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1: Site Design Toolbox

Site Design

Introduction

The following standards are intended to implement the goals and policies of the comprehensive plan and the purpose of the commercial zoning districts (Section [40.230.010](#)). These standards are a mandatory requirement and are intended to be used in conjunction with the requirements of Section [40.230.010](#). However, these standards are general enough in their nature to provide flexibility, encourage unique and innovative site design solutions from the applicant, and to provide a varied landscape in the county. To encourage the implementation contained within these standards, site plan review standards may be modified or waived according to Section [40.520.040\(E\)\(1\)\(d\)](#).

Purpose

The Site Design Toolbox provides direction in the layout of buildings, open spaces, parking areas, and internal walkways and streets consistent with the overall goals and objectives of the Comprehensive Plan.

There is a strong desire for:

- Better connectivity (pedestrian and vehicular) between sites in commercial (see Sections 1.2, 1.4 and 1.7)
- The creation of pedestrian-oriented spaces associated with commercial developments in activity centers (see Section 1.1)
- Promoting shared parking and minimizing the impact of parking facilities on the physical and visual environment (see Section 1.5)

Applicability

The standards in this chapter apply to all commercial development unless otherwise noted herein.

1.1 Open Space

Intent

- ◆ To provide a variety of accessible and inviting areas that attract opportunities for outdoor dining, socializing, and relaxing in commercial areas to enrich the pedestrian environment.

Standards

1.1.1 All developments shall incorporate publicly accessible open space on-site. This could include a single public open space or, for larger developments, a variety of “pedestrian-oriented space(s)” as described in 1.1.2. Specifically, applicants must successfully demonstrate how the proposed publicly accessible open space meets all of the following criteria:



Figure 1-1. Public open space example.

- a. **Is/are centralized and accessible.** All applicable open spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in centralized locations that nearby business’, and/or customers can use – rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated. Locations integrated with transit stops, for instance, would be encouraged, as there is likely to be pedestrian traffic in the area. At least 50 percent of the open space shall be at street level.
- b. **Is/are inviting.** Inviting open spaces feature amenities and activities that encourage pedestrians to use and explore the space. Elements and amenities could include a fountain, sculpture, children’s play area, special landscaping element, benches and other seating areas, and pedestrian-scaled lighting.

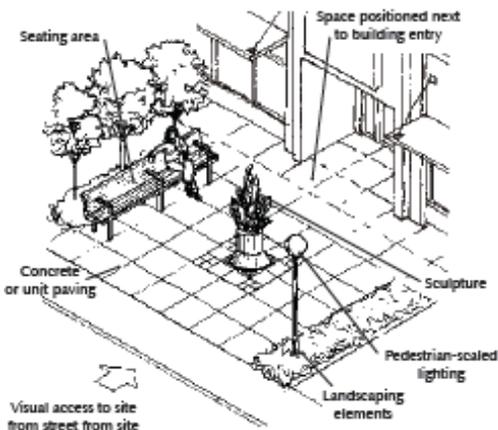


Figure 1.2. Example of pedestrian-oriented space.



Figure 1.2. Pedestrian-oriented space in a shopping center.

- c. **Is/are safe.** Safe open spaces incorporate Crime Prevention Through Environmental Design (CPTED) principles:

(1) Natural surveillance – which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with

windows looking down on space means that the space has good “eyes” on the park or plaza.

- (2) Lighting that reflects the intended hours of operation.
- (3) Landscaping and fencing. Avoid configurations that create dangerous hiding spaces and minimize views.

