

Residential Design Standards

Multi-family

City of Kennewick, WA

August 17, 2004

Objectives

1. *Simplicity*: The document should be brief and to the point.
2. *Clarity*: It should be easily understood by a wide range of users.
3. *Creativity*: It should encourage creativity in development and design.
4. *Flexibility*: The provisions should offer choices.
5. *Quality*: It should produce higher quality development.
6. *Vitality*: It should promote a vibrant community.
7. *Vision*: The document should express a strong, long-term vision for development.

Over-Arching Design Principles

1. Build on the Inherent Attributes of Kennewick

Development should respect and add to those attributes that comprise a positive city character and identity.

2. Compatibility with Sensitivity

New residential development should reflect the proportions, roof forms, details and materials, as well as vegetation associated with nearby residential areas.

3. Sustainability

Development should reflect attributes of sustainability, such as xeriscaping, storm-drainage system as part of the design element, less impervious surface for ground cover, etc.

4. Many Choices of Movement

Development should contribute to the network of sidewalks, walkways, and trails along with vehicular circulation.

5. Pedestrian Realm

The sidewalk environment should be a safe, convenient, and attractive setting for pedestrians. Garages should not be the prominent element in overall design.

6. Many Choices of Living

Development should provide variety by encouraging dwellings of different size, shape, type, and style in different settings.

7. Variety in Site and Building Design

Monotonous uniformity is not desired; rather, development should display variation in mass, form and color.

8. Streetscape Elements

Paving materials, landscape, lighting and site furnishings should contribute to the character and scale of the pedestrian environment without adding excessive cost, maintenance or security concerns.

Scope and Applicability

These standards are applicable to all new multi-family residential developments within the city limits. Multifamily is defined as one single parcel/lot containing more than one dwelling unit either attached or detached. Examples are: apartments, condominiums, group houses, townhouses including duplex, triplex, four-plex etc.

The mandatory standards will also be made available in the Kennewick Municipal Code. These standards shall take precedence in case there is a conflict with the KMC. This standards do not intend to prohibit any creative design and development solution by professional designers/ developers that might generate a better quality development. The Director of the Community Planning Department shall have the final authority to resolve any conflicts in the standards in order to protect the City's objectives and goals.

All mandatory standards are to be strictly followed throughout the multifamily design and development. Although a developer is not bound to follow all of the recommended standards, recommended standards allow more flexibility than the existing code and promote better aesthetics and design solutions, and will be implemented during the site specific review process.

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Definitions

Articulation

Shifts in the plane of walls, setbacks, stepbacks, overhangs, and details in order to create variation in a building façade and divide large buildings into smaller identifiable sections.



Blank Walls

Walls without windows, plantings or architectural elements, such as modulation features.



Gable

The vertical triangular portion of the end of a building created by two sloping planes, extending from the level of the cornice or eaves to the ridge of the roof.



Multifamily

One parcel/lot containing more than one dwelling unit either attached or detached. Examples are: apartments, condominiums, group houses, townhouses including duplex, triplex, four-plex etc.

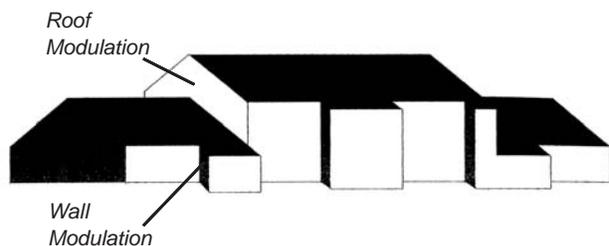


Massing, Building Mass

Building mass refers to height, width and depth of a building structure. Massing means grouping of three-dimensional building forms to achieve variation.

Modulation

Variation in the building mass through the use of stepbacks, setbacks, diminishing upper floors areas, and/or projecting roof overhangs.

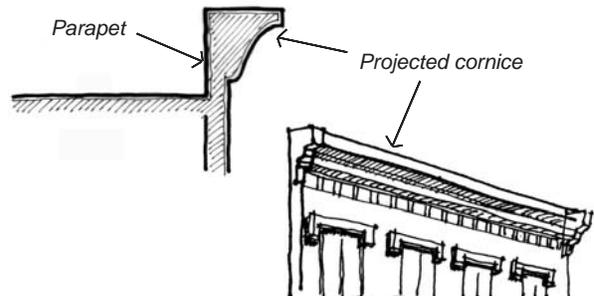


Definitions

Parapet and Cornice

Parapet is the vertical extension of the main walls of a building above the roof line.

Cornice is the horizontal projection, molded or otherwise decorated that crowns the top of the building.



Proportion

The ratio of building elements, their height, mass and depth. Good proportion is a harmonious arrangement or relation of parts or elements within a whole.

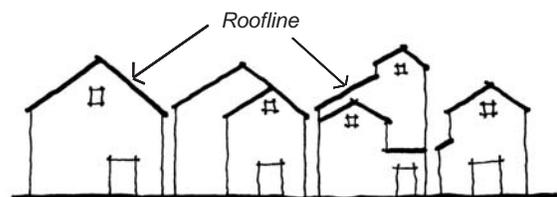


Qualified Professional

A person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant field. A qualified professional must have at least B.S. or B.A. degree in the relevant field.

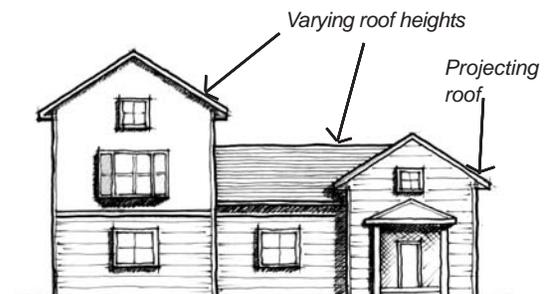
Roofline

The outer edge of the roof that provides visual terminus to the tops of buildings.



