

Port of Kennewick
Clover Island Design Standards



December 13, 2022

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PART 1 – INTRODUCTION

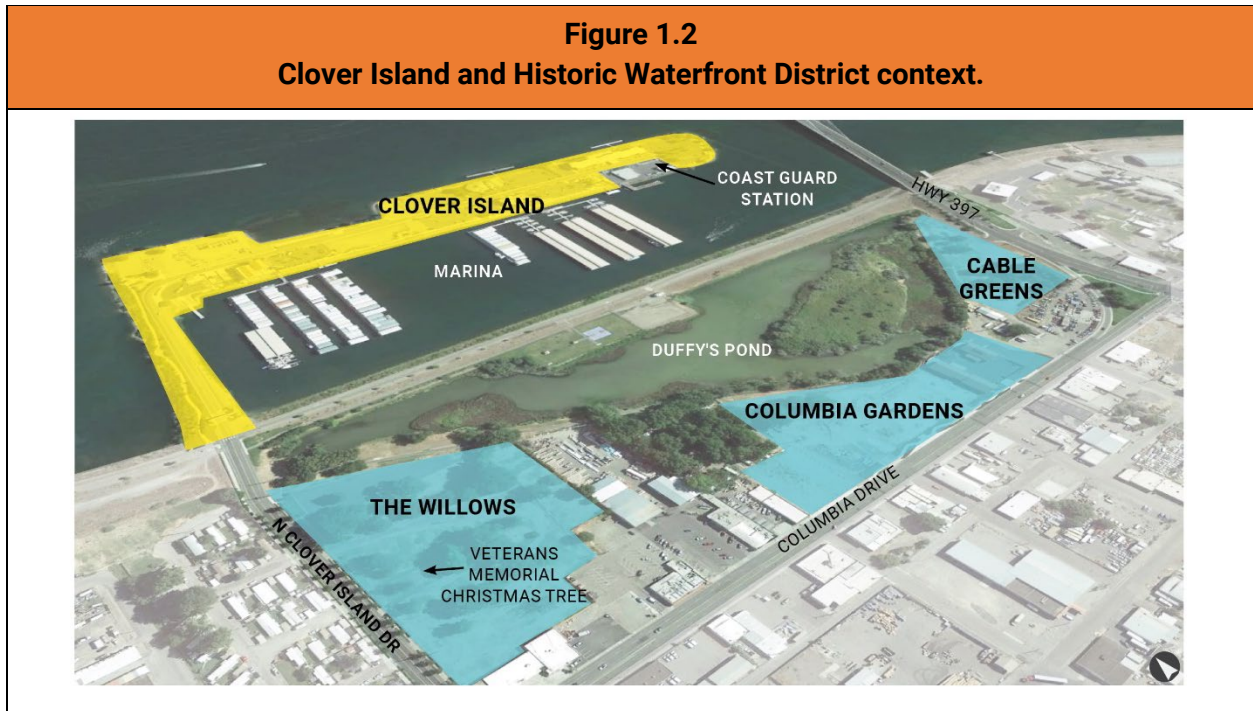
1.1 – Background

These design standards were completed in support of the 2021 Port of Kennewick Historic Waterfront Master Plan and to replace and modernize the design standards in the 2003 Clover Island Master Plan. Clover Island comprises approximately 15.5 acres on the Columbia River. Whereas the zoning allows for a great variety of uses, the future uses are expected to be recreation-oriented commercial and civic. Some residential and additional lodging uses may also be possible. Consistent with community goals, these standards will ensure new development is high-quality and creates enjoyable places for people to live, work, and visit.

1.2 – Applicability

- A. These standards apply to all new development on Clover Island. The Coast Guard property is exempt.
- B. Individual design criteria may also have more specific applicability statements.
- C. Relationship to the 2021 Historic Waterfront Master Plan: This document implements key design policies from the master plan.
- D. Relationship to Kennewick Municipal Code. These standards apply in addition to zone-based standards in the Kennewick Municipal Code (Clover Island is zoned Commercial, Marina or CM; see Title 18 KMC) and the standards of the Kennewick Shoreline Master Program for the Clover Island High Intensity Special Area (see Chapter 18.68 KMC and Appendix A-6).

Figure 1.2
Clover Island and Historic Waterfront District context.



1.3 – Intent of the Standards

Thoughtful urban design is a critical strategy for realizing the vision and goals of Clover Island. To that end, these standards are intended to:

- A. Provide a high standard for site planning and building design consistent with the goals and policies of the 2021 Historic Waterfront Master Plan.
- B. Provide clear objectives for the planning and design of individual developments.
- C. Describe a practical and desirable development character for Clover Island and to create an environment that is inspired by local Kennewick and Tri-Cities building traditions, while conveying an appropriate waterfront image.

1.4 – Clover Island Design Strategy

The Port of Kennewick has a desire to retain and enhance the character of the island around a theme that is built on the positive attributes of both the island and the larger community. These attributes are primarily expressed through architecture and site design and include:

- A. A unique island setting on the Columbia River.
- B. A visual link to historic local architecture, including granaries, mills, and early Kennewick residences.
- C. The island's close proximity to downtown Kennewick.
- D. A mix of water-dependent, water-related, tourism, and business uses.

Modern interpretations of historic local architecture are encouraged. The buildings constructed in recent years – the Port of Kennewick administration building and the yacht club building – contribute well to Clover Island's character and meet the intended theme. New buildings on Clover Island should continue with modern interpretations of industrial styles and materials.

Refer to the 2021 Historic Waterfront District Master Plan for additional guidance on design theme and design objectives. These include supporting event programming, completing the shoreline perimeter trail and viewpoints, facilitating economic activity and complementing existing businesses, and offering a variety of services for residents and boaters.

A key design objective from the Master Plan is to preserve the prominence of the island's west end lighthouse, which is approximately 60 feet in height. Development in this area should be located and limited in height to respect the lighthouse as a landmark and should help frame westerly views up the Columbia River, as viewed from Clover Island Drive.

In addition, other established view corridors should be preserved and enhanced with new development. For view corridor locations and policies, see the Kennewick Shoreline Master Program for the Clover Island High Intensity Special Area (Chapter 18.68 KMC and Appendix A-6).

Figure 1.4
Clover Island design theme images.



1.5 – Illustrative Examples

The site plans on the following pages are intended to illustrate example site layouts and building types designed consistent with the Master Plan and the Design Standards herein. Keep in mind that there are numerous possible site layouts that could be configured to meet the standards herein. The intent here is to show how all the various design guideline elements can fit together.

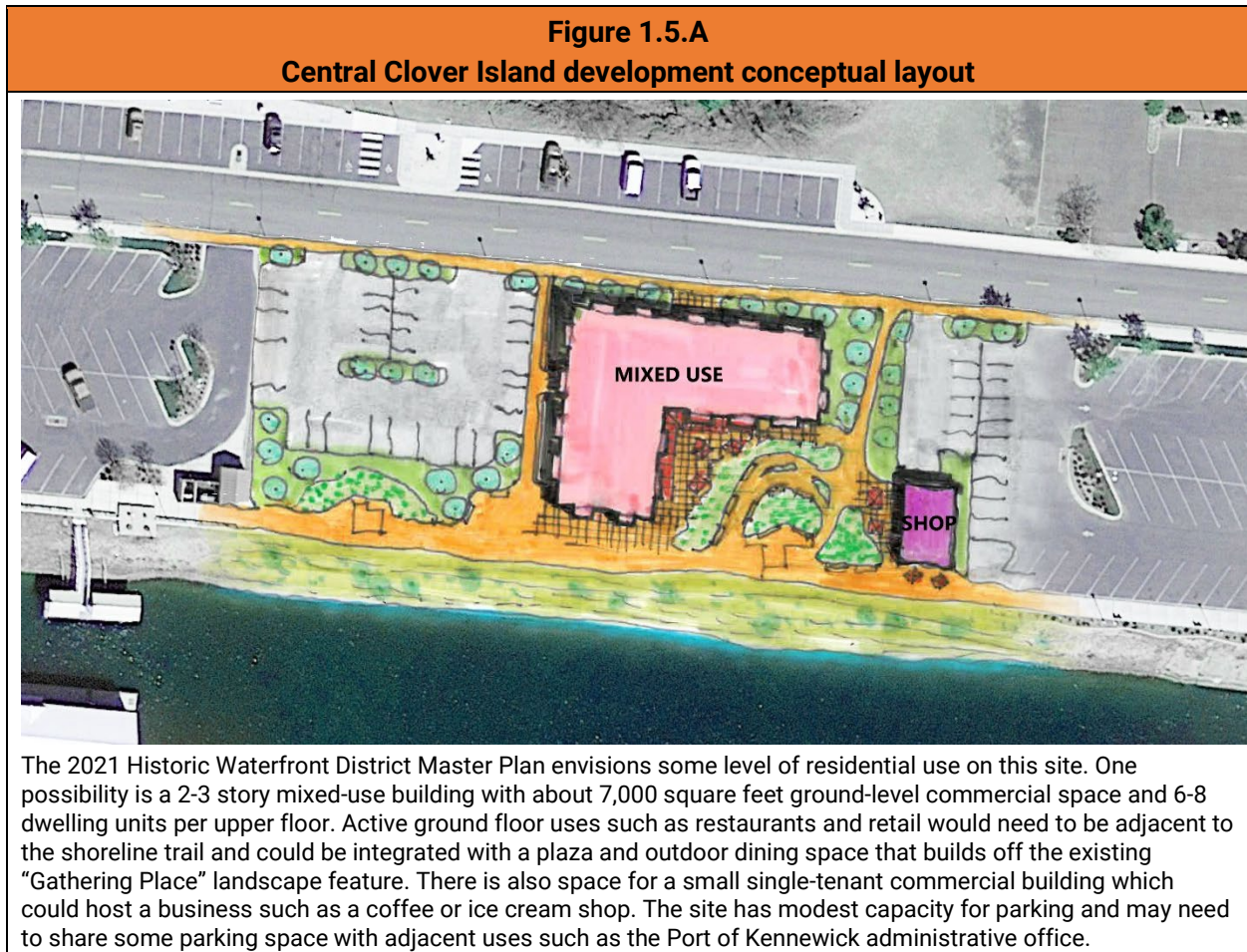


Figure 1.5.B
Northwest Clover Island development conceptual layout



The 2021 Historic Waterfront District Master Plan envisions a temporary event venue on this site. Over time, the site could transition to a more permanent event facility and/or boutique hotel in a configuration that respects the prominence of the lighthouse and preserves open space on the western end of the island. Open space on the north side of the development could integrate well with the shoreline trail. This concept assumes a 40-50 room hotel and 2,500-3,000 square feet of event space. This concept assumes that on-street parking to the east is available as overflow for larger events.