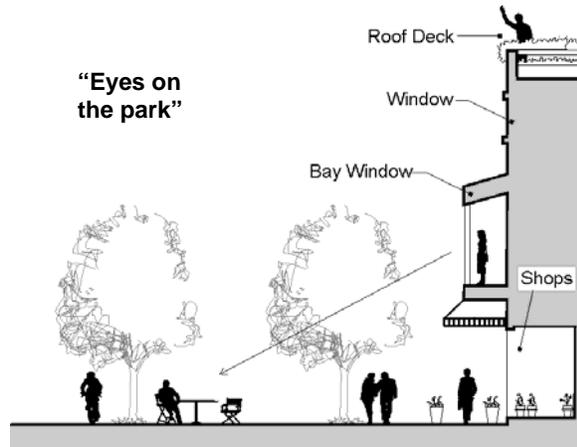
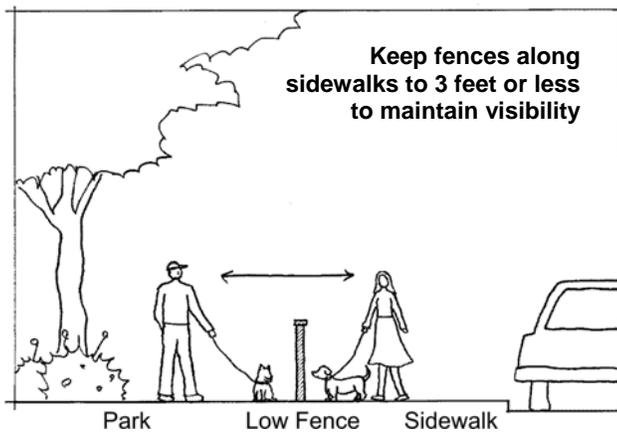
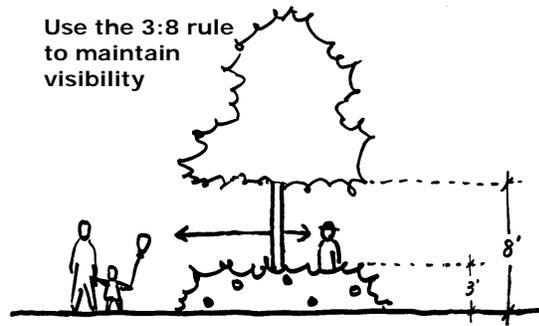
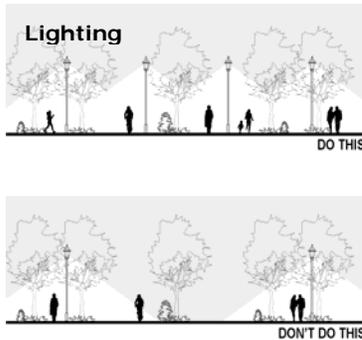


Figure 1-4. Guidelines for creating safe open spaces.

- (4) Entrances should be prominent, well lit, and highly visible from inside and outside of the space.
- (5) Maintenance. Open spaces shall utilize durable materials that will last and require minimal maintenance costs. Walls, where necessary, shall be designed and treated to deter graffiti as indicated in section 2.4, Blank Wall Treatment. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.

d. Provides for uses/activities that appropriately serve the anticipated residents and users of the development. For example, common open space that serves a variety of functions will attract greater usage. When designing open spaces, project applicants should consider a broad range of age groups, from small children, to teens, parents, and seniors.

The remainder of this section provides standards and descriptions for various types of open spaces (1.1.2) and details on the amount and types of open space required for particular uses

(1.1.3 and 1.1.4). Table 1-1 below summarizes the open space requirements for commercial uses. Both standards may also be used towards the minimum landscaping requirements in CCC Chapter 40.320. More details are provided in the standards that follow.

Table 1-1. Summary of Open Space Requirements

	Standards to Be Met	
	1.1.1 Public Open Space	1.1.2 Pedestrian-Oriented Space
Commercial	2% of developable area	1% of developable area

Notes: Standards can be combined to meet both criteria. May also be used towards the minimum landscaping requirements in CCC Chapter 40.320

1.1.2 Standards and descriptions of pedestrian-oriented spaces: These are predominately hard-surfaced, plaza or courtyard type spaces that are encouraged with commercial buildings. To qualify as a pedestrian-oriented space, an area shall have:

- Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard.
- Paved walking surfaces of either concrete or approved unit paving. Other materials maybe be proposed as long as they meet the Americans with Disabilities Act.
- Pedestrian-scaled lighting (no more than 15 feet in height) at a level averaging at least 2 foot candles throughout the space is required unless other site lighting meets the minimal lighting level requirement. Lighting may be on-site or building-mounted lighting.
- At least 2 linear feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space (up to 50% of seats may be moveable).
- Be sited in areas with significant pedestrian traffic to provide interest and security, such as adjacent to a building entry.
- Integrated Landscaping features that add interest to the space.