Roofline Variation

The roof line articulated through a variation or step in roof height or detail, such as: Pitched Roof, Projecting Cornice, Articulated Parapet, Terraced Roof.



Scale

The relationships of a development and/or its elements in terms of size, height, bulk, intensity, and aesthetics, to one another and the surroundings. Human scale would identify the relationship of building with the human being.

Entrance

Intent:

To ensure prominent and clearly defined entrances to the site and to the buildings to increase the visibility and accessibility of vehicular and pedestrian traffic from the public streets and from within the site.

Standards to implement the intent for entrance to the site:

Mandatory

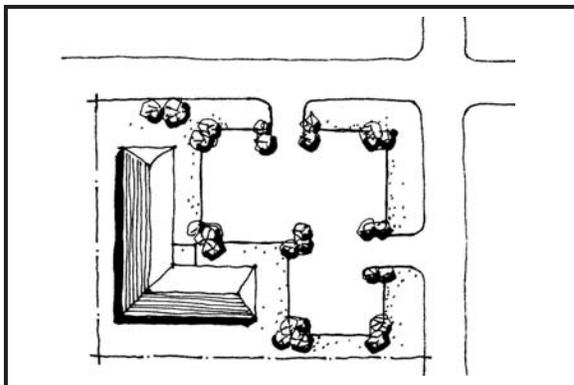
1. Safe pedestrian access from the street must be provided along with vehicular entrance.
2. Both vehicular and pedestrian access must be visible from the street or alley.
3. Vehicular access to the site must be from the back, secondary street or from alleys wherever possible, and be indirect.

Recommended

4. Pedestrian entry to the site should be emphasized from the fronting street with landscaping, special paving, gateways, arbors and similar features.
5. Vehicular access should line up with the access across the street whenever applicable.
6. Vehicular access driveway should be at least 100 ft away from any major intersection.

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DO NOT



Vehicular accesses located in the front and close to the street intersection.

DO

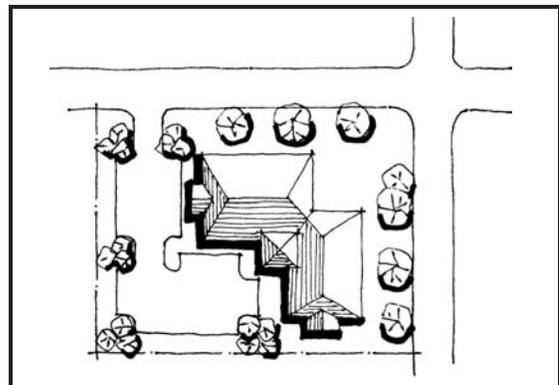


Prominent entrance with landscaping.



Safe pedestrian access along with vehicular access.

DO



Vehicular access on the back and away from street intersection.

Entrance (Contd.)

Standards to implement the intent for entrance to the building:

Mandatory

7. Building entrances must be prominent and clearly visible.
8. Buildings must have pedestrian access from streets and parking lots.
9. Long linear and hidden stairways and corridors must be avoided.

Recommended

10. Covered entrances such as porch, patio or entry deck should be provided as transition from outdoor to indoor, and as protection from adverse weather.

DO NOT



No emphasis on entrance, dark staircase.

DO



Prominent entrance with covered porch and patio.



Open, visible entry stair and corridor.

Orientation of Buildings

Intent:

To enforce the physical and visual connection between the buildings, streets, and open space in order to create a safe, lively and pedestrian-friendly environment. To enhance the streetscape character for pedestrians.

Standards to implement the intent:

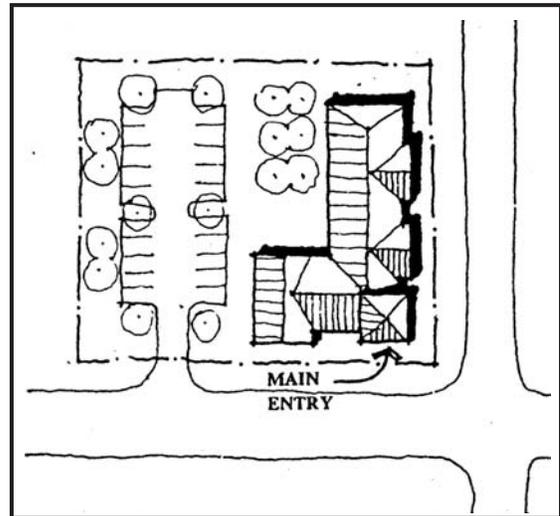
Mandatory

1. Buildings shall be oriented to public streets and/ or open spaces.
2. Solid, blank façades of the buildings must not face the street.

Recommended

3. Buildings can be clustered around a consolidated open space with some buildings oriented to the public street.
4. Buildings that do not have direct and visible pedestrian entrance from public streets should at least have windows or patios facing the streets.
5. Corner of the public street intersections should be emphasized by the following elements: landscaping, plaza, placement of primary pedestrian entry, distinctive roof form or other architectural features (e.g. porches, canopies etc.).

DO



Buildings oriented towards the street.

DO NOT



Solid, blank façade facing the street.



Buildings oriented towards open space.

Parking

Intent:

To minimize the impact of parking by locating them in such a way that do not dominate the main structures and pedestrian realm.

