

Port of Kennewick

The Willows & Cable Greens Design Standards



February 2022

Contents

| | |
|---|-----------|
| Part 1 – Introduction..... | 3 |
| 1.1 – Background..... | 3 |
| 1.2 – Applicability | 3 |
| 1.3 – Intent of the Standards | 4 |
| 1.4 – Illustrative Examples | 4 |
| 1.5 – Interpretation | 7 |
| 1.6 – Departures | 7 |
| 1.7 – Definitions..... | 7 |
| Part 2 – Site Planning Standards..... | 9 |
| 2.1 – Frontage Standards..... | 9 |
| 2.2 – Pedestrian Circulation..... | 11 |
| 2.3 – Landscaping | 12 |
| 2.4 – Plazas..... | 14 |
| 2.5 – Service Areas & Utilities | 16 |
| 2.6 – Residential Amenity Space | 19 |
| Part 3 – Building Design Standards | 24 |
| 3.1 – Building Massing & Articulation | 24 |
| 3.2 – Building Entries..... | 26 |
| 3.3 – Building Details | 28 |
| 3.4 – Window Design..... | 32 |
| 3.5 – Materials and Color | 33 |
| 3.6 – Blank Wall Treatment..... | 38 |
| Part 4 – Townhouse Standards | 40 |
| 4.1 – Front-Loaded Townhouses..... | 40 |