1.6 – Interpretation

The word “must” is intended to be a mandate. Where the word “should” or “encouraged” is used, it is intended to be a recommendation.

1.7 – Departures

All available departure opportunities for standards are noted within each standard by the capitalized term DEPARTURES. Such departures are voluntary and must only be approved if they meet the intent of the individual standard.

1.8 – Definitions

Introduction. All words used in these design standards carry their customary meanings, except for those defined below.

“ADA” means the Americans with Disabilities Act.

“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. See Standard 3.1 for articulation provisions.

“Articulation interval” means the measure of articulation, the distance before architectural elements repeat. See Standard 3.1 for articulation provisions.

“Blank wall” means a ground floor wall or portion of a ground floor wall as described in Standard 3.6 that does not include a transparent window or door.

“Building frontage” refers to the “façade” or street-facing elevation of a building. For buildings not adjacent to a street, it refers to the building elevation(s) that features the primary entrance to the uses within the building. Depending on the context the term is used in, it may also refer to the uses within the building. For example, a “storefront” is a type of building frontage.

“Façade” means the entire street wall of a building extending from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation. For buildings not adjacent to a street, the façade refers to the building elevation containing the main entrance or entrances to the building.

“Internal pathway” refers to any pedestrian path or walkway internal to a development. This includes sidewalks along private streets.

“KMC” means Kennewick Municipal Code.

“Modulation” means stepping forward or backwards a portion of the façade as a means to articulate or add visual interest to the façade.

“Roofline” means the highest edge of the roof or the top of a parapet, whichever establishes the top line of the structure when viewed in a horizontal plane.

“Streetscape” means the space between the buildings on either side of a street that defines its character. The elements of a streetscape include building façades, landscaping (trees, yards, shrubs, plantings, etc.), sidewalks, street paving, street furniture (benches, kiosks, trash receptacles, fountains, etc.), signs, awnings, and street lighting.

“Vertical building modulation” means stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure’s continuous exterior walls. Vertical building modulation may be used to meet façade articulation provisions in Standards 3.1.A.

“Weather protection” means a permanent horizontal structure above pedestrian areas such as sidewalks and building entries that protects pedestrians from inclement weather.

PART 2 – SITE PLANNING STANDARDS

2.1 – Frontage Standards

Intent

- To enhance the pedestrian environment and recreational opportunities.
- To promote good visibility between buildings and trails for security for pedestrians and to create a more welcoming and interesting trail and residential environment.

Relation to Zoning Standards

These provisions go beyond the shoreline management standards in Chapter 18.68 KMC.

Design Criteria

- A. Shoreline perimeter trail frontage standards.** All development on sites adjacent to the Columbia River shoreline must comply with the standards in Table 2.1.A below.


Figure 2.1.A Shoreline perimeter trail frontage standards.		
Element	Standards	Examples and Notes
Shoreline perimeter trail	New development must extend or enhance the Clover Island shoreline perimeter trail, consistent with the Historic Waterfront District Master Plan and the Kennewick Shoreline Master Program (see also Section 2.2 of these standards).	Note: If the trail section adjacent to the development site is already complete, this standard does not apply (further trail improvements are not required). Remodels are also exempt from this standard.
Building placement	Buildings may be located at the edge of the shoreline perimeter trail if the ground floor uses a storefront design. Otherwise, buildings must be set back 5-10' from the trail. Greater setbacks are acceptable for plazas meeting the standards in Section 2.4.	
Setback use	Landscaping, decks, plazas, patios, dining areas, playgrounds, and other similar uses are encouraged within trail setback areas. Service and trash storage areas are prohibited.	
Parking location	For new buildings, vehicular parking may not occupy any location between the water and the building.	
Fences & walls	Height limits for opaque fences & walls are 42 inches. Deck railings associated with non-residential development or uses must be at least 60% transparent.	See also the view corridor provisions of the Kennewick Shoreline Master Program for the Clover Island High Intensity Special Area, Appendix A-6.
Building use	Refer to permitted uses for the Commercial, Marina zone and the Clover Island High Intensity Environment under the City of Kennewick Shoreline Master Program, Appendix A-6.	

Figure 2.1.A Shoreline perimeter trail frontage standards.		
Element	Standards	Examples and Notes
Building entrances	For non-residential uses, at least one customer building entry visible and accessible from the shoreline trail is required.	
Façade transparency	For non-residential buildings, at least 25% of the building façade facing a shoreline must be transparent.	

2.2 – Pedestrian Circulation

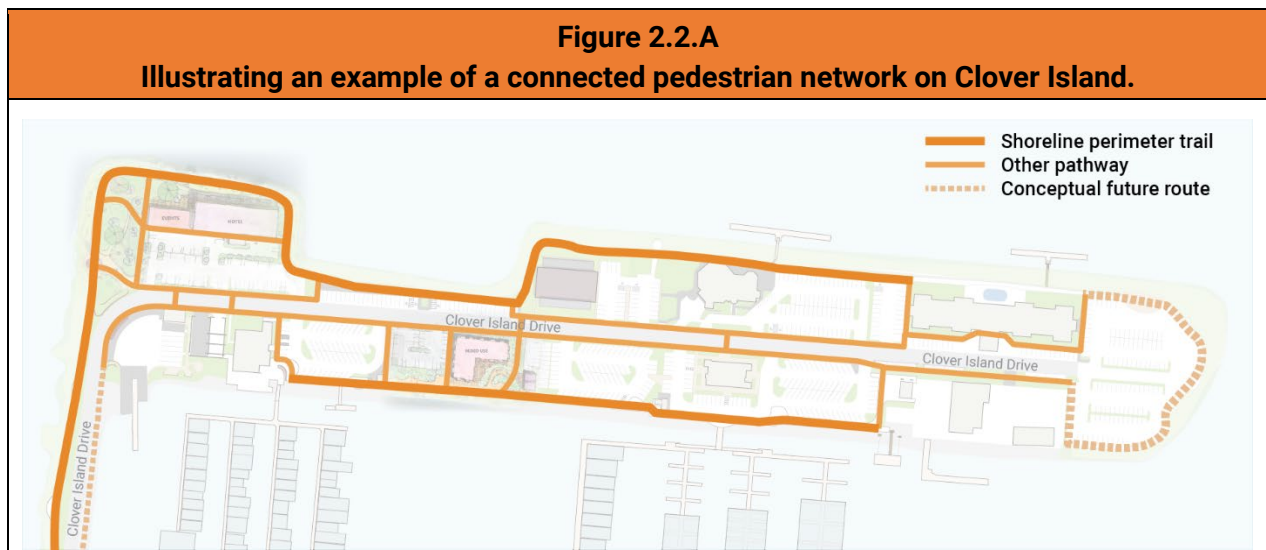
Intent

To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the trail and street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the city.

Design Criteria

A. General pedestrian connectivity. Developments must provide an integrated and connected pedestrian circulation network that encourages walking. Required connections include:

1. Shared and individual entrances to streets, trails and recreational areas, parking areas, and other pedestrian amenities.
2. Between on-site buildings.
3. Between Clover Island Drive and the shoreline perimeter trail.



B. Pedestrian facility design.

1. The following are minimum dimensions. Larger dimensions may be appropriate for high-volume facilities and for facilities located adjacent to high-activity land uses.
 - a. Shoreline perimeter trail: Eight feet wide paving.
 - b. Off-street sidewalks: Six feet wide paving.
 - c. Clover Island Drive sidewalks: Five feet wide paving.
2. Where new buildings front on the shoreline perimeter trail, an adequate area must be provided for pedestrian circulation. A combination of pathways, boardwalks, or terraced walkways may be used to create pleasant, barrier-free access in these areas.

2.3 – Landscaping

Intent

- To assist in creating a distinctive design character for the area.
- To promote well-conceived and attractive landscaping that reinforces the architectural and site planning concepts in response to site conditions and context.
- To promote plant materials that are native or compatible to the local shrub-steppe landscape.

Relation to Zoning Standards

These provisions go beyond the landscaping standards in Chapter 18.21 KMC. Clover Island is exempt from the parking lot landscaping standards of KMC 18.21.060(4).

Design Criteria

A. General landscaping standards.

1. Landscaped areas must consist of grade level or elevated planting beds featuring a mix of trees, shrubs, ornamental grasses, groundcover, and other vegetation. Landscaped area may not consist only of rocks or gravel.
2. Landscaping materials must include species native to the region or hardy, waterwise, and noninvasive species appropriate in the climatic conditions of the Tri-Cities region (decorative annuals and/or perennials in strategic locations are an exception). Generally acceptable plant materials must be those identified as hardy in Zone 7a as described in the United States Department of Agriculture's Plant Hardiness Zone Map.
3. Installation standards.
 - a. The combination of trees, shrubs, and ornamental grasses must be designed to cover at least 70-percent of the landscaped areas within three years of planting.
 - b. Shrubs, except for ornamental grasses, must be a minimum of one-gallon size at the time of planting. Shrubs and hedges adjacent to walkways and trails must be limited to 42-inches in height at maturity to maintain visibility (exceptions may be made for landscaping adjacent to blank walls).
 - c. Groundcovers must be planted and spaced to result in total coverage of the required landscape area within three years, specifically either four-inch pots at 18 inches on center or one-gallon or greater sized containers at 24 inches on center.
 - d. Mature tree and shrub height and size must be accounted for in the siting and design of landscaped areas.
4. Water conservation design. Water conservation may be achieved by a combination of any of the following techniques:
 - a. Group plants into areas of similar water need.
 - b. Locate plants based on solar orientation, exposure, and drainage patterns.
 - c. Amend soil based on existing conditions.