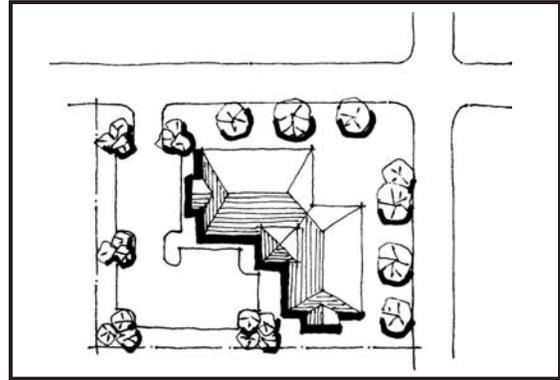
Standards to implement the intent:

Mandatory

1. Parking lots, open or covered, and garages must be located at the rear or side of the lot, or must be located in areas that are less visible or prominent from the street.
2. Parking must be visible and adequately lit from open areas, pedestrian walkways and dwelling units in order to ensure safety.
3. Vehicular access to the parking must be indirect or from the secondary street whenever there is a provision.
4. Clearly defined pedestrian access from the parking area to the building is required.
5. Parking lots must be landscaped and must provide access and turnaround per Kennewick Municipal Code.

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DO



Parking located on the rear side.



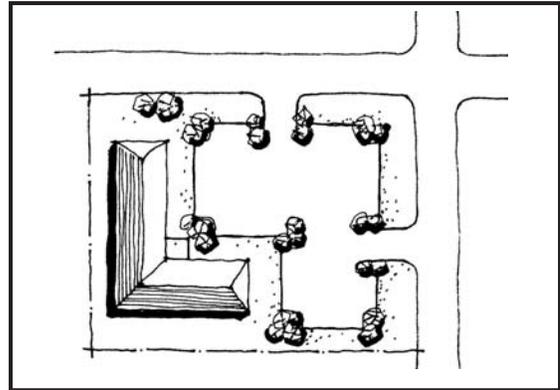
Garages and parking on the backside of the development.

DO NOT



No landscaping.

DO NOT



Parking in the front.

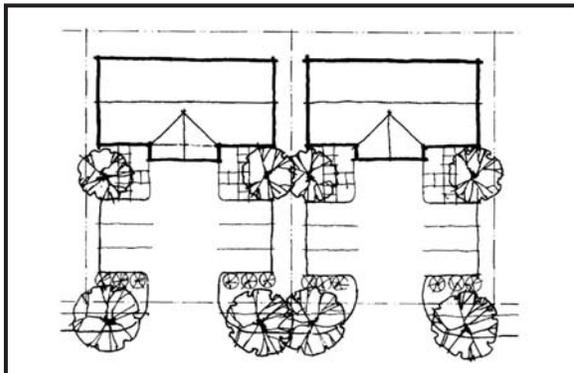
Parking (Contd.)

Standards to implement the intent:

Recommended

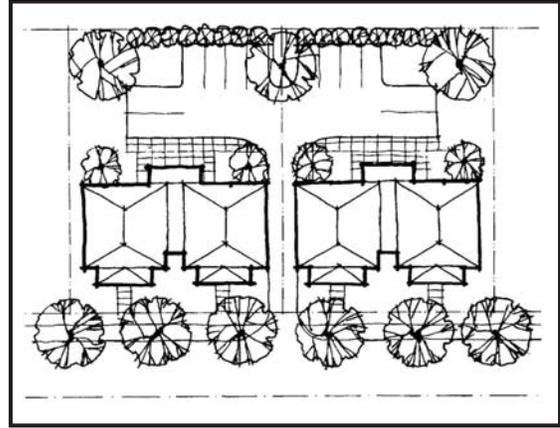
6. Driveways should be consolidated in order to reduce curb cuts.
7. Large parking lots should be broken into small ones in a way that provides easy access for pedestrians.
8. Attached garages are recommended to be located and accessed through alleyways or private driveways.
9. Parking lots should be screened from adjacent single-family homes with landscaping, berms and/or fencing according to the City's established design standards. An indirect location of the parking lot that is not visible from single-family homes may not require the screening. This should not compromise the safety and security of parking areas.
10. Consideration should be given to accommodate guest parking.

DO NOT



Individual curb-cuts and parking in the front.

DO



Consolidated driveway and parking on the back.



Private driveways to access attached garages.

DO NOT



Long, continuous carport in the front.

Neighborhood Compatibility

Intent:

To ensure that new and/or infill developments are consistent and compatible with the surrounding neighborhood character, improve the quality of the neighborhood and offer transition between single-family and multi-family homes.

Standards to implement the intent:

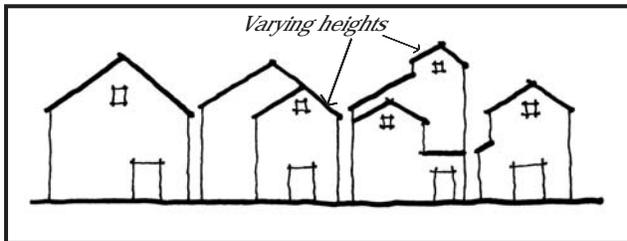
Mandatory

1. Consistency in the roofline must be followed by using similar roof form with varying height and proportion.
2. Building orientation and location of entrance must be consistent with the neighborhood and must follow the “entrance” design standards.

Recommended

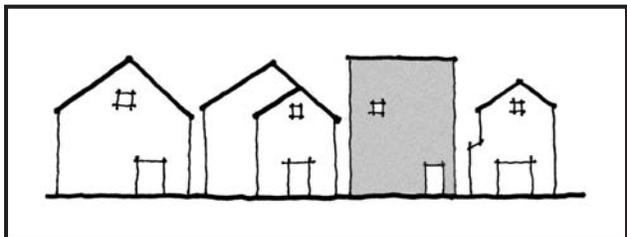
3. Building should be oriented in a way that is similar with neighboring buildings.
4. Design of the buildings should reflect architectural styles compatible with the neighborhood.
5. Major view corridors should be preserved by providing visual and physical access.

DO



Similar roof form with minor height variation.

DO NOT



Roofline and form inconsistent with the neighborhood.