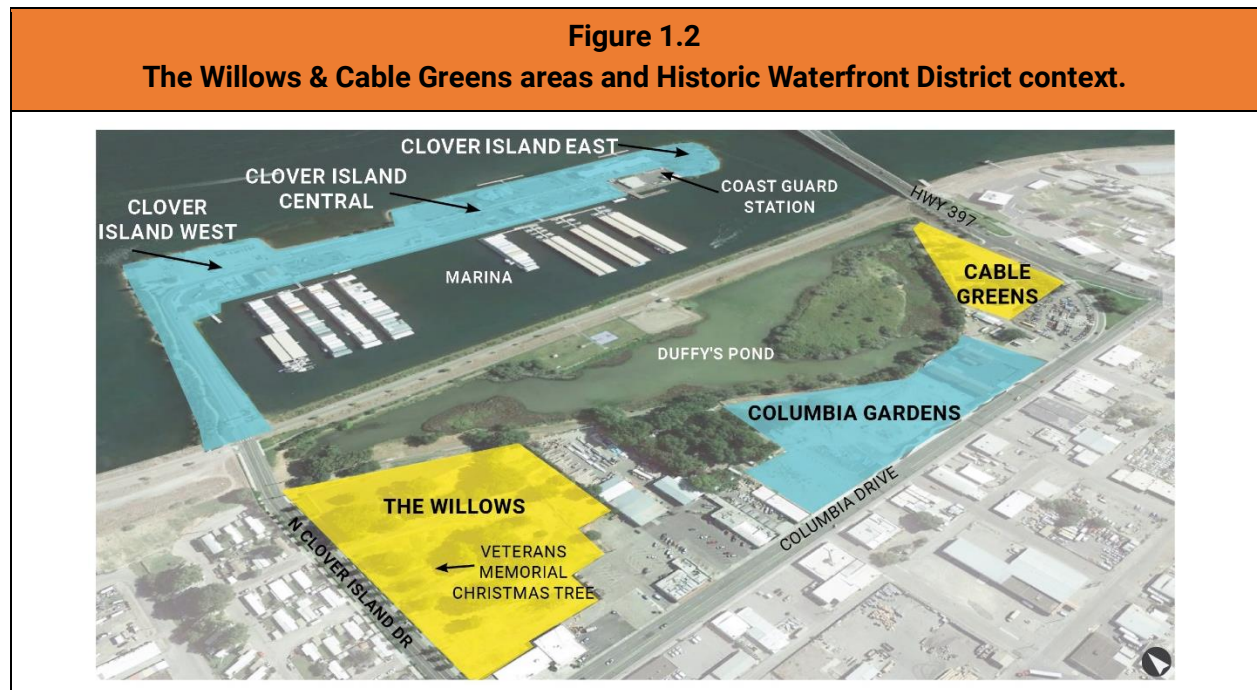
PART 1 – INTRODUCTION

1.1 – Background

These design standards were completed in support of the 2021 Port of Kennewick Historic Waterfront Master Plan and to supplement the City of Kennewick's zone-based Urban Mixed-Use Design Standards. The Willows comprises approximately 6.6 acres adjacent to North Clover Island Drive and Duffy's Pond. Cable Greens is approximately 3.2 acres and is east of Columbia Gardens, next to Duffy's Pond and the Cable Bridge. Whereas the zoning allows for a great variety of uses, the primary use for both areas is anticipated to be residential. Consistent with community goals, these standards will ensure new development on the site is high-quality and creates enjoyable places for people to live and visit.

1.2 – Applicability

- A. These standards apply to all new development in the Willows and Cable Greens areas defined in Figure 1.2 below.
- 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 supplement the existing Urban Mixed-Use Design Standards in Chapter 18.80 of the Kennewick Municipal Code. They provide a greater level of detail and cover design issues not addressed in the code.



1.3 – Intent of the Standards

Thoughtful urban design is a critical strategy for realizing the vision and goals of Willows and Cable Greens. 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.

1.4 – Illustrative Examples

The site plans 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.

The **Willows** site plan includes two apartment buildings which are each three-stories and oriented towards Duffy's Pond Trail and a shared courtyard. The apartment building on the left contains space adjacent to the trail and parking area for a small retail use, such as a coffee shop or deli to serve the district, trail users, and surrounding neighborhood. Townhouses occupy the southern half of the site along tree-lined streets. The townhouses are configured to preserve and integrate the Veterans Memorial Christmas Tree and other trails. Streets are configured to provide access to and through the site and maximize views towards the pond and provide visual interest. A network of sidewalks and trails connect the buildings with the streets, open spaces, and Duffy's Pond Trail.

The **Cable Greens** site plan features townhouses arranged to maximize views of Duffy's Pond. Internal roadways are configured to serve the townhouses and provide the opportunity for future connections to adjacent properties. Open spaces are configured in central areas that also orient towards Duffy's Pond and the trail.

In both areas, apartments and townhouse buildings would be configured and designed with comfortable and attractive human-scaled streetscapes, provide shade trees and attractive landscaping, and create articulated building facades.

Figure 1.4.A
Illustrative example site plan for The Willows.



Figure 1.4.B
Illustrative example site plan for Cable Greens.



1.5 – 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.

1.6 – 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.

1.7 – 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 street frontage design standards in KMC 18.80.040(1).

Design Criteria

A. Duffy's Pond Trail frontage standards. All development on sites adjacent to the trail must comply with the standards in Table 2.1.A below:


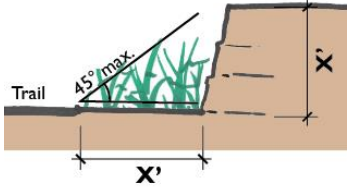

| Figure 2.1.A Duffy's Pond Trail frontage standards. | | |
|--|--|---|
| Element | Standards | Examples and Notes |
| Building placement | Buildings must be setback 10-30' from the trail edge, except greater setbacks are allowed when the setback area complies with the plaza provisions in Standard 2.4. |  |
| Setback use | Landscaping, decks, plazas and patios, dining areas, playgrounds, and other similar uses are encouraged within the trail setback area. Service and trash storage areas are prohibited in the setback area. | |
| Parking location | Vehicular parking may occupy up to 33% of the trail frontage. | |
| Fences & retaining walls | Height limits for opaque fences & retaining walls use a 1:1 ratio for their setback from the edge of the trail (for every 1' of setback distance, the maximum height is increased 1'). Deck railings associated with non-residential development must be at least 60% transparent. |  |
| Building use | Refer to permitted uses for the Urban Mixed Use zone, Chapter 18.12 KMC. | |

Figure 2.1.A
Duffy's Pond Trail frontage standards.