B. Irrigation standards. It is required to irrigate landscaping using a spray irrigation system.

C. Trail corridor and plaza landscaping and design.

1. Landscaping edging the trail and plaza spaces should be designed to help frame the trail and plaza spaces, soften building and retaining walls, and create a memorable and distinctive design character while maintaining good visibility for safety purposes. This includes a combination of trees, shrubs, ornamental grasses, perennials, and ground covers that comply with the provisions in Standards 2.3.A-B above.
2. On the water side of the shoreline perimeter trail, shoreline vegetation should be installed on the top part of the bank to act as a buffer and pedestrian barrier between the pathway and the top of the bank. Utilize native shrubs and grasses to soften the shoreline. Developments are not required to replace or expand existing shoreline vegetation adjacent to the development site.

Figure 2.3.A
Appropriate landscaping examples.



- D. Parking lot landscaping.** Use deciduous trees with a round, branching pattern, which can provide shade, to soften the appearance of parking areas, and allow for views under the canopy towards the water. Landscaped areas may incorporate rain gardens and other forms of stormwater management.

Figure 2.3.B
Appropriate parking lot landscaping examples.



E. Clover Island Drive frontage landscaping.

1. Street trees. Deciduous trees with a round, branching pattern are recommended to promote visual impact and provide summer shade, yet allow views under the canopy. Trees with bright fall color are also preferred.
2. Groundcover plantings. Use low-maintenance groundcovers and shrubs at street edges and within planting strips adjacent to the sidewalk. Shrubs that reach a mature height of approximately two feet are recommended to retain views towards the river from the street and sidewalk. Where appropriate, lawns are recommended.
3. Parking lot perimeter. Where new parking areas are developed or expanded adjacent to Clover Island Drive, a minimum five feet of landscaping is required between parking areas and the sidewalk. Landscaped areas may incorporate rain gardens and other forms of stormwater management.
4. Building frontage. Where new buildings are developed or expanded adjacent to Clover Island Drive, a minimum of five feet of landscaping is required between the building and the sidewalk. Landscaped areas may incorporate rain gardens and other forms of stormwater management. Landscaped areas may include paved pathways, plazas, and other hardscapes outside building entries.
5. See Part 6 for other Clover Island Drive standards.

2.4 – Plazas and Viewpoints

Intent

- To provide plaza spaces that attract visitors to commercial areas.
- To enhance the development character and attractiveness of development.

Design Criteria

Where provided, plaza spaces must meet the criteria of (A) and (B).

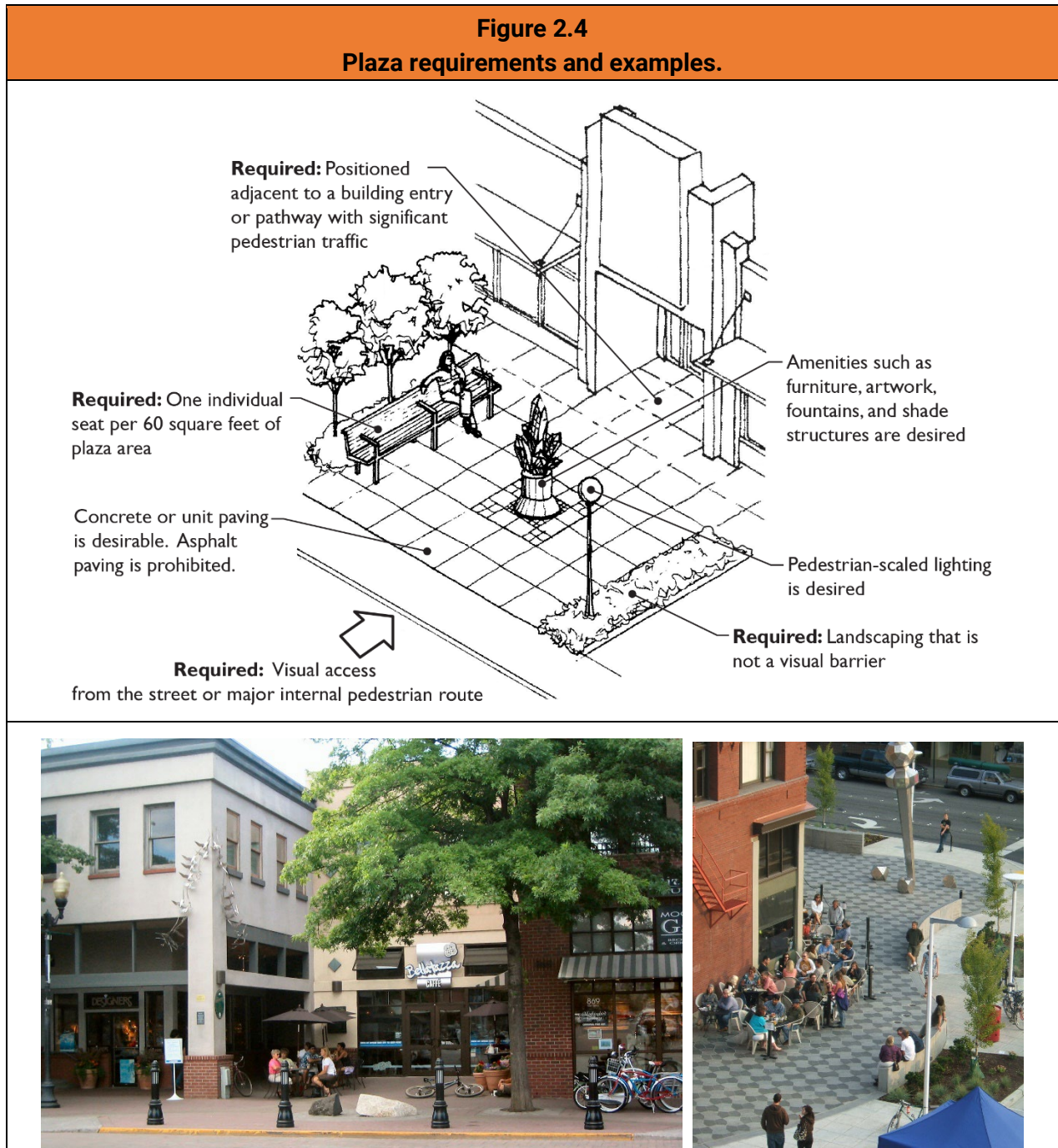
A. Required plaza features.

1. The space must abut a public sidewalk or other major internal pedestrian route and be designed to function as a focal point and gathering spot.
2. The space must be ADA compliant and generally level with the adjacent sidewalk or internal pedestrian route. Steps, ramps, and grade changes may be acceptable, provided the outdoor space is designed to be visually and physically accessible from the adjacent sidewalk or internal pedestrian route and the space meets all other standards herein.
3. The space must feature no dimension less than 15 feet in order to provide functional leisure or recreational activity.
4. The space must be framed on at least one side by buildings that are oriented towards the space (via entries and generous façade transparency). Plazas should also provide views of the Columbia River and marina.
5. Paved walking surfaces of either concrete or approved unit paving are required. Form-in-place pervious concrete paving is allowed. The recommended primary color is grey, to be used in conjunction with patterns of concrete bonding and/or colored pavers. Gravel surface areas may be allowed for special seating areas.
6. Pedestrian amenities must be integrated into the space. Examples include, but are not limited to, site furniture, artwork, drinking fountains, shade structures, kiosks, or other similar features that complement the space and encourage use of the space by a variety of users.
7. At least one individual seat per 60-square feet of plaza area or open space is required. At least 50-percent of the required seating must be built-in seating elements, while moveable seating may be used for the remaining percentage. Two feet of seating area on a bench or ledge at least 16-inches deep at an appropriate seating height qualifies as an individual seat. Reductions of up to 50-percent will be allowed for the integration of specialized open spaces that meet the intent of these standards.
8. Landscaping components that add visual interest and do not act as a visual barrier must be integrated. Such components can include, but are not limited to, trees, planting beds, raised planters, and/or potted plants.

B. Prohibited plaza features.

1. Large expanses of uninterrupted paving or paving without pattern.
2. Asphalt paving.
3. Unscreened service and utility areas or venting of mechanical systems.

4. Adjacent chain-link fences.
5. Adjacent “blank walls” without “blank wall treatment” (see Standard 3.6).
6. Outdoor storage.



C. Viewpoints. Viewpoints should generally conform with the plaza criteria of (A) and (B) above, in order to create flexible and well-maintained spaces for people to enjoy shoreline views. However, greater flexibility in design is warranted, particularly where specific viewpoint functions and features are described in the 2021 Historic Waterfront Master Plan.

2.5 – Service Areas & Utilities

Intent

- To promote thoughtful design of service elements integrated into the project’s design and to mitigate the impacts of those elements on on-site uses and activities and uses abutting the site.
- To provide adequate, durable, well-maintained, and accessible service and equipment areas.

Design Criteria

A. Location of ground-level service areas and mechanical equipment. Ground-level building service areas and mechanical equipment including loading docks, trash collection and compactors, dumpster areas, storage tanks, electrical panels, HVAC equipment, and other utility equipment should be located inside buildings. If any such elements are outside the building at ground level, the following location standards apply:

1. Service areas must be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the streetscape environment and adjacent properties.
2. Service areas for multiple users or tenants must be co-located or consolidated to the extent practical.