DO



Compatibility in the orientation of entrance, roof form with varying height.



Compatibility between single family (Wild Flower neighborhood) and multifamily (Crosspoint) developments.



Consistency in the roofline and building form.

Massing, Scale, Character

Intent:

To reduce the apparent bulk of the buildings by breaking down the mass into human scale; to offer variety and consistency along the street face; and to promote neighborhood compatibility.

Standards to implement the intent:

Mandatory

1. Street-facing façade shall be modulated with recesses at least 4 ft deep at every 30 ft of maximum length. Rooflines shall be modulated at every 75 ft of maximum length through the use of varied roof heights 5 ft or more.
2. Plain blank walls must be avoided by providing windows or articulating the façade and/or screening with landscaping.
3. Multi-story buildings must display the proportion of a “Base”, “Middle” and “Top” in massing. “Top” can be expressed by using sloped, gabled roof or flat roof. Flat roof shall have cornice, parapet, or similar special features to act as the top of the building.
4. For slope roof structures, the slope of the roof must not be less than 4:12 except for a specific design to be approved by the City.

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DO NOT

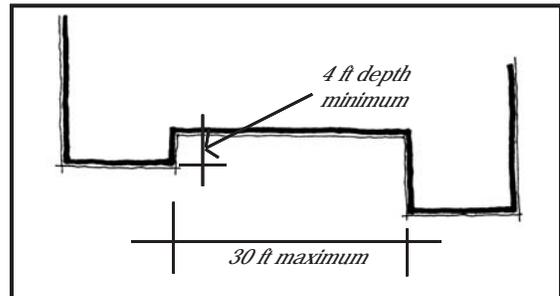


No breaking in the mass.



Plain, blank façade facing the street.

DO



Maximum modulation length and depth.



Breaking down the mass - modulation.



Base, middle and top.

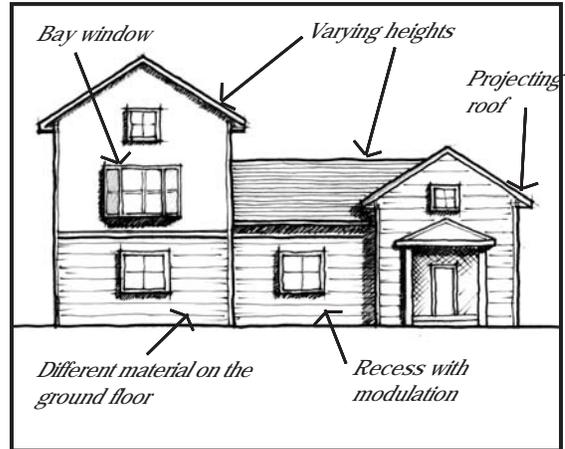
Massing, Scale, Character (Contd.)

Standards to implement the intent:

Recommended

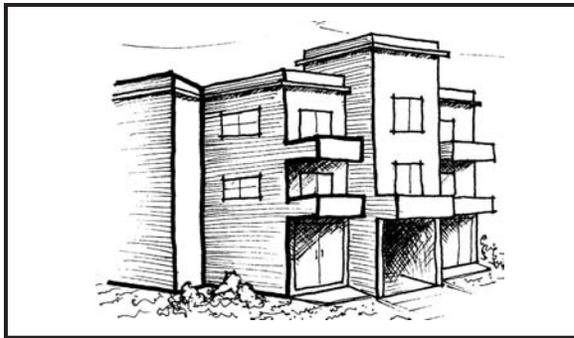
5. Façade facing a street is encouraged to have gabled form of roof. For flat roofs, cornice, parapet, or similar special feature to add variety in the roofline are encouraged.
6. Windows, projected entrance, dormers and overhangs are also encouraged on street facing façade to add variety and define human scale.
7. Architectural features such as porches, stop overhangs, carports, cornices, canopies and bay windows are encouraged to be incorporated in the design, and may project into a required street yard a maximum of five feet if the main living unit has at least a 15-foot front yard setback.

DO

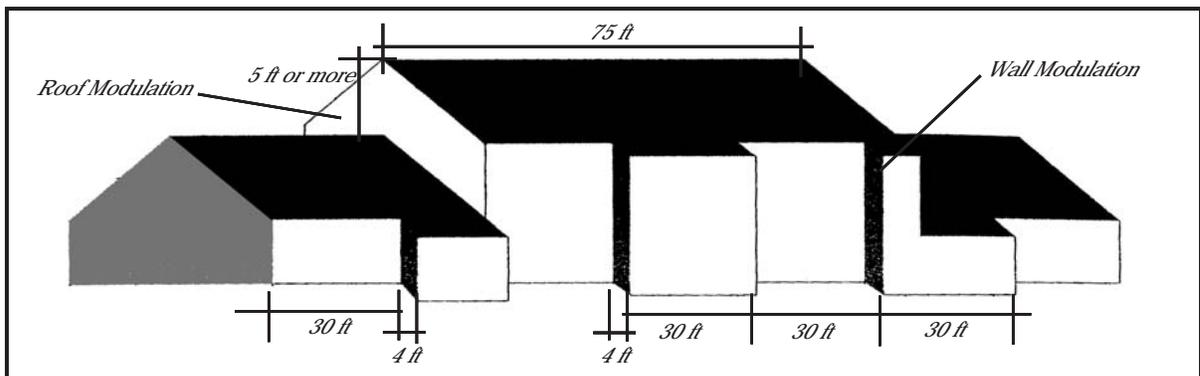


Massing with articulation, modulation and varying roof height.

DO



Parapet and cornice in flat roof.



Wall and roof modulation.