| Element | Standards | Examples and Notes |
|----------------------------|--|---|
| Building length | Maximum 160 feet within 75 feet of the trail. DEPARTURES. One building may exceed this dimension provided that other features are successfully integrated to maximize the physical and visual access to Duffy's Pond from central portions of the site. |  |
| Building entrances | For non-residential uses, at least one customer building entry visible and accessible from the trail is required. For residential uses, at least one pedestrian connection between the trail and each building is required. | |
| Façade transparency | For non-residential buildings, at least 25% of the building façade facing a trail must be transparent. For residential buildings, generous façade transparency is encouraged, but no minimum percentage is required. | |

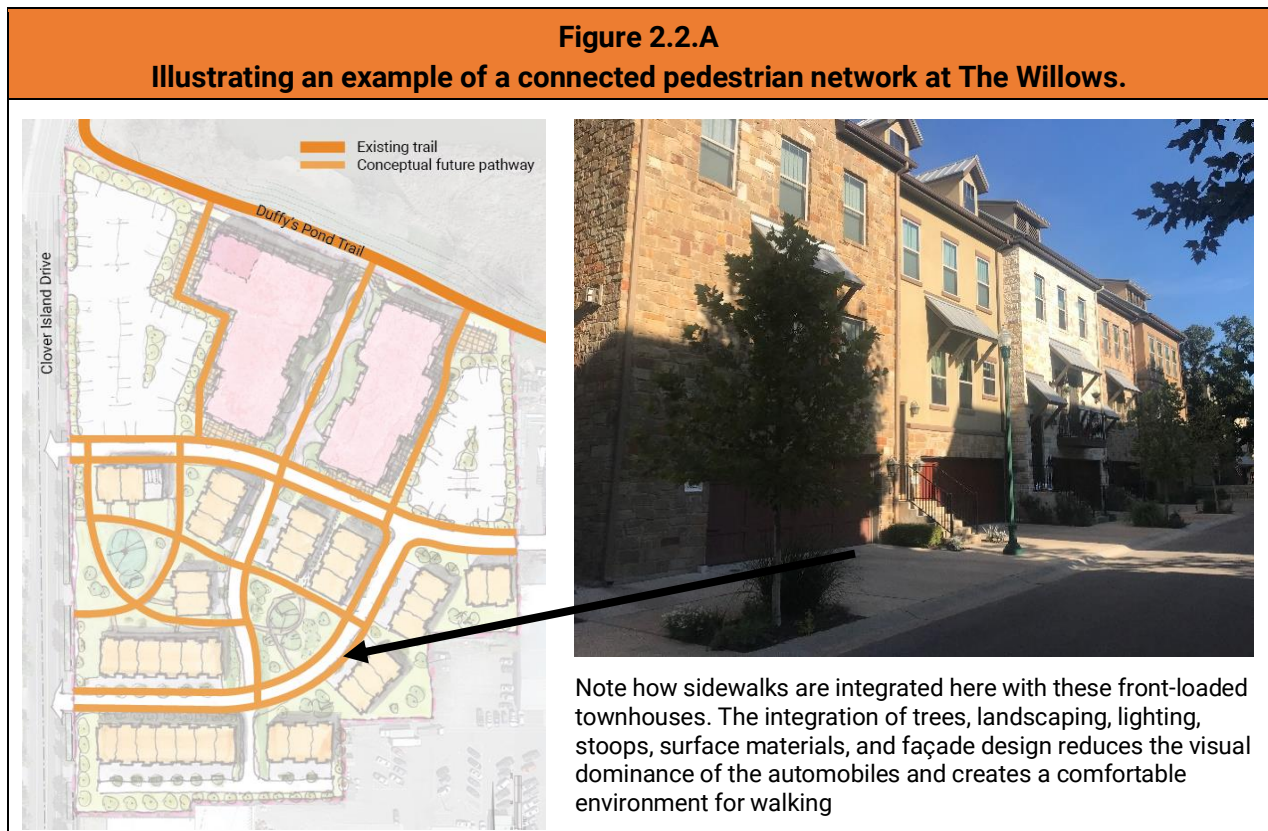
2.2 – Pedestrian Circulation

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. To internal pedestrian circulation networks on adjacent sites, when desirable and feasible.



- B. Pedestrian facility design.** The following are minimum dimensions. Larger dimensions may be appropriate for high-volume facilities and for facilities located adjacent to high-activity land uses.
1. Off-street pathways: Eight feet wide paving.
 2. Sidewalks: Five feet wide paving.