The following features are encouraged in pedestrian-oriented spaces:

- Pedestrian amenities, such as a water feature, drinking fountain, tables, and/or distinctive paving or artwork.
- "Pedestrian-oriented building facades" on some or all buildings facing the space.
- Consideration of the sun angle at noon and the wind pattern in the design of the open space.
- Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.



Figure 1.5 & 1.6. Examples of pedestrian-oriented spaces.

The following features are prohibited within pedestrian-oriented space:

- Asphalt or gravel pavement.
- Outdoor storage or retail sales that do not contribute to the pedestrian environment.

Visual mitigation shall be provided if the pedestrian-oriented space is adjacent to any of the following:

- Unscreened parking lots.
- Chain link fences.
- "Blank walls."
- Unscreened dumpsters or service areas.

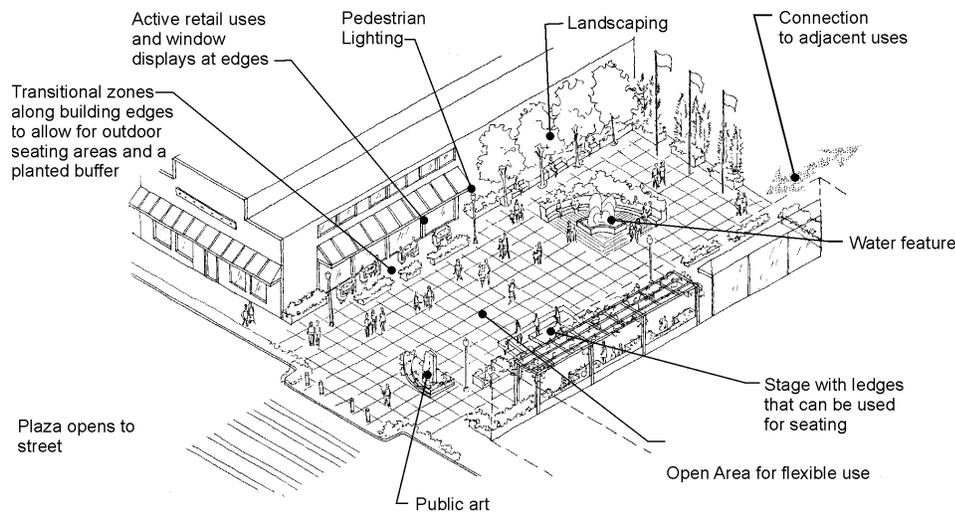


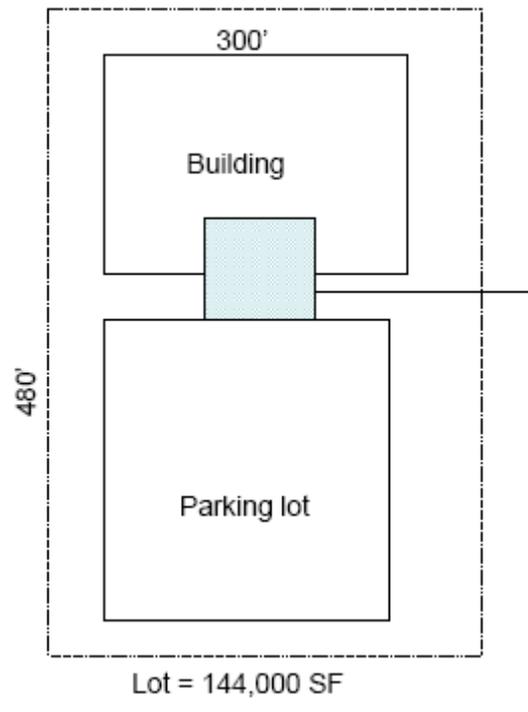
Figure 1-7. Large example of pedestrian-oriented space.

1.1.3 Commercial uses shall provide pedestrian-oriented space, defined in Standard 1.1.2, in conjunction with new development according to the formula below.

Requirement:

1 percent of the applicable developable area

All required sidewalks and walkways shall not count as pedestrian-oriented space. However, the responsible official may allow those portions of sidewalks or walkways widened beyond minimum requirements to count towards the required pedestrian-oriented space as long as such space meets the definition of pedestrian-oriented space.