Arterial Street Landscaping

Intent:

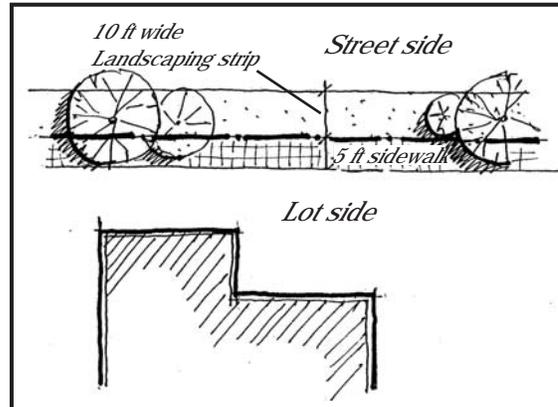
To reduce the impact of heavy traffic by using landscaping buffer and provide safe walking environment for the pedestrian. To ensure low maintenance and high performance landscaping and street trees that are appropriate for this climate in conjunction with existing utility poles; and to ensure the appropriate maintenance of landscaping areas.

Standards to implement the intent:

Mandatory

1. A minimum 10 feet of landscaping/ planting strip must be provided along the arterial streets between street edges and sidewalks.
2. Plant materials shall be a mixture of drought tolerant deciduous and evergreen trees. Drought tolerant plant materials may contribute up to 50% of the required landscaping ground cover and street trees. Selection of trees and plant materials shall be approved by the City.
3. Street trees must meet standards contained in KMC 18.64 and must be allowed to mature and maintained at a minimum height of 20 feet. Any alternative must be approved by the Director.
4. Street trees shall be planted at least every 40 linear feet or can be planted in groups in the planting strip. Street tree location must be coordinated with lighting plan to minimize interference. A detail landscape plan designed and signed by a licensed Landscape Architect must be submitted for approval by the Planning staff.
5. Sidewalks shall be minimum five feet wide.
6. All landscaping elements, plant materials and street trees shall be planted or installed by the developer and maintained by the Homeowners Association or property owner per KMC 5.56.360.
7. A separate irrigation system designed for the health of the street trees on arterial streets (e.g. drip system) maintained by the owner shall be required.

DO



Street trees in the planting strip between sidewalk and street - 4th Ave. on Hansen Park.



Landscaping median and street trees on Kellogg Street - Creekstone Development.

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Arterial Street Landscaping (Contd.)

Recommended

8. Landscaping strip can be a mixture of hardscape and living plant material with hardscape consisting maximum 50% of the total planting strip area.
9. Planting strips are encouraged to be incorporated with the overall storm water plan.
10. Incorporation of artwork with the hardscape is encouraged.

DO NOT



No street trees and narrow planting strip.



Poorly maintained, no sidewalk or planting strip.

Residential Street Landscaping

Intent:

To provide adequate width for planting strips and sidewalks in a way that creates buffer between residential streets and houses; to provide street side landscaping of home sites; to ensure low maintenance and high performance landscaping and street trees that are appropriate for the local climate, and to ensure the appropriate maintenance of landscaped areas and improve the physical environment of the neighborhood.

Standards to implement the intent:

Mandatory

1. A minimum 5 feet of landscaping/ planting strip must be provided along subdivision streets between street edge and sidewalks. Minimum of 5 feet will be allowed to accommodate meandering pathways. The location shall be coordinated with the appropriate utilities.
2. Plant materials shall be a mixture of drought tolerant deciduous and evergreen trees. Drought tolerant plant materials may contribute up to 50% of the required landscaping and street trees. Selection of trees and plant materials shall be approved by the City.
3. Trees must meet minimum standards contained in KMC 18.64 and must be allowed to mature and maintained at a minimum height of 20 feet. Any alternative must be approved by the Director.
4. City's recommended street trees shall be planted in every 40 linear feet or can be planted in groups in the planting strip. Street tree location must be coordinated with lighting plan to minimize interference. A detail landscape plan designed and signed by a licensed Landscape Architect must be submitted for approval by the Planning staff.
5. Minimum width of the sidewalk shall be 5 feet.
6. All landscaping elements, plant materials and street trees shall be planted by the developer and maintained by the Homeowners Association or property owner per KMC 5.56.360.

DO



Planting strip between street and sidewalk.



Street trees on wide planting strip.



Big street trees in Canyon Lakes Village.

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Residential Street Landscaping (Contd.)

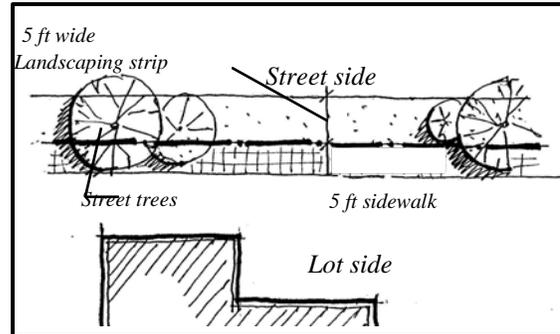
Mandatory

7. Front yards of residential lots must be landscaped within 180 days of the issuance of the Certificate of Occupancy.
8. A separate irrigation system designed for the health of the street trees on residential streets (e.g. drip system) maintained by the Homeowners Association or individual owner shall be required.

Recommended

9. Landscaping strip can be a mixture of hardscape and living plant material with hardscape consisting maximum 50% of the total planting strip area.
10. Landscaping elements and plant material should include, a) pedestrian lighting, b) bollards c) sitting areas and d) special interest planting.
11. A combination of brick paving and/ or colored stamped concrete or similar paving material is encouraged for sidewalks. A variation in design with meandering sidewalks compatible with the subdivision design is also encouraged.
12. Planting strips are encouraged to be incorporated with the overall storm water plan.

DO



Street trees and street lighting on the planting strip.

DO NOT



Lo landscaping strip or street trees- fence on the edge of the sidewalk.



Small street trees - sidewalk on the edge of the street.