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.

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.** 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.

Figure 2.3
Appropriate landscaping examples.



- D. Save/integrate the Veterans Memorial Christmas Tree into the Willows development and landscape.** Figure 1.4.A illustrates one way to site buildings, view corridors, and pathways to successfully integrate the tree as a character-defining feature of the development. The landscape surrounding the tree should complement and celebrate the tree.

2.4 – Plazas

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 following criteria.

A. Required plaza features.

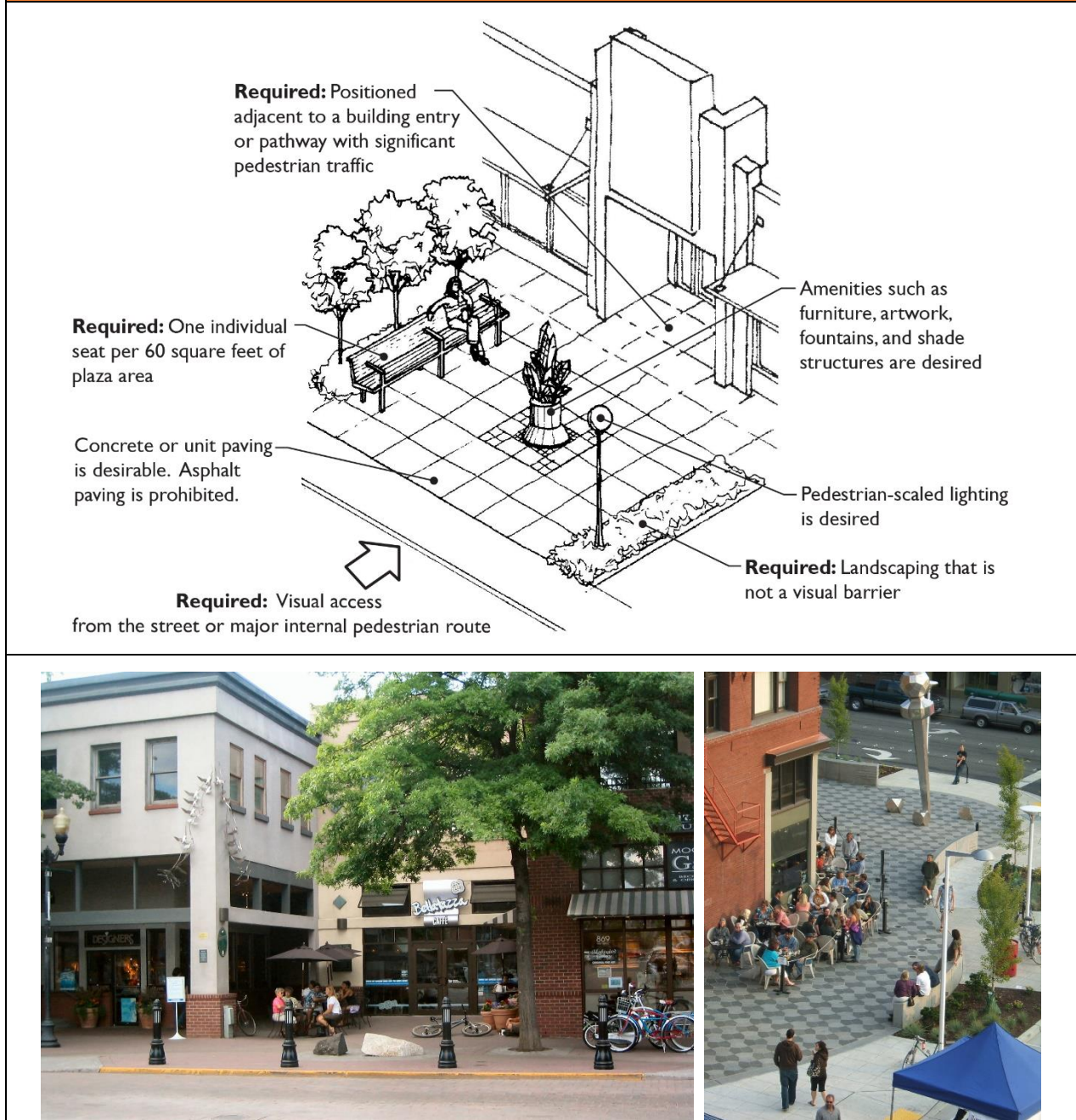
1. The space must abut a public sidewalk or other major internal pedestrian route and be designed to function as a focal point and gathering spot.
2. The space must be ADA compliant and generally level with the adjacent sidewalk or internal pedestrian route. Steps, ramps, and grade changes may be acceptable, 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).
5. Paved walking surfaces of either concrete or approved unit paving are required. Form-in-place pervious concrete paving is allowed. 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.