Required pedestrian-oriented space:
1% of lot area (144,000 SF) = 1,440 SF

Figure 1-8. An illustration of required pedestrian-oriented space for a developable area.



Figure 1-9. An illustration of how much pedestrian-oriented space would be required for a typical grocery store served by surface parking.



Figure 1-10. Pedestrian-oriented space in front of a grocery store.

1.2 Building Use, Location and Orientation

Intent

- ◆ Establish active, lively uses along sidewalks and pedestrian pathways.
- ◆ Organize buildings and uses in such a way that pedestrian use of the district is facilitated.
- ◆ Enhance the visual character and definition of streets within the district.
- ◆ Take advantage of special opportunities to create a composition of buildings and open spaces.

Standards

1.2.1 Project applicants shall successfully demonstrate how the proposed design configuration of uses meets the Intent of the standards. Techniques to accomplish this include:

1. To provide for a welcoming and accessible streetscape, primary building entrances should be oriented toward the public street or pedestrian and transit facilities.
2. Build to the Sidewalk. Buildings should be located as close as possible to the public street and right of way. The circulation drive and parking at the front of the building may be designed with the look and feel of a street including such things as street trees, parallel parking, street furniture, windows and sidewalks. (See figure below).

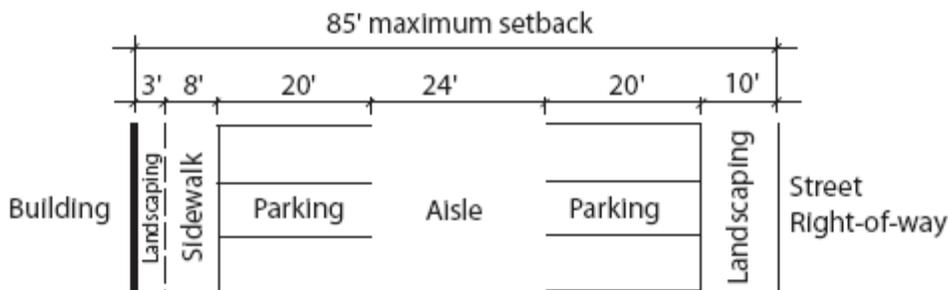


Figure 1-11. Maximum setback from street.

3. For development sites narrower than 150' an alternative site design maybe proposed. Should building placement be greater than 85' from the right of way, a pedestrian oriented monumentation must be placed adjacent to the sidewalk.
4. In single building developments not located at the street, the building will have an 85' maximum setback. For multiple building developments, at least half of the buildings must meet the 85' maximum setback requirement.

1.2.2 To meet the definition of a "pedestrian-oriented facade," a facade must include the following elements:

- a. The primary pedestrian entrance shall be located on this facade.
- b. The ground floor facade between 2 and 8 feet above the ground shall contain a minimum of 75 percent transparent window area.
- c. Weather protection at least 4-1/2 feet in depth and at least 8 feet above the ground along a minimum of 75 percent of the facade.



Figure 1-12. Pedestrian-oriented facades example.