Setback

Intent:

To create and enhance a pedestrian friendly environment on the residential street side of the development and to set the buildings consistent with the streetscape and neighborhood.

Standards to implement the intent:

Mandatory

1. Side yards - lots with shared driveways with the adjacent lot - five feet on one side, ten feet on the shared driveway side. For shared driveways twenty feet or wider, the setback shall be fifteen feet. For lots with individual driveways, five feet on each side.

Recommended

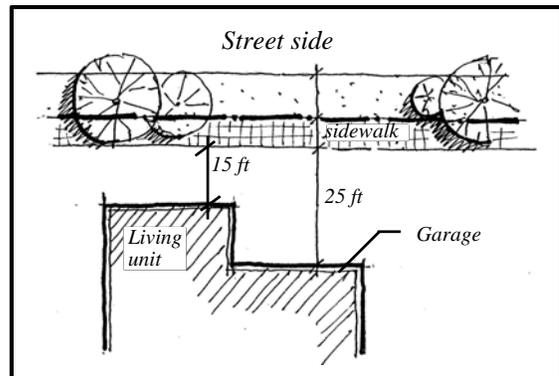
2. A setback 15 ft from the back of the sidewalk is allowed when parking and garages are located on the rear side.
3. The living unit of a home may be set back from the back of the sidewalk a minimum of 15 feet if the attached garage is setback at least 25 feet from the back of the walk, or if the garages are accessed from alleyways or private driveway.
4. Increased setbacks are encouraged for developments that have portion of the front yards for public plazas and/or public open space.

DO



Garages accessed from private driveway.

DO



Garage set further back than the living unit.



Shallow frontyard.

Accessory Structures

Intent:

To ensure that accessory structures such as garages, carports, storages, mailboxes, trash receptacles are consistent with the parent structures in the overall design and development.

Standards to implement the intent:

Mandatory

1. Accessory structures must be located in such a way so that they do not dominate the main structure.
2. Accessory structures must be consistent with the parent structure in form, massing and color.
3. Pedestrian entrances to the site or to the buildings must not be physically or visually obscured by accessory structures.
4. Trash receptacles must be located in an enclosed area.

Recommended

5. Garage and storage units should not be visible from the street and should be located on the rear side of the development. Access should be from alleys or secondary streets whenever possible.

DO NOT



Linear and monotonous.



Open trash receptacles.

DO



Mailbox consistent with the main structure.



Garage located on the rear side.



Variation in massing and roofline.



Enclosed trash receptacles.

Fences

Intent:

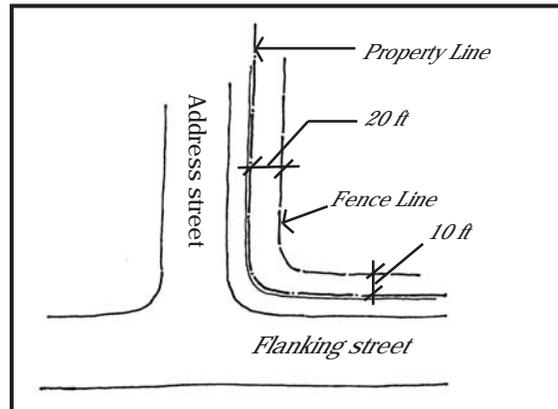
To provide setbacks that minimize the domination of fences in the streetscape, improve pedestrian safety on sidewalks, and improve the aesthetic appearance of public streets and fences.

Standards to implement the intent:

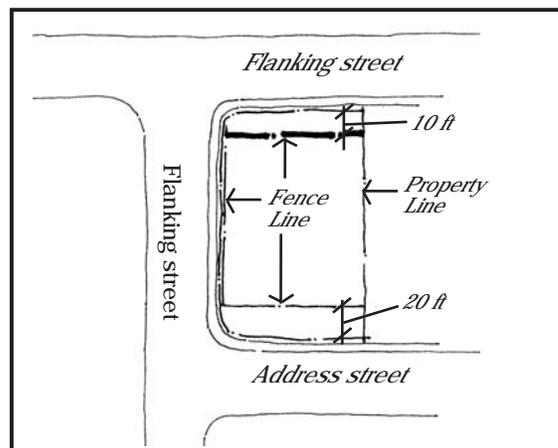
Mandatory

1. Limit the maximum height to six feet unless specifically required for safety purposes (i.e. tennis court).
2. Fences along alleys, and walkways open to the public shall be no more than 4 feet solid or 6 feet open in height or a combination of both with a maximum of four feet solid portion starting from the ground level.
3. For corner lots - fencing over 36 inches in height must be setback 10 feet from the flanking street property line.
4. For lots with triple street frontages - fences over 36 inches are permitted at the property line of one non-addressed street side.
5. Masonry columns minimum 2 feet wide must be included along arterial streets at every 50 feet maximum.
6. Razor wire, barbed wire and electric wire are not permitted in any residential zone.
7. Chain link fences are only permitted for public safety purposes such as visibility and safety for swimming pool areas, tennis courts etc., and in other locations when not visible from a public or private street.
8. The support posts and stringers must be on the interior & not face the street.
9. Non-conforming fences installed without a building permit are not vested.

DO



Corner lots - fence over 36 inches.



Triple frontage lot - fence over 36 inches.



Open fence with masonry posts.

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Fences (Contd.)

Standards to implement the intent:

Mandatory

10. Amortization - minor repair of less than 25% of the linear feet of a legal non-conforming fence does not trigger compliance with the new code; however, the cumulative repair of 100% within a two-year period or less shall trigger the necessity for compliance.
11. Fencing of facilities such as tennis court, swimming pool must provide visibility and safety.

Recommended

12. Use of durable materials (e.g. masonry) is strongly encouraged. Vinyl fencing is discouraged unless open type fence used with masonry posts at every 50 feet.
13. Fences in public rights of way or easements may be approved only after a license agreement or encroachment permit has been approved.