Figure 2.4
Plaza requirements and examples.



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.

Relation to Zoning Standards

These provisions go beyond the standards in KMC 18.80.040(3)(d) and (4)(k-l).

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.
 3. Exterior loading areas for commercial uses must not be located within 20 feet of residential uses.
- 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 use, 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 five 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 examples 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; such meters must be coordinated and better integrated with the architecture of the building.

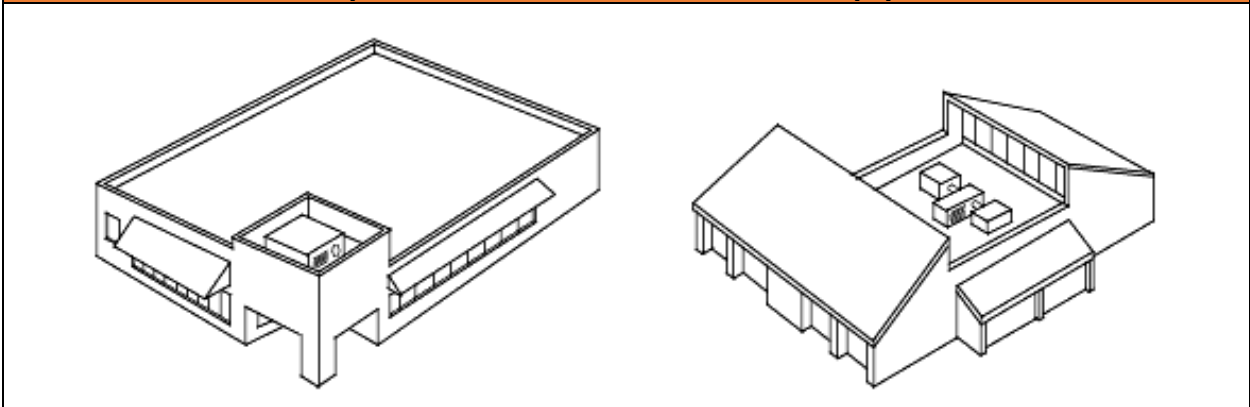
D. Roof-mounted equipment.

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.

Figure 2.5.D
Examples of how to screen roof-mounted equipment.



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, residential mixed-use, and townhouse developments.

- A. Amount required.** Applicable developments are required to provide residential amenity space equal to a minimum of 125 square feet per new dwelling unit.

For example, a development with 30 units must provide a minimum of 3,750 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 design standards |
| Common outdoor recreation areas | Up to 100% | Subsection (C)(1) |
| Shared roof decks | Up to 50% | Subsection (C)(2) |
| Private ground level open space (applicable only to adjacent dwelling units) | Up to 100% | Subsection (C)(3) |
| Private balconies (applicable only to adjacent dwelling units) | Up to 25% | Subsection (C)(4) |

For example, of the 3,750 square feet of amenity area required for a 30-unit development, up to 50% of the required area (1,875 square feet) may be met by providing a shared roof deck. A larger roof deck area is allowed but the extra roof deck 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)(5)], swimming pools, and water features. Common outdoor recreation areas must meet the following design standards:
 - a. The minimum area is 500-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.

Figure 2.6.C.1
Common outdoor recreation area examples.



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)(5)], 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 ground level open space. This space is adjacent and directly accessible to the subject unit. Examples include yards, stoops, and porches. Private ground level open space must meet the following design standards:
 - a. The open space must be at least 50-square feet in area, with no dimension less than six feet.
 - b. The space must be enclosed by a fence and/or hedge between 18 and 42 inches in height. Taller privacy fences and/or hedges between units are acceptable.

