaining wall standards:

Retaining walls taller than 4 feet and visible from a street shall be terraced so that no individual segment is taller 4 feet. Terraced walls shall be separated by a landscaping bed at least 2 feet in width including one shrub every 3 lineal feet of retaining wall. Departures from this standard may be considered provided the combination of wall treatment and landscaping reduce the bulk and scale of the retaining wall and enhance the streetscape. In determining whether departures will be granted, the *Director* will consider the level of visibility of the wall (from adjacent uses, streets, parks, and pathways), quality of landscaping, and wall materials, detailing, and overall design quality.

Figure 69. Retaining wall standards.



5.3 Signage Design

Intent

- ◆ Provide standards that regulate the effective use of signs as a way to identify business properties, to promote economic viability.
- ◆ To encourage signage that is both clear and appropriate to the scale of the project.
- ◆ To encourage quality signage that enhances the character of Downtown.

Standards

NOTE: The following standards shall supersede the requirements of BLMC 15.28.110.

5.3.1 Illumination standards:

- a) Backlit signs are prohibited. Exceptions:
 - i) Signs with individual backlit letters are acceptable for businesses adjacent to SR-410 (such signs must be facing SR-410 or be visible from SR-410).
 - ii) Projecting signs may use internally illuminated letters or logos.
- b) Neon signs are permitted on C-2 zoned properties, within the Central Triangle, and along Main Street (184th Ave E between SR-410 and Sumner Buckley Highway). For multi-tenant developments, neon signs should be used sparingly.
- c) External lighting is permitted as long as light doesn't create a glare problem and doesn't project towards the sky.

5.3.2 Freestanding sign standards

- a) Prohibited on pedestrian-oriented streets or corridors.
- b) Signs shall conform to the requirements of Table 1 on the following page. (Where a small letter appears in a caption in the chart, refer to the corresponding "Notes" below.)

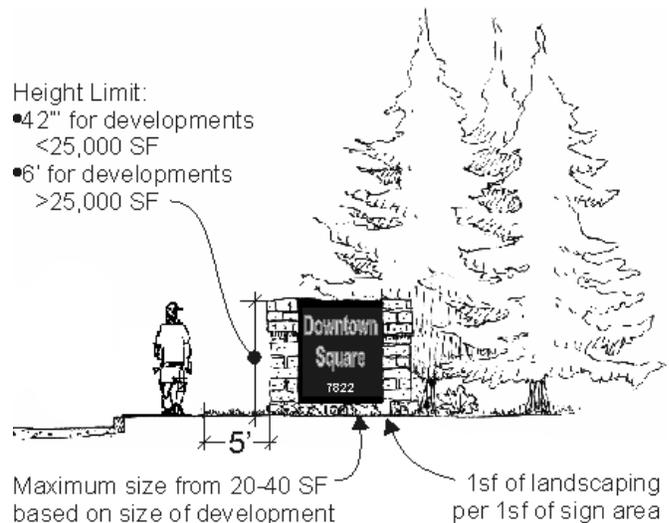
Table 1. Commercial Use Free-Standing Sign Requirements

Requirements ^{a, b}	Single + Multi-Tenant Developments (less than 25,000 sf floor area)	Single + Multi-Tenant Developments (25,000-50,000 sf floor area)	Single + Multi-Tenant Developments (more than 50,000 sf floor area)
Height Limit	42"	6'	6'
Maximum Size Limit	20sf	30sf	40sf
Minimum Setback	5'	5'	5'
Landscaping ^c	1 sf of landscaping per 1 sf of sign face	1 sf of landscaping per 1 sf of sign face	1 sf of landscaping per 1 sf of sign face
Minimum Separation ^d	150'	150'	150'

Notes:

- a. A minimum lettering height of four inches is recommended for readability.
- b. All free-standing signs shall include the street address number(s) with six-inch minimum lettering that is clearly readable from the street.
- c. Landscaping includes a decorative combination of ground cover and shrubs to provide seasonal interest in the area surrounding the sign. Landscaping shall be well maintained at all times of the year. The *Director* may reduce the landscaping requirement where the signage incorporates stone, brick, or other decorative materials.
- d. An individual building, development, or complex may not display more than one free-standing sign on each street *frontage*. However, a second free-standing sign can be used on the site as long as it advertises a different business onsite and it can be placed at least 150 feet from the first sign.

Figure 70. Freestanding sign standards.