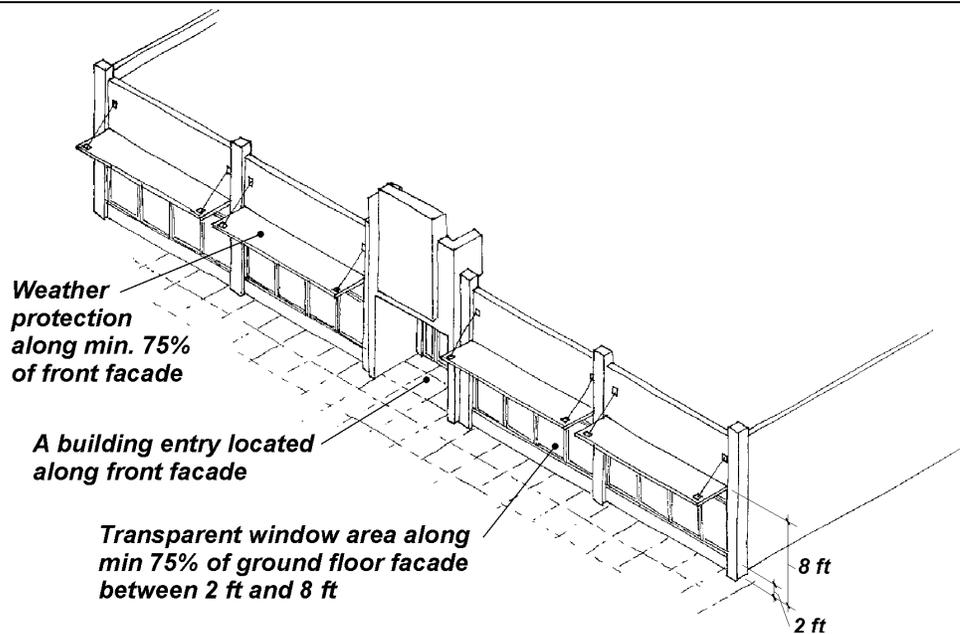


Figure 1-13. Pedestrian-oriented facades requirements.

- 1.2.3 Buildings within 5 feet of a public street shall feature a pedestrian-oriented facade (as defined in Standard 1.2.2). Exceptions:
- a. For buildings fronting on two public streets, the minimum percentages of weather protection and window transparency shall be reduced from 75% to 50% on the building's secondary facade (as determined by the responsible official).
 - b. Porches and covered entry features may project up to the front property line adjacent to a public street, unless otherwise noted.
 - c. Primary pedestrian entrance is not required along this facade.

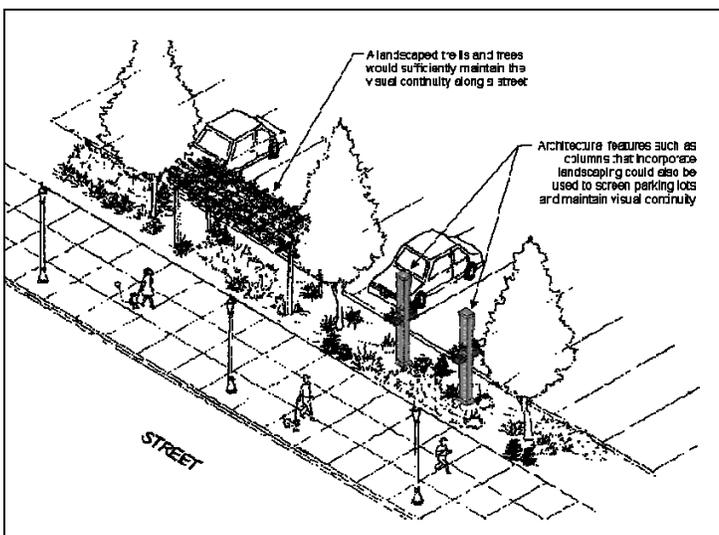


Figure 1-14. Examples of design elements between a street and parking lot that maintain visual continuity along the street.

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- 1.2.4 Commercial buildings shall be located and oriented towards the street. Parking lots may not be located between the street and the building except as allowed in section 1.2.1 and listed below:
- a. For sites that front on more than one public street, the development shall orient to both streets.
 - b. Development shall incorporate design features that maintain visual continuity along the streets.
 - c. Where unique topographical or environmental conditions make conformance difficult or undesirable, the responsible official shall allow alternative commercial building placement and/or orientation, provided the overall development meets the Intent of the standards.

Definition

“Developable area” means that portion of the site, which is unencumbered by environmentally sensitive lands to be protected and their respective buffers, designated parks and open space, public right-of-way, and road easements.

1.3 Street Corners

Intent

- ◆ *To enhance the character and identity of the area.*
- ◆ *To enhance the pedestrian environment at street corners.*

Standards

1.3.1 All development proposals located at street corner sites shall include at least one of the design treatments described below (in order of preference):

- a. Locate a building towards the street corner (within 15 feet of the corner property line).
- b. Provide pedestrian-oriented space (as defined in Standard 1.1.2) at the corner leading directly to a building entry or entries.