Figure 2.6.C.3
Private ground level open space examples.



4. 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.4
Private balcony examples.



5. 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 400 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.

Figure 2.6.C.5
Children's play area example.



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.

Relation to Zoning Standards

This standard provides further guidance on meeting the building massing standards in KMC 18.80.040(4)(d).

Design Criteria

A. Façade articulation. Façade articulation is required for building facades and other building elevations facing trails and internal walkways, plazas, internal drives (or streets), and containing primary building entrances.

For commercial and mixed-use buildings, at least three articulation features must be employed at intervals no greater than 30 feet.

For multifamily and townhouse buildings, at least three articulation features must be employed at intervals that related to the location/size of individual units within the building (but no more than every 30 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 (not applicable to residential buildings).
8. Other design techniques that effectively break up the massing of structures and add visual interest.

Figure 3.1.B
Articulation examples.



3.2 – Building Entries

Intent

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

Relation to Zoning Standards

These provisions go beyond the building entry standards in KMC 18.80.040(4)(c) and (h).

Design Criteria

A. Commercial, mixed-use, and multifamily 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.

Figure 3.2.A
Primary building entry examples.



B. Townhouses.

1. For townhouses where the primary pedestrian entrance is along same building elevation as a garage, the pedestrian entrances must be emphasized over private garages by using both of the following measures:
 - a. Enhance entries with a trellis, small porch, stoop, or other architectural features that help to emphasize the pedestrian entry and create a comfortable transitional space between outside and inside the dwelling.
 - b. Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than four feet. DEPARTURES to the minimum dimension down to two feet will be considered provided the design meets the intent of the standards.

2. Townhouses facing a street must include a pedestrian entrance facing the street and a pedestrian pathway to the street. The entry must provide overhead weather protection (minimum three feet by three feet) for a person entering the unit.
3. See also the front-loaded townhouse standards in Standard 4.1.

Figure 3.2.B
Townhouse entry examples.



Left: A landscaped area and trellis to highlight the entry to these townhouses. Right: A stoop with planting areas on both sides, decorative railings, and weather protection over the entry.



Left: No landscaped area or other architectural features mark the townhouse pedestrian entries from this alley. Right: A street-facing townhouse with a covered entry.

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.

Relation to Zoning Standards

These provisions go beyond the building details standards in KMC 18.80.040(4)(h).

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 public streets and building elevations facing parks, trails, and containing primary building entrances. Commercial buildings 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 25-foot intervals will need to employ a façade detail from each of the three categories below for all four 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.