5.3.3 Wall sign standards. Wall signs shall be designed and located appropriate to the building's architecture. For example, wall signs should not cover windows, building trim or ornamentation and should be centered on the architectural features of the building. Specific wall sign standards:

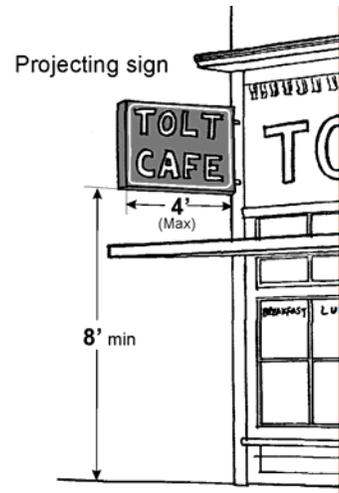
- a) Tenants are allowed a maximum of one wall sign per *facade* that contains public entry (open during all business hours), up to a maximum of two *facades*.
- b) Maximum size – individual business: Sign area shall not exceed 2 square feet for each lineal foot of the structure's *primary facade* (the *facade* facing the street or as identified by the *Director*). Signs without internal lighting may contain a sign area of up to 10% of the *facade*, provided they are in proportion with the *facade*. Businesses located adjacent to street corners and containing pedestrian entries from both streets may feature wall signs not exceeding 2 square feet for each lineal foot of building *frontage* on applicable street facing *facades*. Businesses may include wall signs not exceeding 1 square foot for each lineal *frontage* of secondary *facades* facing a walkway, public plaza, or parking lot as long as the *facade* contains a pedestrian entry.
- c) Maximum size – building or center name: A wall sign up to 100 square feet or 5% of the *façade* (which ever is less) to identify the name of the building or shopping center.
- d) Maximum size – joint business directory: A wall sign up to 50 square feet for joint business directory signs identifying the occupants of a commercial building and located next to the entrance.
- e) Maximum height: Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the window sill of the second story.
- f) Mounting: Building signs should be mounted plumb with the building, with a maximum protrusion of 1-foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.
- g) Lettering: The maximum height for lettering is 3 feet. The maximum height for logos is 4 feet. Greater heights for lettering and logos may be approved by the *Director* when located and designed appropriate for the building.
- h) If applicant demonstrates to the satisfaction of the *Director* that a wall sign is creative, artistic and an integral part of the architecture, the *Director* may waive the above restrictions.

Figure 71. Wall signs centered on the façade of a building.



- 5.3.4 Projecting Signs.** Projecting signs meeting the following conditions are allowed for commercial uses adjacent to and facing a public street.
- a) Clearance: Shall clear sidewalk by 8 feet.
 - b) Projection: Shall not project more than 4 feet from the building *façade*, unless the sign is a part of a permanent marquee or awning over the sidewalk.
 - c) Size: Shall not exceed an area of 2 square feet per each 10 lineal feet of applicable building *frontage*.
 - d) Height: Shall not extend above the building parapet, soffit, the eave line or the roof of the building, except for theaters, where the sign meets the objectives of the Downtown Plan and minimizes impacts to adjacent uses, as determined by the *Director*.

Figure 72. Projecting sign standards.



5.3.5 Marquee Signs. Marquee signs may be used in place of permitted wall signs, provided they meet the following conditions:

- a) Maximum size. Marquee signs shall not exceed 2 feet in height and extend no more than 50% of the width of the applicable storefront. Canopy or awning sign area shall not exceed 1-foot in height and cover more than 65% of its vertical face.
- b) Location. Marquee signs may be placed on the front, above, or below the marquee/canopy. Awning signs shall not be placed on the sloping portion of an awning.
- c) Clearance. The marquee, canopy, or awnings shall be placed a minimum of 8 feet above the sidewalk or walkway.

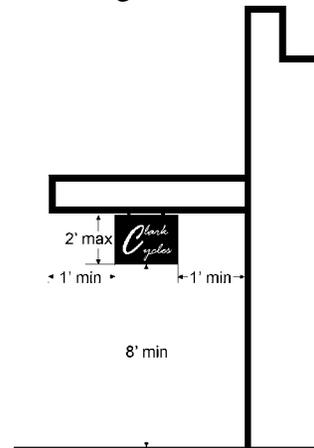


Figure 73. Acceptable marquee (left) and awning signs (right).

5.3.6 Under-Marquee Signs. Under-marquee signs meeting the following conditions are allowed for commercial uses:

- a) Projection: Under-marquee signs shall have 1-foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.
- b) Clearance: Under-marquee signs shall maintain a minimum clearance of 8 feet between the walkway and the bottom of the sign.
- c) Vertical dimension: Under marquee signs shall not exceed 2 feet in height.

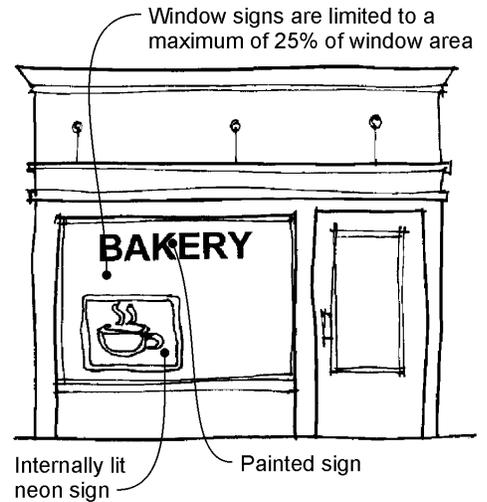
Figure 74. Under marquee sign standards.