If a or b are not feasible per the responsible official, consider the following options:

- c. Install substantial landscaping (at least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and or ground cover). The space may include a special architectural element, such as a trellis, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses);

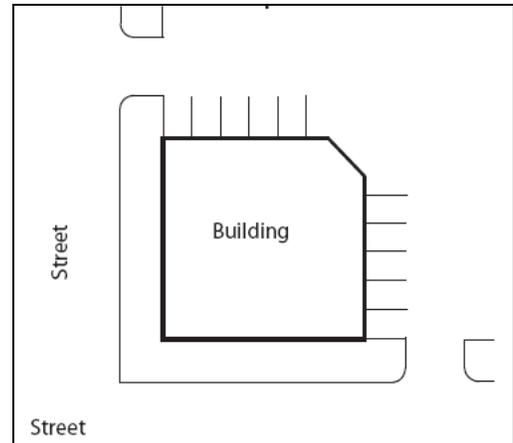


Figure 1-15. Building with pedestrian-oriented space.



Figure 1-16. This example includes both a building located towards the street corner and a small pedestrian-oriented space.



Figure 1-17. Street corner building example.

- d. Install a decorative screen wall (at least 2 feet, 6 inches high), a trellis, or other continuous architectural element, with a length of at least 20' along the front property line. Height and location of elements are not to create a visibility or security problem; or
- e. Other treatments shall be considered, provided they meet the Intent of the standards as determined by the responsible official.

1.3.2 If buildings are not located at the corner intersections, monumentation shall be incorporated at key or focal intersections within or on the perimeter of developments to foster a sense of community identity and arrival. Monumentation should be of an appropriate size, scale and design to accomplish this.



Figure 1-18. This street corner successfully combines landscaping with architectural elements. Signage demarcates the area, not an individual store.

1.4 On-Site Vehicular Access and Connections

Intent

- ◆ *To create a safe, convenient, and efficient network for vehicle circulation and parking.*
- ◆ *To mitigate traffic impacts and to conform to the County's objectives for better traffic circulation.*
- ◆ *To upgrade the appearance of interior access roads.*
- ◆ *To minimize conflicts between driveways on the streetscape and pedestrian environment.*

Recommended Standards

- 1.4.1 Developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable.
- 1.4.2 Developments are encouraged to design interior access roads to look and function more like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides. These features may be required by the responsible official based on the nature of adjacent uses and anticipated pedestrian activity.

Figure 1-19. Internal access road designed to look and function like a public street. Note on-street parking, lighting, street trees, and sidewalks.



- 1.4.3 Driveway widths shall be minimized per the responsible official to reduce pedestrian conflicts. Driveway lanes shall be no wider than 13 feet per entry or exit lane unless the responsible official determines wider lanes are appropriate for the use and that the design does not significantly impact vehicular circulation, public safety, pedestrian movement, or visual qualities.

1.5 Parking

Intent

- ◆ *To provide flexibility in how developments accommodate parking.*
- ◆ *To physically and visually integrate parking garages with other uses.*
- ◆ *To reduce the overall impact of parking garages when they are located in proximity to the designated pedestrian environment.*

Minimum Parking Requirements

- (1) Developments shall comply with CCC 40.340.010 (A)(5), except for on-street parking spaces directly fronting the applicable use shall count in the calculations for off-street parking requirements.
- (2) Shared parking between and among uses is encouraged and shall be permitted in accordance with CCC 40.340.010 (A)(5).

1.6 Internal Pedestrian Access

- ◆ *To provide safe and direct pedestrian access in commercial areas accommodating pedestrian movement patterns that minimize conflicts between pedestrians and vehicular traffic and provide pedestrian connections to neighborhoods.*
- ◆ *To provide safe routes for the pedestrian and disabled person across parking, to entries and between buildings.*
- ◆ *To provide attractive internal pedestrian routes that promote walking and enhance the character of the area.*
- ◆ *To provide a network of pedestrian walkways that can be expanded over time.*
- ◆ *To encourage pedestrian amenities along walkways, such as artwork, landscaping elements, and architectural details.*

1.6.1. Pedestrian Access and Connectivity

Applicants shall successfully demonstrate how the proposal includes an integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system and adjacent properties.

- (1) Buildings with entries not facing the street should have a clear and obvious pedestrian access way from the street to the entry.
- (2) Parking lot walkways: A paved walkway or sidewalk shall be provided for safe walking areas through parking lots greater than 175 feet long (measured either parallel or perpendicular to the street front).

Walkways shall be provided for every three parking aisles or a distance of less than 175 feet shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material, which may be raised above the vehicular pavement.