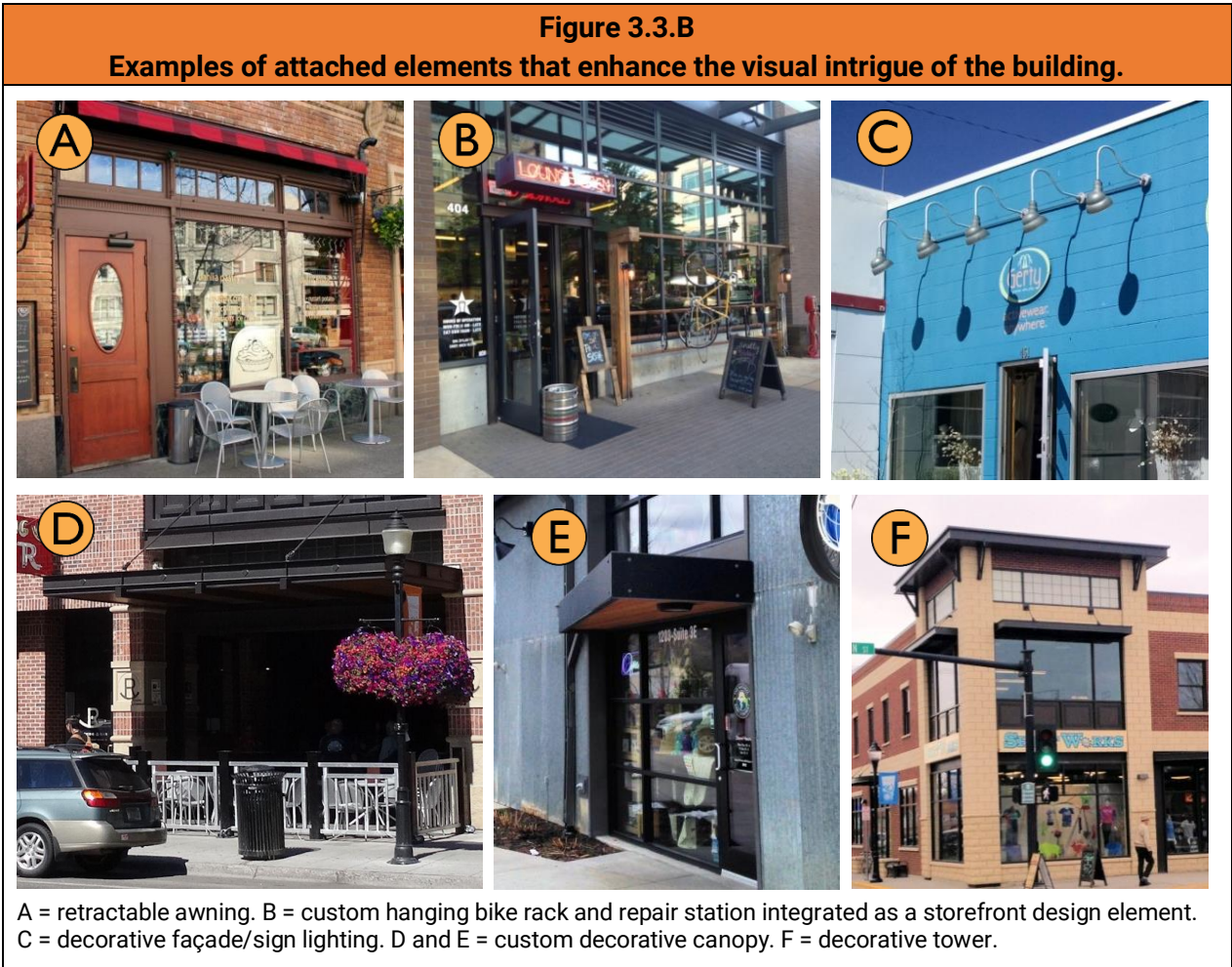
Figure 3.3.A
Examples of decorative or specially designed windows and entries.



A = openable storefront window. B = transom windows. C = openable window with decorative details. D = decorative window shades. E = decorative door. F = recessed entry.

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.

Figure 3.3.C
Examples of decorative surface materials.



A = decorative brick/design. B = decorative tile-work and column pattern. C = decorative medallion. D = decorative mosaic tile work. E = decorative bulkhead. F = decorative materials and design.

3.4 – Window Design

Intent

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

Relation to Zoning Standards

These provisions go beyond the window design standards in KMC 18.80.040(4)(g).

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.

Figure 3.4
Acceptable and unacceptable window design examples.



The window in Image A features 3-inch trim. The windows in Images B-C are recessed by at least two-inches from the façade. Images D and E feature a reveal/recess of less than two-inches, but the contrasting frames and mullions effectively add a sense of depth and richness to the façade. The treatment in Image F does not effectively meet the design criteria.

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.

Relation to Zoning Standards

These provisions go beyond the building material standards in KMC 18.80.040(4)(b).

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.A-D below apply. These materials are not required and the use of other exterior materials is encouraged. Standard 3.5.E provides guidance on exterior building colors.

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

Concrete block is acceptable on commercial buildings and commercial portions of mixed-use buildings. It must not be used as the primary exterior material and must be integrated with other acceptable materials. It may be used as a contrasting accent material or the primary material when it employs a mixture of colors and/or textures or employs a combination of design details to articulate the building and add visual interest.

Figure 3.5.A
Acceptable concrete block use/design.



Left: Effective use of colored concrete block with trim elements that complements other materials. Right: Colored concrete block with a mix of smooth and textured finish that is well-integrated with other materials.

B. 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 much 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.B
Acceptable metal siding examples.



Left: Metal siding with corner and window trim. 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, and color/pattern changes create an acceptable design that meets the intent of the standards.

C. 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.C
Acceptable EIFS examples.



D. 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.

Figure 3.5.D
Acceptable cementitious wall board paneling/siding examples.