5.3.7 Window Signs. Window signs meeting the following conditions are allowed for commercial uses:

- a) Maximum size: Permanent and temporary window signs are limited to a maximum of 25% of the window area. Every effort should be made to integrate window signs with window display.
- b) Materials: Window signs constructed of neon, stained glass, gold leaf, cut vinyl, and etched glass are allowed. Painted signs shall display the highest level of quality and permanence as determined by the *Director*.
- c) An internally lit neon or stained glass window sign is allowed.

Figure 74. Window sign standards.



5.3.8 A-frame signs. A-frame signs meeting the following conditions are allowed for commercial uses:

- a) Signs must be within 12 feet of the applicable building entrance.
- b) Signs must be located to maintain at least 8 feet of horizontal clearance on the sidewalk for pedestrian movement.
- c) Each business shall not have more than one A-frame sign.
- d) A-frame signs shall be removed during non-business hours.
- e) The area of an A-frame sign shall not exceed 10square feet.

Figure 75. Locate A-Frame signs to provide at least 8 feet of horizontal clearance on the sidewalk for pedestrian movement.



5.3.9 Prohibited signs include:

- a) Pole-mounted signs.
- b) Signs employing video footage
- c) Signs employing moving or flashing lights.
- d) Signs employing exposed electrical conduits.
- e) Visible ballast boxes or other equipment.
- f) Changeable letter signage (permanent and temporary), except for theaters and other uses designed for public assembly.

6. Definitions

A-frame sign - A portable sign capable of standing without support or attachment.

Articulation - means the giving of emphasis to architectural elements (like windows, *balconies*, entries, etc.) that create a complementary pattern or rhythm dividing large buildings into smaller identifiable pieces.

Art, Artwork - A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of *artwork* include sculpture, *bas-relief* sculpture, mural, or unique specially crafted lighting, furniture, pavement, *landscaping*, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the *Director*, may be considered *artwork* provided they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered *art*.

Balcony - An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.

Blank walls - A wall (including building façades and retaining walls) is considered a *blank wall* if:

- (a) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
- (b) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

Courtyard - A landscaped space enclosed on at least three sides by a single structure.

Deck – A roofless outdoor space built as an above-ground platform projecting from the wall of a building and connected to the ground by structural supports.

Director – The Planning Director or his or her designee.

Façade – Any portion of an exterior elevation of a building extending from the grade of the building to the top of the parapet wall or eaves, for the entire width of the building elevation.

Fenestration: The design, proportioning, and disposition of windows and other exterior openings of a building.

Frontage – As used in the code, *frontage* refers to the length of a property line along a street.

Green roof – A green roof is a roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. This does

not refer to roofs which are merely colored green, as with green shingles. Container gardens on roofs, where plants are maintained in pots, are not generally considered to be true green roofs.

LEED – Refers to the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™, which is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

Web information: <http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

Modulation - A stepping back or projecting forward of portions of a building *facade* within specified intervals of building width and depth, as a means of lessening the apparent bulk of a structure's continuous exterior walls

Multi-family - A building that is designed to house more than one family. Examples would be a four-plex, condominiums, or apartment building.

Pedestrian-oriented facade – Ground floor *facades* that contain the following characteristics:

- (a) Transparent window area or window displays along a minimum of 75% of the ground floor facade between a height of 2 feet to 8 feet above the ground.
- (b) The primary building entry must be on this *facade*.
- (c) Weather protection at least five feet in width along at least 75% of the facade width.

Pedestrian-oriented space - To qualify as “pedestrian-oriented space”, the following must be included:

- (a) To qualify as a *pedestrian-oriented space*, an area must have:
 - i) Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard.
 - ii) Paved walking surfaces of either concrete or approved unit paving.
 - iii) Pedestrian-scaled lighting (no more than 14' in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 - iv) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
 - v) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - vi) Landscaping components that add seasonal interest to the space.
- (b) The following features are encouraged in *pedestrian-oriented space*:
 - i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or *artwork*.
 - ii) Provide *pedestrian-oriented building facades* on some or all buildings facing the space.
 - iii) Consideration of the sun angle at noon and the wind pattern in the design of the space.
 - iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.

- v) Movable seating.
- (c) The following features are prohibited within *pedestrian-oriented space*:
- i) Asphalt or gravel pavement.
 - ii) Adjacent unscreened parking lots.
 - iii) Adjacent chain link fences.
 - iv) Adjacent *blank walls*.
 - v) Adjacent dumpsters or service areas.

Primary façade – The façade containing the building or individual business’ primary entrance.

Tandem garage – The placement of parking spaces one behind another in a garage.