DO NOT



Chain link fence visible from the street.

DO



Fence setback.



Wrought-iron fence with masonry posts enhanced by landscaping along the property line.



Open and visible fence between swimming pool and parking.

Recreational Vehicle Storage

Intent:

To provide well-designed locations for RV storage and minimize adverse effects of RV storage on adjacent neighborhood.

Common RV storage areas for the use of owners and residents within a development:

Mandatory

1. RV storage area must be maintained by the Homeowner's Association or property owner and be incorporated into the maintenance bylaws, which includes provisions for perpetual maintenance.
2. Must be screened from view with a vegetative buffer as required in KMC Chapter 18.64 and maintained with a six-foot minimum height.
3. Must be lighted by standards that are not more than 15 feet above ground level and there shall be no direct light visible from outside the storage area. Verification by a qualified professional is required prior to final approval.
4. Must be paved with a storm drainage system designed to the City's requirements.

RV's storage on lots when accessory to a home

Mandatory

1. Must be screened by a 6-foot solid fence, wall or vegetative hedge.
2. Must not be in the front yard setback (forward of front wall of the building structure).
3. Must not be parked on a public street for more than 72 consecutive hours.

Recommended

4. Property owner or Homeowners Association should be responsible to ensure that RVs stored in individual lots are in compliance with the City standards.

DO



Common RV storage area screened behind the wall.



RV on a lot - screened and fenced.

DO NOT



RV, boat on a lot - no screening, stored in the frontyard setback area.

Open Spaces

Intent:

To provide for open spaces that enhance visual and environmental quality of neighborhoods, protect natural features, are safe to see and use and serve as gathering points that enhance the livability of neighborhoods.

Standards to implement the intent:

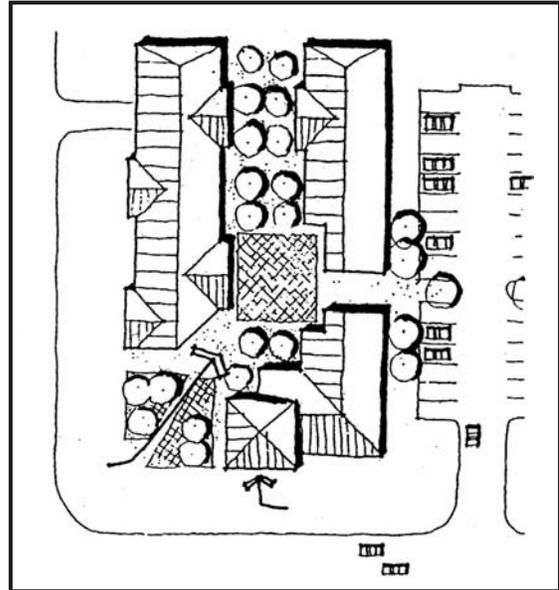
Mandatory

1. Open space and children's play area must be clearly visible from the dwelling units on the site.
2. All landscaping elements in the development shall be maintained by the Homeowner's Association or property owner per KMC 5.56.360.
3. Fencing of facilities such as tennis court, swimming pool must provide visibility and safety.

Recommended

4. Open space should be incorporated with the overall storm water plan. However, permanent outdoor recreation equipment should not be sited within storm water drainage facilities.
3. Walkways should connect the usable open space and recreation facilities to the buildings.
4. Open spaces should be adequate in size and proportion to be compatible with the surrounding building mass.
5. Incorporate a variety of activities for residents of all age groups, such as picnic area, park benches, recreation building, indoor and outdoor sports (e.g. basketball, tennis), swimming pool etc.
6. Common useable space should be buffered from ground floor windows, streets, services areas and parking lots with landscaping.

DO



Open space visible from the buildings.



Children's play area visible from the buildings.

Pedestrian Walkways

Intent:

To increase connectivity through a network of vehicular and pedestrian circulation, make pedestrian walkways safe, visible and convenient, and promote a pedestrian friendly environment.

Standards to implement the intent:

Mandatory

1. Clearly defined, visible and identifiable network of pedestrian connections shall be provided between parking lots, street sidewalks, open spaces, community facilities and buildings.
2. Total width of pedestrian walkways including the hard surfaced walkway and landscape shall be at least 10 feet.
3. Minimum width of a hard surfaced walkway shall be at least five feet.
4. Walkways must be adequately lit to meet the City's safety standards and must be in compliance with KMC 18.76.
5. Walkways must be maintained by the owner or owner's association.

Recommended

6. A combination of brick paving and/ or colored stamped concrete or similar paving material is encouraged. Incorporation of non-linear, meandering sidewalks compatible with the site design is also encouraged.
7. Pedestrian walkways are strongly encouraged to be connected with parks, open spaces and/ or common areas within the development or in the vicinity.
8. Pedestrian walkways should be a combination of hard surface walkways, living ground cover (such as grass, shrubs) and trees. Other landscaping elements should include, pedestrian lighting, bollard, special features like trellises, special pavement and special interest landscaping.

DO



Pedestrian connectivity.



Pedestrian walkway with landscaping.

Protecting Natural Features

Intent:

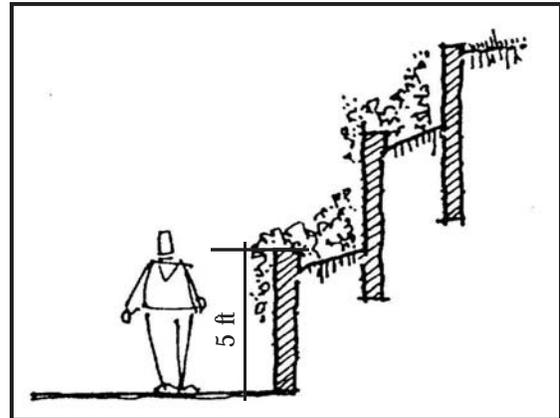
To preserve the natural features in the site development, to reduce the adverse impact on the environment and natural features new development may create and to maximize the use of natural resources.