E. Building color.

1. A variety of colors are encouraged for building facades, trim elements, and roofs.
2. Fluorescent and neon colors may be used sparingly except for accents.
3. Heavy use of grays and whites should be avoided.

Figure 3.5.E
Acceptable examples of vibrant building colors.



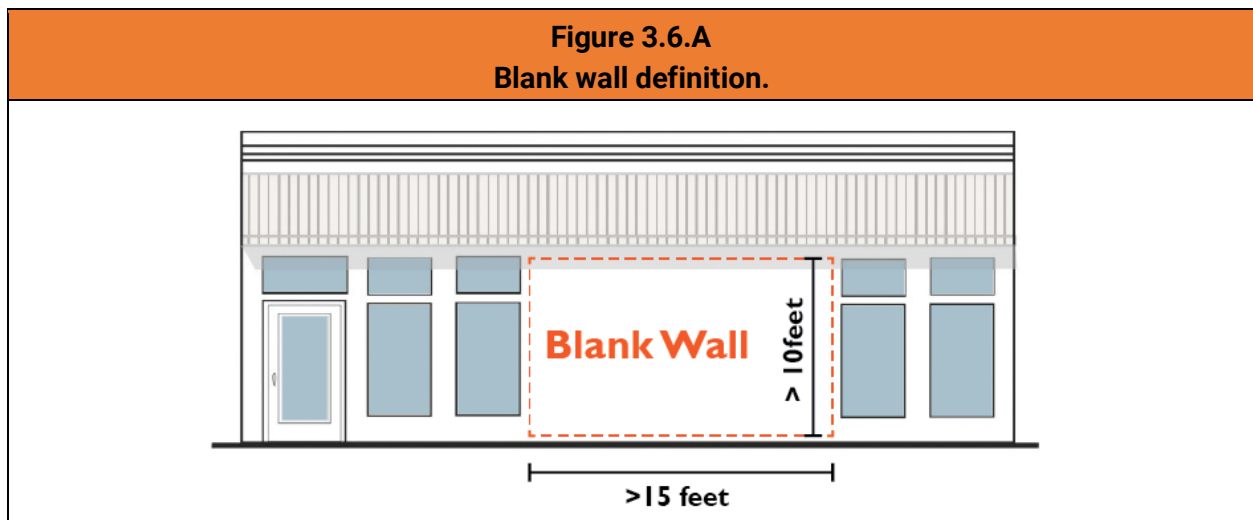
3.6 – Blank Wall Treatment

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 a horizontal length greater than 15 feet.



- B. Blank wall treatment standards.** Untreated blank walls adjacent to a public street, plaza, trail, pedestrian pathway, or customer/resident parking lot 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 – TOWNHOUSE STANDARDS

4.1 – Front-Loaded Townhouses

Front-loaded townhouses are those where the main pedestrian entry is on the same façade as the driveway and garage. The provisions herein supplement the related standards in Standard 3.2.B

Intent

- De-emphasize driveways and garages as major visual elements.
- Enhance pedestrian safety.

Design Criteria

- A. Front-loaded townhouse (where the main pedestrian entry is on the same façade as the driveway and garage) buildings are prohibited adjacent to public streets.
- B. Front-loaded townhouses adjacent to a private street must integrate shade trees at a rate of one tree/dwelling unit and placed in planters along the edge of the street.
- C. Front-loaded townhouses featuring private two-car garages must integrate at least three of the following features to help mitigate the visual impact of the driveway and garage doors on the streetscape:
 1. Integrate decorative garage door design or utilize a color darker than that of the rest of the façade (required feature).
 2. Integrate a stoop entry adjacent to the garage.
 3. Integrate a trellis with landscaping projecting over the garage door.
 4. Cantilever the upper floor over the garage by at least four feet.
 5. Cantilever a balcony or deck that projects at least four feet over the garage covering the full width of the garage.
 6. Integrate decorative pavers, colored concrete or other durable surface materials that add visual interest and effectively soften the streetscape.

Figure 4.1
Acceptable front-loaded townhouse examples.



Left: Decorative garage door with dark color; stoop entry; colored concrete surface Right: Stoop entry; decorative garage door; balcony projecting over garage.