B. Screening of ground-level service areas and mechanical equipment. Where the only option for locating a service area is an area visible from a street, pedestrian pathway, plaza, trail, or from an adjacent property, the area must be screened. Where screening of ground level service areas is required, the following applies:

1. Structural enclosures must be constructed of masonry, heavy-gauge metal, heavy timber, or other decay-resistant material that is also used with the architecture of the main building. Alternative materials other than those used for the main building are permitted if the finishes are similar in color and texture, or if the proposed enclosure materials are more durable than those for the main structure. The walls must be sufficient to provide full screening from the affected roadway, pedestrian areas, or adjacent property, but must be no greater than seven feet tall. The enclosure may use overlapping walls as a screening method.
2. Gates must be made of heavy-gauge, sight-obscuring material.
3. The service area must be paved.
4. The sides and rear of service enclosures must be screened with landscaping at least three-feet wide in locations visible from the street, parking lots, and pathways to soften views of the screening element and add visual interest. Plants must be arranged with a minimum of 50-percent coverage at time of installation and be able to grow to fully screen or shield the equipment within three years.

DEPARTURES to the above provisions will be considered provided the enclosure and landscaping treatment meet the intent of the standards and add visual interest to site users.

Figure 2.5.B
Acceptable trash screening enclosures.



Both examples use durable and attractive enclosures with trees and shrubs to soften views of the enclosures from the side.

- C. Utility meters, electrical conduit, and other service utility apparatus.** These elements must be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, plaza, or trail, they must be screened with vegetation and/or integrated into the building's architecture.

Figure 2.5.C
Acceptable and unacceptable utility meter location and screening examples.



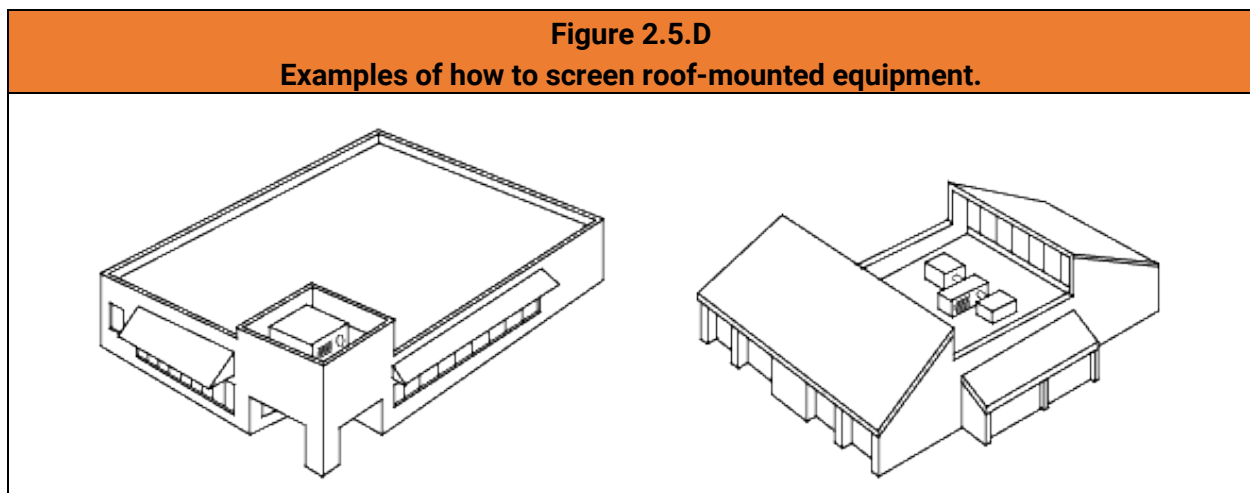
Place utility meters in less visible locations. The left example is successfully tucked away in a less visible location and screened by vegetation. The right image is poorly executed and would not be permitted in such a visible location on the front of a building; such meters must be coordinated and better integrated with the architecture of the building.

D. Roof-mounted equipment.

1. All rooftop equipment, including air conditioners, heaters, vents, and similar equipment must be fully screened from public view at the ground level. Screening must be located so as not to interfere with operation of the equipment.

Exception: Roof-mounted wind turbines, solar energy and photovoltaic systems, and rainwater reuse systems do not require screening.

2. Solar photovoltaic panels must be integrated into the surface of the roof and not expose an independent structure. Panels must be inclined at the same pitch as the roof plane.
3. For other rooftop equipment, all screening devices must be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. The screening materials must be as high as the equipment being screened.
4. The screening materials must be of material requiring minimal maintenance. Wood must not be used for screens or enclosures. Louvered designs are acceptable if consistent with the building design style. Perforated metal is not permitted.
5. Noise producing mechanical equipment such as fans, heat pumps, etc. must be located and/or shielded to minimize sounds and reduce impacts to adjacent residential uses.



2.6 – Residential Amenity Space

Intent

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

Design Criteria

Residential amenity space meeting the following standards is required for all new multi-family development and residential mixed-use developments.

- A. Amount required.** Applicable developments are required to provide residential amenity space equal to a minimum of 75 square feet per new dwelling unit.

For example, a development with 12 units must provide a minimum of 900 square feet of amenity area.

- B. Amenity space types and distribution.** The following table illustrates the types of residential amenity spaces that may be used to meet the requirement in subsection (A) above.

Figure 2.6.B Residential amenity space standards.		
Residential amenity space type	Maximum percentage of required area	Cross-reference to Section 2.6 design standards
Common outdoor recreation areas	Up to 100%	Subsection (C)(1)
Shared roof decks	Up to 75%	Subsection (C)(2)
Private balconies (applicable only to adjacent dwelling units)	Up to 50%	Subsection (C)(3)

For example, of the 900 square feet of amenity area required for a 12-unit development, up to 75% of the required area (675 square feet) may be met by providing a shared roof deck. A larger roof deck area is allowed but the extra area does not further count towards the minimum amenity area for the development.

C. Residential amenity space design standards.

1. Common outdoor recreation areas. Such spaces are internal to a development and accessible to all tenants of a development, but may not be accessible to the general public. Examples include, but are not limited to, landscaped courtyards, decks, entrance plazas, gardens with walkways, children’s play areas [see subsection (C)(4)], swimming pools, and water features. Common outdoor recreation areas must meet the following design standards:
 - a. The minimum area is 300-square feet. The space must feature dimensions necessary to provide functional leisure or recreational activity. Stairways and service elements located within or on the edge of the space are not included in the recreation area calculations. Bike parking may be included within the area.

- b. The area must be located in accessible areas that are visible from units within the development.
- c. The area must feature paths, walkable lawns, landscaping, seating, lighting, play structures, sports courts, or other pedestrian amenities to make the area functional and enjoyable for a range of users.
- d. The area must be separated from ground level windows, streets, vehicular circulation areas, service areas, and parking lots with landscaping, fencing, and/or other acceptable treatments that enhance safety and privacy for both the recreation area and dwelling units.

DEPARTURES will be considered for the standards above provided they meet the purpose of the standards and fill a recreational need for the residents of the development. The use and design of the space must be integrated with the surrounding site and building features in a manner that is complementary to the development and any adjacent streetscape.



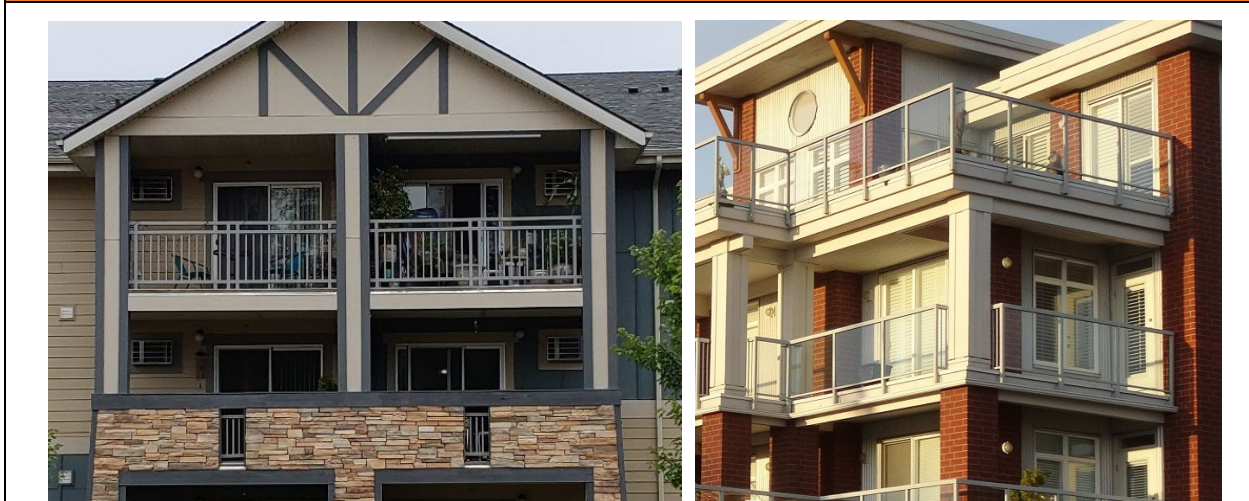
2. Shared roof decks. Such spaces are located on the top of buildings or intermediate levels and are accessible to all residents of the development. Examples of amenities include, but are not limited to, cooking and dining areas, seating areas, gardening areas, water features, children’s play areas [see subsection (C)(4)], and pet play areas. Shared rooftop decks must meet the following design standards:
 - a. Space must feature hard-surfacing and provide amenities that encourage use, such as seating and weather protection elements.
 - b. Space must integrate landscaping elements that enhance the character of the space and encourage its use.
 - c. Space must incorporate features that provide for the safety of residents, such as enclosures, railings, and appropriate lighting levels.

Figure 2.6.C.2
Shared roof deck examples.