Speed bumps may not be used to satisfy this requirement. Tree lighting per section 1.1.2 shall be used to clearly define pedestrian walkways or other pedestrian areas within the parking area.

(3) Connectivity to adjacent sites:

(a) Where abutting developed land provides walkway stub-outs, easements, or other methods to provide the opportunity for future walkway connections, the interior network of the new development shall be designed to utilize these connections.

(b) Buildings and internal pedestrian access shall be configured to allow future redevelopment on applicable adjacent sites to connect to the project's internal walkways. Examples include internal walkway stub-outs, "T" walkway intersections near the property line, or the capability of constructing a new vehicular connection based on the location and design of buildings.

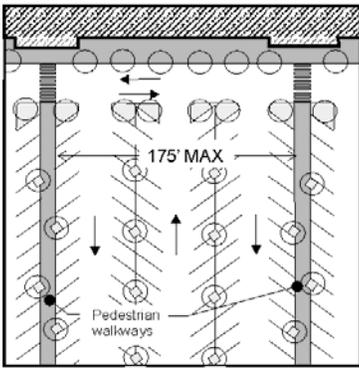


Figure 1-20. An example of a parking lot design that includes pedestrian routes.



Figure 1-21. Parking lot walkway example connecting to the main building entryway.

Pedestrian access routes

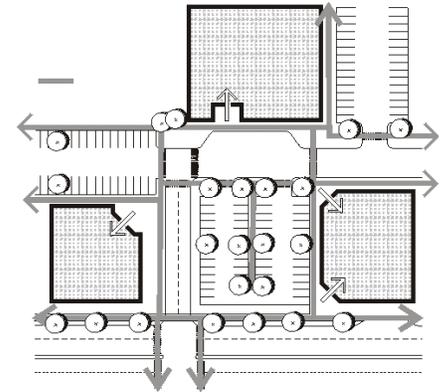


Figure 1-22. An example of an integrated pedestrian circulation system. Note the connections from the street, between buildings, through parking lots, and to adjacent sites.

(c) Exceptions to (a) and (b) above:

- (i) On-site environmental conditions make such a connection cost prohibitive or undesirable as determined by the Responsible Official.
- (ii) Applicable adjacent site is unlikely to be redeveloped in the near future based on the assessed value of site improvements versus the value of the land as determined by the Responsible Official.
- (iii) The Responsible Official determines that an internal pedestrian connection is not needed due to the size and/or configuration of the lot and/or surrounding lots and/or such a connection prevents development that is consistent with the vision for the sub-area.

Walkway Width and Design

(1) Walkway widths and design:

(a) Sidewalks and walkways along the facades of mixed-use and retail buildings 100 feet or more in length (measured along the facades) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:

- (i) Trees, as approved by the Responsible Official, shall be placed at an average of 30 feet on-center and placed in grates (except where trees are placed in planting strips). Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than one tree per 60 lineal feet of building facades must be provided.
- (ii) Planting strips may be used between any vehicle access or parking area and the walkway, provided that the required trees are included and the walkway is at least 8 feet in width. Vehicle bumper overhang as per CCC 40.340.010 (A) (10) shall not conflict with trees located in the planter strip.



Figure 1-23. Treeless stripmall walkways like the one in front of these shops are prohibited.

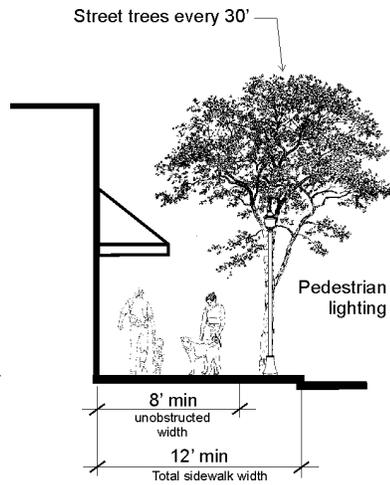


Figure 1-24. Minimum internal walkway requirements along the facades of retail buildings 100 feet or more in width.



Figure 1-25. An example of an acceptable pedestrian walkway with pedestrian-scaled lighting (University Village, Seattle, WA).

(iii) Pedestrian-scaled lighting may be used as a substitute to the required street trees subject to Responsible Official approval, provided they are used at the same intervals.