Standards to implement the intent:

Recommended

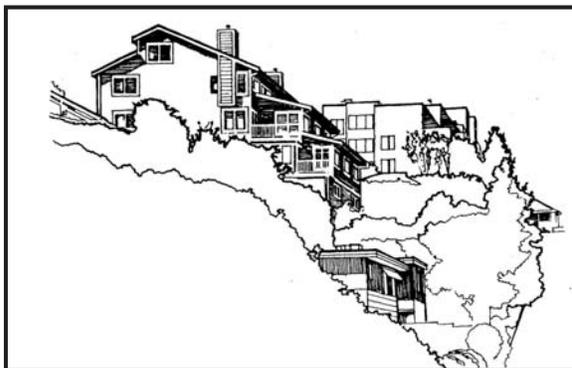
1. The siting of building should respond to the characteristics of the site and the surrounding area such as topography, steep slope, wetland, views, existing significant vegetation and built-form.
2. For hillside developments on steep-slope sites - buildings should be stepped down the hillside to match the topography. Terraced retaining walls must be maximum 5 ft high.
3. Existing mature trees should be preserved. Building layout can be modified to preserve existing trees. In case it is impossible to preserve the existing tree, new trees should be planted at the ratio of at least 2 new trees to replace one mature tree.

DO



Terraced retaining wall 5 ft maximum.

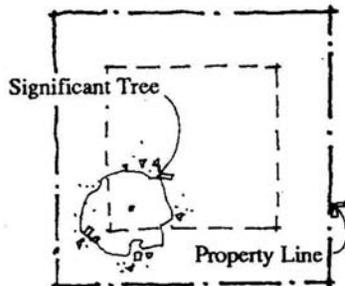
DO



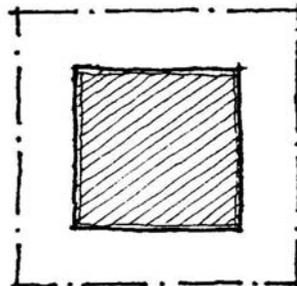
Buildings step back with the slope.



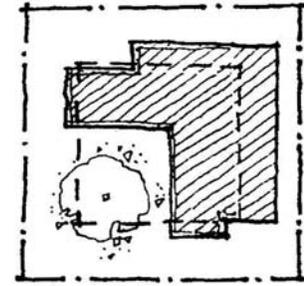
Buildings respecting the slope.



Site feature - existing mature tree



Buildable area



Development respecting the site feature.

Signage

Intent:

To provide the opportunity for the identification of individual developments while placing reasonable restrictions on the size, number, location, height and physical quality of the signage so that it does not adversely affect the quality of the development.

Standards to implement the intent:

Mandatory

1. One freestanding sign per abutting street frontage is allowed for developments containing at least 5 dwelling units or more per KMC 18.65.050.
2. Signs must be located at the entrance to the development and not be located off site. Location of signage must be incorporated with landscaping.
3. There must be provisions for long-term maintenance of signs by the owner.
4. Signs must be made from durable materials such as masonry, cultured stone, rock or metal. Wood signs are not permitted.
5. A maximum of 32 square feet in area per sign is allowed unless a master signage plan has been approved by the City for the development.
6. Lighting of the sign must comply with the City's Outdoor Lighting Ordinance (KMC 18.76).
7. Sign must be designed to minimize the potential for vandalism and to prevent them from falling into disrepair.
8. The number of signs is limited to one per entrance from an arterial street, with a maximum of one sign if the development has no arterial street frontage. Directional and master address signage are exempt.

Recommended

9. Creativity is encouraged in the sign design.
10. Pole signs are discouraged.

DO



Signage with landscaping - On The Boulevard apartments.



Masonry sign.



Signage with landscaping setback at the entrance.

Lighting

Intent:

To establish lighting compatible with the development as well as the surrounding neighborhood and streetscape. To promote pedestrian and vehicular safety, and to improve the aesthetic appearance of public and private streetlights and other lighting without creating undue maintenance burden.

Standards to implement the intent:

Mandatory

1. All lighting features must be shielded to prevent stray upward light in order to comply with the City's Outdoor Lighting Ordinance (KMC Chapter 18.76).
2. Parking lots shall have a minimum illumination of 0.6 footcandles at the ground level.

Recommended

3. Pedestrian-scale street lighting consistent with the character of the development should be implemented.

DO



Pedestrian scale street lighting.



Bollard lighting on walkways.

Transit Stop

Intent:

To promote the use and availability of the transit system and to ensure the safety at the transit stops.

Standards to implement the intent:

Mandatory

1. Developer/owner must consult with the Benton Franklin Transit authority to determine the practicality of a bus stop near the development or how the site can be served by transit.

Recommended

2. Convenient pedestrian connection with ADA accessibility should be provided if the bus stop is located next to the development.
3. Developer/owner should consult with the Benton Franklin Transit authority to include a bus stop design consistent with the development. Use of bright color and artwork are encouraged in the design.
4. Developer/owner is encouraged to promote bus stop with shades to provide protection from rain and sun.

DO



Bright color artwork.

Color

Intent:

To encourage careful use of color to enliven and enrich the environment rather than overpowering it.

Standards to implement the intent:

Recommended

1. Bright, intense colors should be reserved for minor accent trim, with the body of the building a more muted color.
2. Carefully determined color scheme with use of bright roof colors are also encouraged. However, a color palette that includes more intense color shall be approved by the city upon review of a fully colored depiction of the building.

DO