3. Private balconies. This space is adjacent and directly accessible to the subject unit. Private balconies must meet the following design standards:
 - a. Balconies must be at least 36 square feet in area with no dimension less than four feet to qualify as amenity space.
 - b. Private balconies should be at least partially recessed into the building façade.

Figure 2.6.C.3
Private balcony examples.



4. Children's play areas. Any children's play areas integrated as a part of a common outdoor recreation area or shared roof deck must meet all the following design standards (in addition to the design standards listed above):
 - a. The minimum area is 200-square feet.
 - b. Measures necessary to protect children's safety from vehicular traffic must be included, such as low fencing or landscaping to provide a physical barrier around the perimeter.
 - c. Shade and rest areas for supervision must be provided by using deciduous landscaping, architectural elements (including but not limited to pergolas or shelters), or other means.
 - d. Natural, creative play elements should be provided, such as ground slides from one level to another, tricycle tracks, swings hung from arbors or trees, paths that meander and are of varying materials and widths, water that can be manipulated, outdoor rooms made from landscape or rocks, and berms and hills.
 - e. Play areas must be designed for a variety of ages, activities, and motor skills.

2.7 – Site Fixtures, Furnishings, and Materials

Intent

- To create site details which are appropriately designed and scaled to create a welcoming and comfortable pedestrian setting.
- To specify site fixtures, furnishings, and materials which are durable and easily maintained.
- To specify energy-efficient and safe outdoor lighting which avoids glare and light pollution.

Design Criteria

A. Lighting.

1. Streetlights. Lights should be placed to conform with local standards for roadway lighting levels. The recommended color is gray/silver/metallic.
2. Plaza lighting. The public open spaces should maintain average surface lighting levels of 2-4 footcandles. Utilize the streetlights as needed for recommended sidewalk lighting levels and viewpoint plazas. The height of such lights should be a maximum of 12 feet, or as appropriate to the scale of the plaza or space. The fixtures should be sited to minimize light glare and the impacts on views to the water from plaza spaces and adjacent buildings.
3. Pathway and boardwalk lighting. Use metal bollard fixtures with integral lighting (concrete bollards with integral lighting may be substituted with approval). Special attention should be given to vandal resistance in bollard design. Integral post-mounted lights are also options for pier and boardwalk areas. The recommended color is gray/silver/metallic. On the shoreline perimeter trail, low-level bollard lighting, no more than three-and-a-half feet in height, should be provided to reduce visual glare and impacts on adjacent uses.



- B. Benches.** Metal benches with powder coating finishes are recommended for character and durability. The recommended color is gray/silver/metallic.

C. Fixtures.

1. Trash cans and support features. Use metal trash receptacles that complement the benches. The recommended color is gray/silver/metallic. Trash cans should not be placed directly adjacent to benches and other seating.
2. Clearance bollards. For clearance bollards and special separation or vehicular delineation bollards, use concrete-filled steel pipe, either embedded in concrete or with a built-down base. The recommended color is solar yellow.
3. Railings and handrails. Use metal pipe handrails as the prototypical railing type for marine and ship-related railings. Metal mesh panel railings are acceptable for boardwalks, walkways, and piers.

2.8 – Signs

Intent

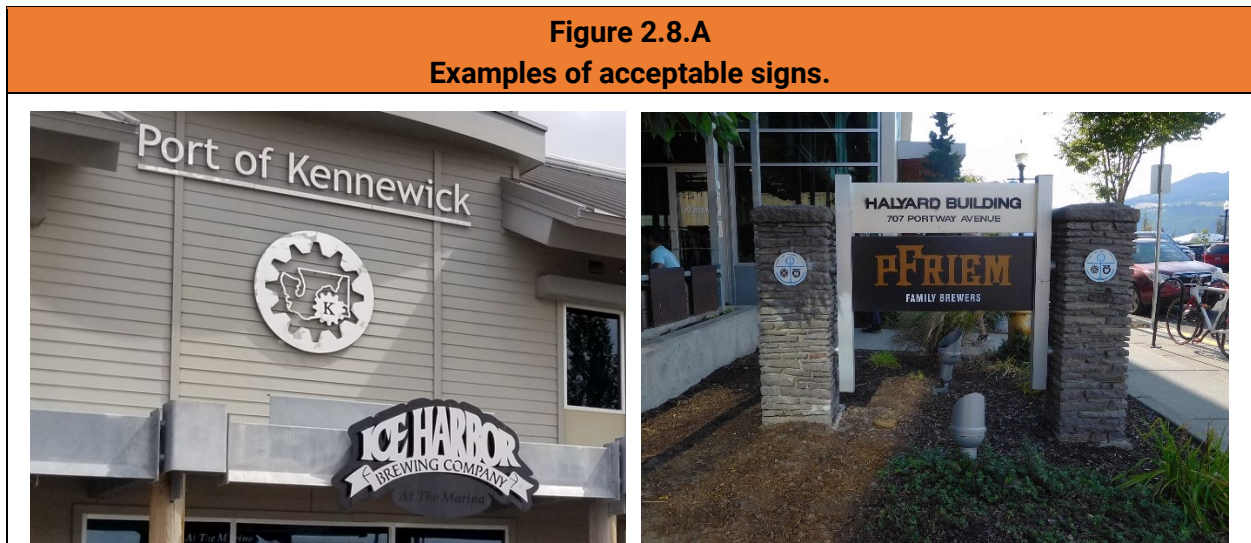
- To encourage development of signs which are appropriate to the pedestrian-oriented scale and character of Clover Island.
- To promote economic development and attractive business advertising.

Relation to Zoning Standards

These standards supplement the sign regulations in Chapter 18.24 KMC and the Kennewick Shoreline Master Program (Chapter 18.68 KMC).

Design Criteria

A. Generally. New signs should be small in scale, oriented to the pedestrian, and integrated with building design. Signs should contribute positively to the image of Clover Island. Automobile-oriented signs should be avoided. Wood, metal, concrete, and stone are preferred materials.



A. Freestanding signs.

1. Pole signs are prohibited. Pole signs are a type of freestanding sign with a single column attaching the sign to the ground.
2. The maximum height of freestanding signs is 10 feet.
3. The maximum sign area per freestanding sign is 40 square feet.

B. Wall sign standards.

1. Each use may have a total of three wall signs per street frontage, which may be placed anywhere on the building.
2. Wall signs must be proportional to the façade on which they are placed. They must be no wider than two-thirds the width of the individual façade.
3. Wall signs must not be placed closer than 18 inches to the top or ends of a wall.

PART 3 – BUILDING DESIGN STANDARDS

3.1 – Building Massing & Articulation

Intent

To employ façade articulation techniques that reduce the perceived scale of large buildings and add visual interest and a human-scaled pattern.

Design Criteria

A. Façade articulation. Façade articulation is required for building facades and other building elevations facing the shoreline, plazas, Clover Island Drive, and containing primary building entrances.

For commercial and mixed-use buildings, at least three articulation features must be employed at intervals no greater than 40 feet.

B. Articulation features to meet the standards of (A) above include:

1. Window patterns and/or entries.
2. Providing vertical building modulation of at least 12-inches in depth if tied to a change in roofline or a change in building material, siding style, or color.
3. Change in roofline with a difference in height, slope or pitch, direction, or shape (such as towers or dormers).
4. Change in building material or siding style.
5. Vertical elements such as a trellis with plants, green wall, or art element.
6. Use of vertical piers/columns (not applicable to residential buildings).
7. Use of awnings or similar weather protection features.
8. Other design techniques that effectively break up the massing of structures and add visual interest.

Figure 3.1.B
Articulation examples.



C. Roof forms and features.

1. Form: Gabled roofs with dormers are preferred. Flat roofs are allowed, provided they employ a distinctive roofline that effectively provides an identifiable “top” to the building. This could include a traditional cornice line or a contemporary interpretation of a traditional cornice line. Any pitched roofs must have a minimum slope of 4:12.
2. Modulation: Gabled dormers are encouraged to lend variety to the buildings, add visual interest, and provide additional usable space in the buildings’ attic spaces. The maximum width of a roofline without modulation (a gabled dormer, for instance) shall be 75 feet for commercial buildings and 50 feet for buildings containing residential uses.
3. Overhangs. Minimum eave overhangs of 15-18 inches are recommended for weather protection.

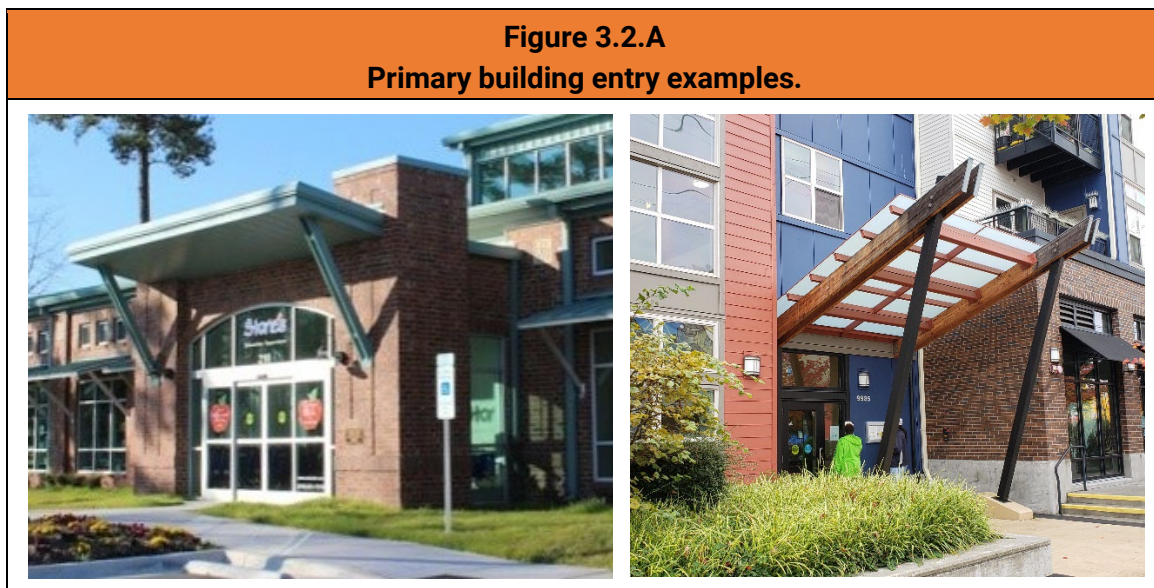
3.2 – Building Entries

Intent

- To create clear and welcoming building entries.
- To add visual interest to the street and neighborhood.
- To emphasize pedestrian entrances over garage entries.

Design Criteria

A. Commercial and mixed-use buildings. If a primary common building entrance exists, it must be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances must be easily distinguishable from individual tenant entrances on the building. Such entries must be scaled proportional to the building.



3.3 – Building Details

Intent

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

Design Criteria

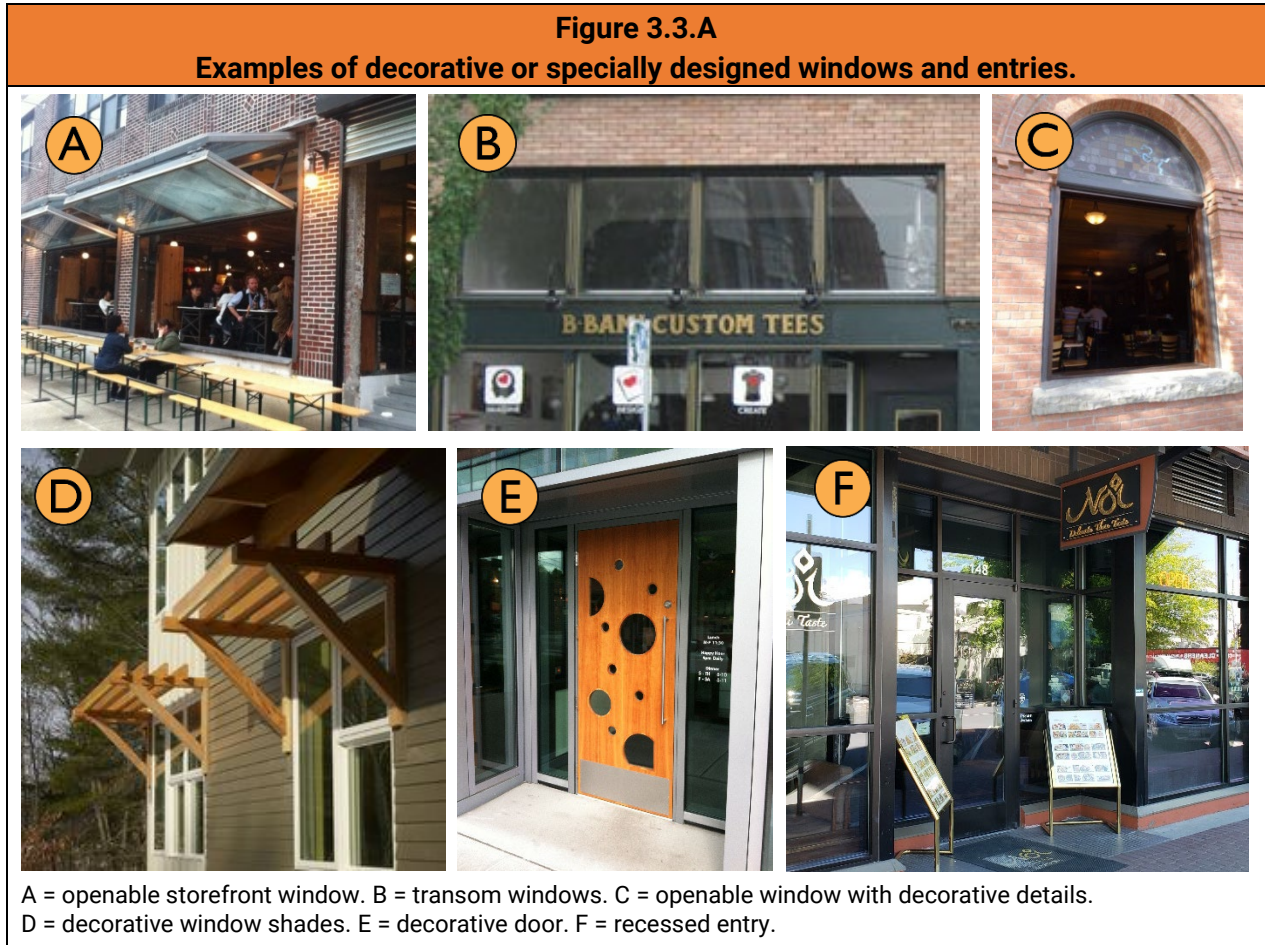
A. Façade details. The ground floor of all commercial and mixed-use buildings must be enhanced with appropriate details. This standard applies to building façades facing the shoreline, plazas, and containing primary building entrances. Applicable façades must employ at least one detail element from each of the three categories in Standard 3.3.B for each façade articulation interval (see Standard 3.1.A).

For example, a commercial building with 90-feet of trail frontage with a façade articulated at three 30-foot intervals will need to employ a façade detail from each of the three categories below for all three façade segments.

B. Façade detail categories.

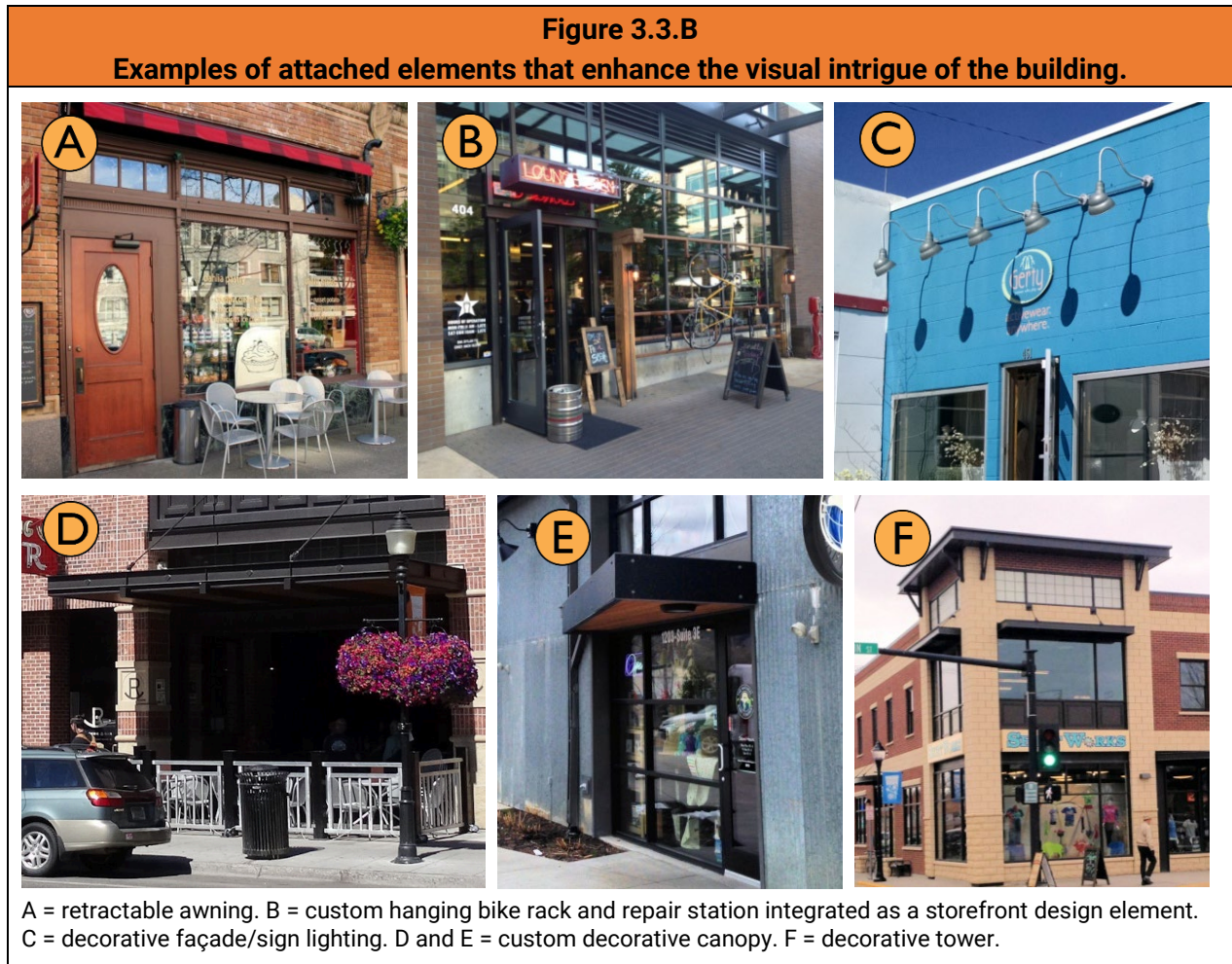
1. Window and/or entry treatment:

- a. Display windows divided into a grid of multiple panes.
- b. Transom windows.
- c. Roll-up windows/doors.
- d. Other distinctive window treatment that meets the intent of the standards.
- e. Recessed entry.
- f. Decorative door.
- g. Other decorative or specially designed entry treatment that meets the intent of the standards.



2. Building element, façade attachment, or façade detail:

- a. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning.
- b. Decorative building-mounted light fixtures.
- c. Bay windows, trellises, towers, and similar elements.
- d. Decorative, custom hanging sign(s).
- e. Other details or elements that meet the intent of these standards.



3. Decorative material and artistic elements:

- a. Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
- b. Artwork on building, such as a mural or bas-relief sculpture.
- c. Decorative kick-plate, pilaster, base panel, or another similar feature.
- d. Hand-crafted material, such as special wrought iron or carved wood.
- e. Other details that meet the intent of the standards.



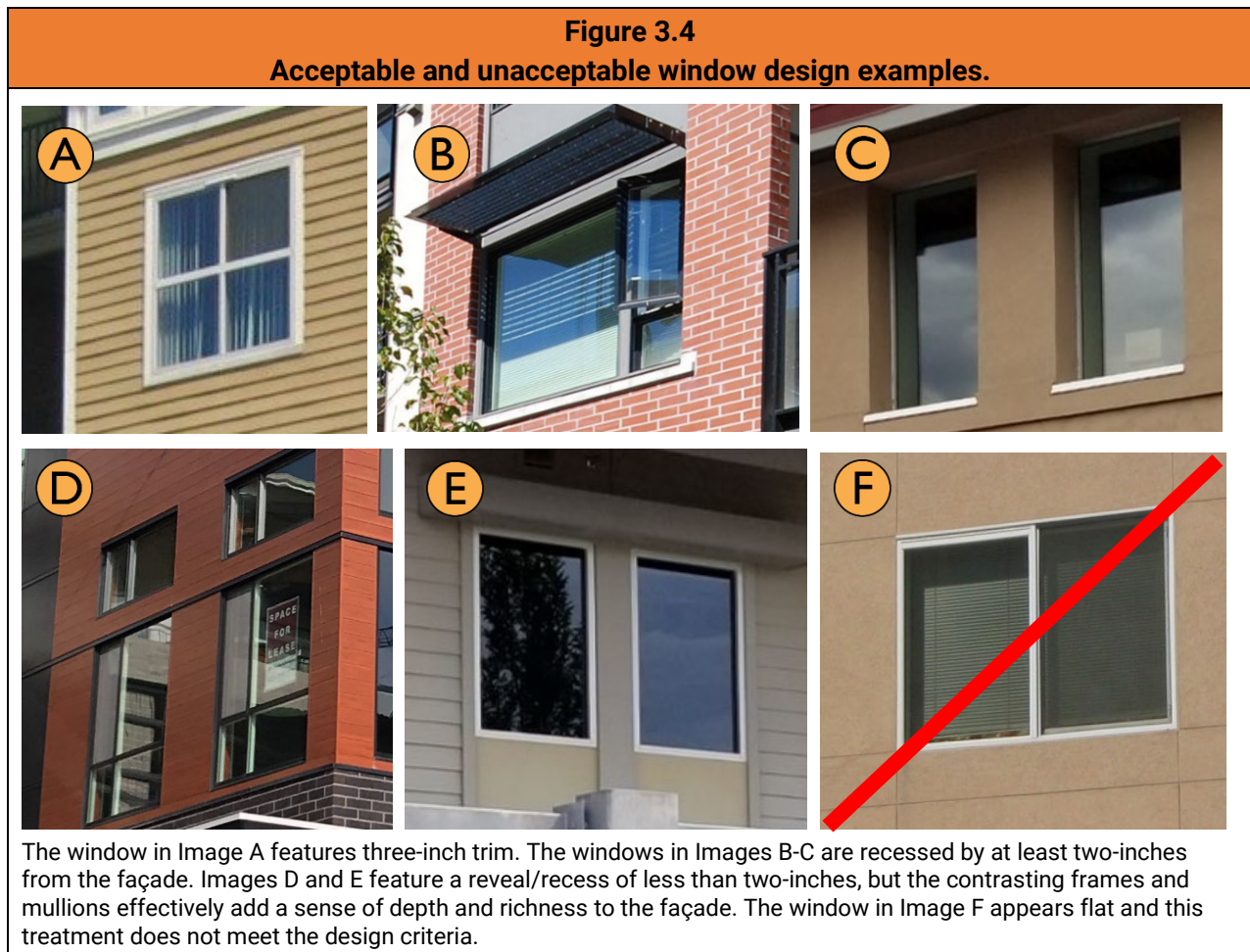
3.4 – Window Design

Intent

- To integrate window design that adds depth, richness, and visual interest to the façade.

Design Criteria

- A. All windows must employ designs that add depth and richness to the building façade. At least one of the following features must be included to meet this requirement:
 1. Recess windows at least two-inches from the façade.
 2. Incorporate window trim (at least three-inches wide) around windows.
 3. Incorporate other design treatments that add depth, richness, and visual interest to the façade.
- B. Highly reflective glass must not be used on more than 10-percent of a building façade or other building elevations facing trails and containing primary building entrances.
- C. Commercial-grade double-glazed wood or vinyl windows with operable sash are recommended. Projected and bay windows are acceptable.



3.5 – Materials and Color

Intent

- To encourage the use of durable, high quality, and urban building materials that minimize maintenance cost and provide visual interest from all observable vantage points.
- To promote the use of a distinctive mix of materials that helps to articulate façades and lends a sense of depth and richness to the buildings.
- To place the highest priority in the quality and detailing of materials on the first floor at the pedestrian scale.

Design Criteria

If a development includes concrete block, metal siding, exterior insulation and finish system (EIFS), or cementitious wall board paneling/siding on a building exterior, the conditions set forth in Standards 3.5.B-E below apply. These materials are not required and the use of other exterior materials is encouraged. Standard 3.5.F provides guidance on exterior building colors.

A. Preferred materials.

1. The preferred exterior wall materials are wood bevel siding, stucco, or cement board applied per the manufacturer's specifications and in combination with painted wood trim and/or galvanized sheet metal.
2. Metal roofs are preferred on all buildings.

B. Concrete block (also known as concrete masonry unit or CMU).

1. Concrete block is acceptable as a primary material on smaller support buildings, such as pump stations and public restrooms, with floor areas of less than 500 square feet.
2. Concrete block may be used on larger buildings as a secondary material when it employs a mixture of colors and/or textures (such as split face or ground face block) or employs a combination of design details to articulate the building and add visual interest.



C. Metal siding.

Metal siding may be used on all building elevations provided it complies with the following standards:

1. It must feature visible corner molding and trim.
2. Metal siding must be factory finished, with a matte, non-reflective surface.
3. Walls with more than 50 percent metal siding must feature a roof overhang above the wall.

DEPARTURES will be considered provided the material's integration and overall façade composition meets the intent of the standards.

Figure 3.5.C
Acceptable metal siding examples.



Left: Metal siding with corner and window trim and employing a variety of textures and colors. Note the roof overhang. Right: A good departure example without a consistent roof overhang, but the short length of the walls, amount of window openings, trim, and color/pattern changes create an acceptable design that meets the intent of the standards.

D. Exterior Insulation and Finish System (EIFS).

EIFS may be used when it complies with the following:

1. EIFS must not be used on the ground floor of building elevations. Concrete, masonry, or other highly durable material(s) must be used for the ground floor of building elevations to provide a durable surface where damage is most likely.
2. EIFS must not be the primary cladding material on upper floors and must be integrated with other acceptable materials.
3. EIFS must feature a smooth or sand finish only.
4. EIFS must be trimmed in wood, masonry, or other material and must be sheltered from weather by roof overhangs or other methods.

DEPARTURES will be considered provided the material's integration and overall façade composition meets the intent of the standards.

**Figure 3.5.D
Acceptable EIFS examples.**

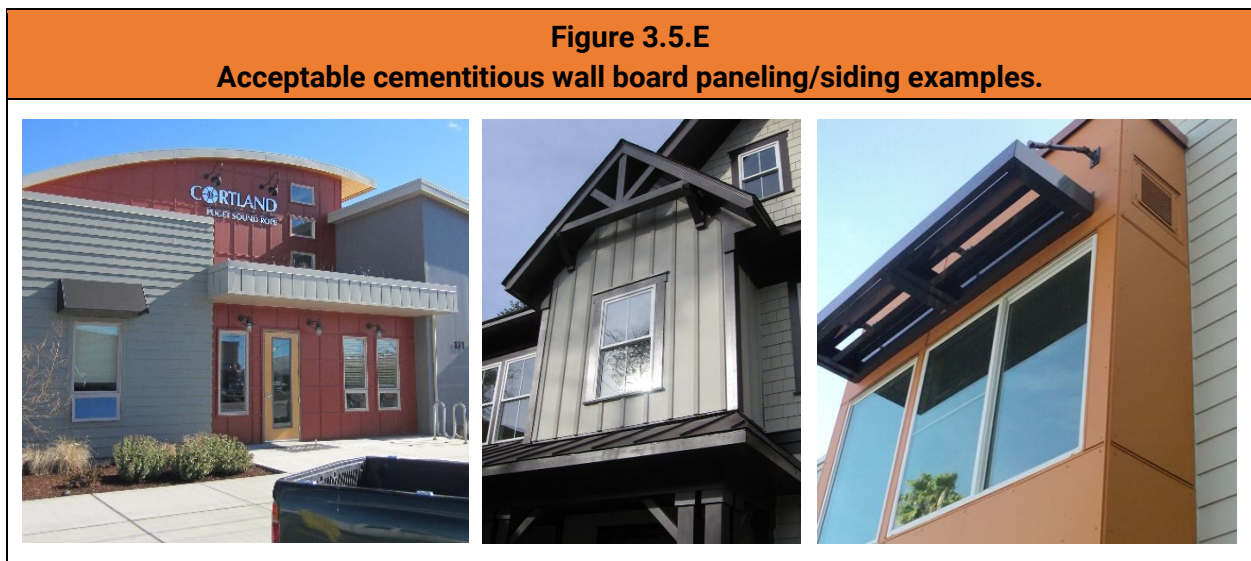


E. Cementitious wall board paneling/siding.

Cementitious wall board paneling/siding may be used provided it meets the following provisions:

1. Cement board paneling/siding may be the dominant exterior material but must be integrated with other acceptable materials (specifically, up to 70-percent of non-window exterior materials may be cement wall board paneling/siding). Where cement wall board paneling/siding is the dominant siding material, the design must integrate a mix of colors and/or textures that are articulated consistent with windows, balconies, and modulated building surfaces and the design must be balanced with façade details that add visual interest from the ground level and adjacent buildings.

DEPARTURES will be considered provided the material's integration and overall façade composition meets the intent of the standards.



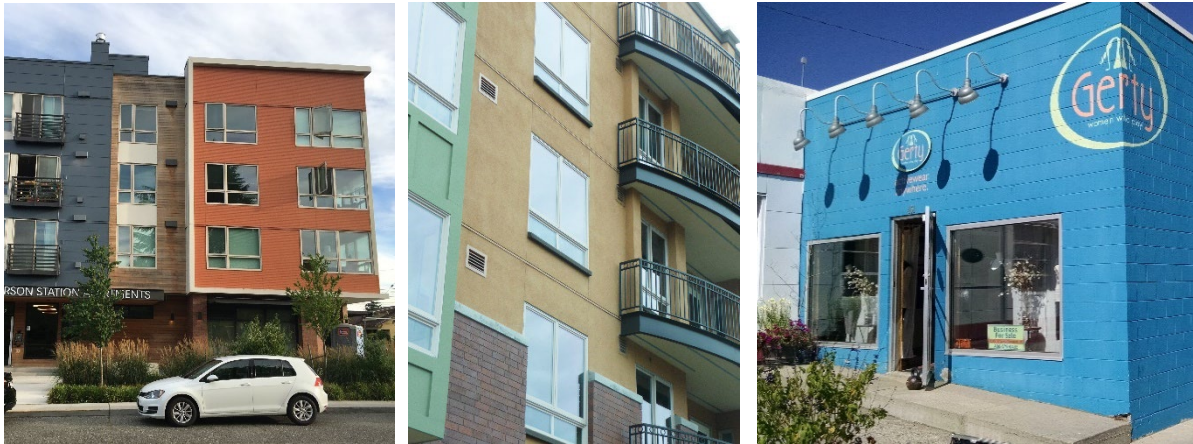
F. Building color.

1. The color of new building facades, trim elements, and roofs should be complementary of the existing Port buildings on Clover Island.
2. Fluorescent and neon colors may be used sparingly and are best used for accents and small buildings.
3. Heavy use of white colors should be avoided.

Figure 3.5.F
Acceptable examples of building colors.



Examples of existing Port buildings.



Other examples of acceptable building colors. The lower right image is an example where a single bold color may be appropriate for a small building.

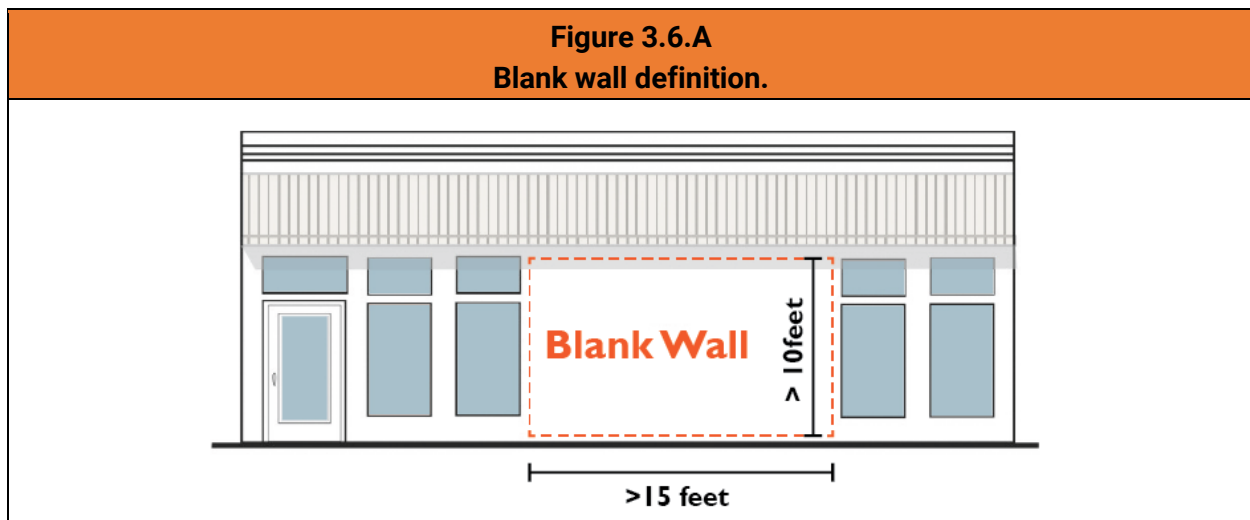
3.6 – Blank Wall Treatment

Intent

- To avoid untreated blank walls.
- To retain and enhance the pedestrian-oriented character of streetscapes.

Design Criteria

- A. Blank wall definition.** A wall (including building façades and retaining walls) is considered a blank wall if it does not include a transparent window or door and has the following dimensions: Over 10 feet in height and over 15 feet in horizontal length.



- B. Blank wall treatment standards.** Untreated blank walls adjacent to Clover Island Drive, a plaza, the shoreline perimeter trail, or customer/resident parking lots are prohibited. Methods to treat blank walls on buildings can include:
1. Landscape planting bed at least five-feet wide, or a raised planter bed at least two-feet high and three-feet wide, in front of the wall. Planting materials must be sufficient to obscure or screen at least 60-percent of the wall's surface within three years.
 2. Installing a vertical trellis in front of the wall with climbing vines or plant materials.
 3. Installing an artistic mural as approved by the Director.
 4. 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.

For large visible blank walls, a variety of treatments may be required to meet the intent of the standards.

DEPARTURES will be considered provided the entire façade composition meets the intent of the standards for the context of the wall (e.g., walls along pathway corridors connecting parking areas to building entries might be granted more flexibility than street facades).

Figure 3.6.B
Blank wall treatment examples.



PART 4 – BOATHOUSE STANDARDS

4.1 – Boathouse Maintenance Standards

Existing boathouses must be maintained in accordance with this section. Boathouses may also need to conform to local, state, and federal permitting agency requirements and additional requirements that may be imposed by the Port.

Intent

Ensure boathouses are maintained in good structural and visible condition and comply with all applicable law.

Design Criteria

- A. Boathouse structures must meet local building code requirements.
- B. Boathouses must meet local electrical code requirements.
- C. Floatation elements must be encapsulated within the boathouse.
- D. Damaged, rusty, stained, or moldy siding must be cleaned, repaired, or replaced.
- E. Roofs must be secured to the walls with methods typical of industry standards.
- F. Boathouse structures must be secured sufficiently to the dock.

Figure 4.1
Boathouse maintenance standards.



Boathouses must be maintained in good structural and visible condition.

PART 5 – ROADWAY STANDARDS

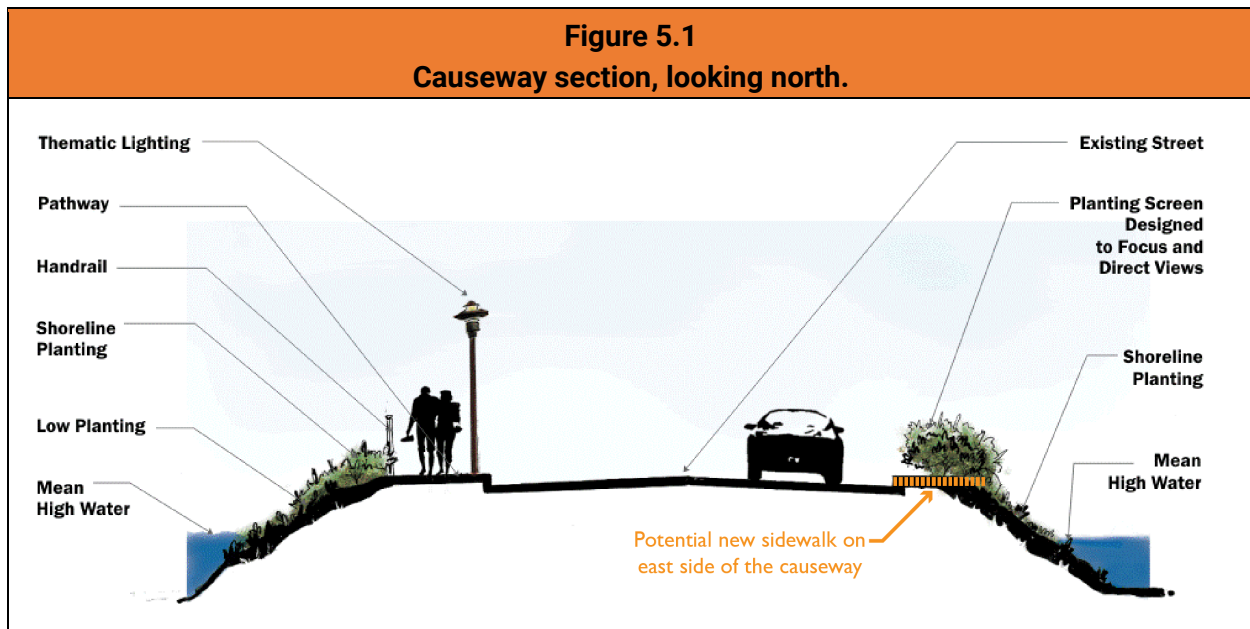
5.1 – Causeway to Clover Island

Intent

The causeway to Clover Island functions as a multimodal gateway to the island.

Design Criteria

If a new sidewalk is built on the east side of the causeway it should be at least five feet wide.



5.2 – Clover Island Drive

Intent

Clover Island Drive is the island’s multipurpose landscaped and lighted center around which all island features are organized.

Design Criteria

- A. The roadway connects all uses and viewpoints on the island with a continuous, walkable boulevard that is an easily recognizable icon visible from the Cable Bridge and other viewpoints.
- B. See Section 2.2.B for Clover Island Drive sidewalk standards.
- C. See Section 2.3.E for detailed Clover Island Drive frontage landscaping standards.