(2) Landscaping along walkways:

(a) Pedestrian walks shall be separated from structures at least 3 feet for landscaping, except where the adjacent building features a pedestrian-oriented façade or other treatment, such as the use of a trellis with vine plants on wall or sculptural, mosaic, bas-relief artwork, or other decorative wall treatments, that adds visual interest at a pedestrian scale that is acceptable to the Director.

(b) All internal walkways shall feature at least one tree for every 30 feet of walkway on average, provided the total number of trees meets the minimum requirements.

(c) As an alternative to some of the required street trees, developments may provide pedestrian-scaled light fixtures (as approved by the Responsible Official) at the same spacing. However, no less than one tree per 60 lineal feet of the required walkway shall be required.



Figure 1-26. Elevated planter between a walkway and building (Vancouver, WA).



Figure 1-27. A good example of a wall design treatment along an internal walkway that adds visual interest at a pedestrian scale (Walnut Creek, CA).



Figure 1-28. An example of a walkway with bollards that include light fixtures to clearly define the pedestrian access where it crosses a driveway (Clark County).

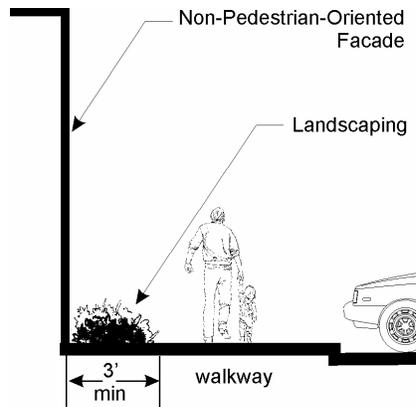


Figure 1-29. An example sketch of landscaping between buildings and walkways.

1.7 Drive-Through Facilities

Drive thru facilities shall be screened with a minimum 3' high evergreen 90% opaque hedge low wall berm or other treatment that meets or exceed the requirement of this standard.

2: Building Design Toolbox

Building Design

Purpose

The Building Design Toolbox provides direction in the ways that each building contributes to the pedestrian environment. While the individual building designs will vary according to uses, owners, and economic conditions, the overall goals and objectives of the Comprehensive Plan are implicit in the guidance of these building design standards.

The concepts behind the regulations are intended to create:

- A sensible, human scale of buildings through articulation, modulation, and details. (see Section 2.1-2.2)
- An attractive and sustainable variety of buildings with attention paid to the longevity and use of materials (see Sections 2.3)
- A consistent pedestrian environment, where gaps like blank walls are avoided. (see Section 2.4)

Applicability

The standards in this chapter apply to all commercial development unless otherwise noted herein.

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2.1 Building Articulation and Massing

Intent

- ◆ To reduce the scale of large buildings and add visual interest.
- ◆ To encourage architectural design that contributes to the pedestrian environment.

2.1.1 Facade Articulation Checklist - Commercial

All commercial building facades containing a public entry must include articulation features every 60 feet to provide visual interest and reduce the perceived scale of the building. Standards herein are applicable to individual retail uses between 40,000 and 80,000 square feet of floor area and facades between 100 and 300 feet in width.

At least three of the following articulation methods must be employed at intervals no greater than 60 feet:

- Window patterns and/or entries that reinforce the pattern of storefront spaces; e.g., groups of windows that repeat no more than every 60 feet as opposed to a uniform row, or “ribbon,” of windows. (a)
- Weather protection features that reinforce storefronts. For example, for a building facade that is 180 feet wide, use three separate awnings to articulate the facade. (b)
- Change of roofline as described per Standard 2.1.4. c)
- Providing vertical building modulation of at least two feet in depth and four feet in width if tied with a change in roofline as described in Standard 2.1.4 below or change in building materials or siding style. Otherwise, the minimum depth and width of the modulation shall be 10 and 20 feet, respectively. (d)
- Placement of building columns or vertical piers that reinforce a storefront pattern. (e)
- Change in building material or siding style. (f)
- Vertical elements such as planters, art pieces, or other features that repeat at intervals of 60 feet or less. (g)
- Design that features a top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline. The articulation interval does not apply to this option. (h)
- Other methods that meet the intent of the standards as approved by the Responsible Official. (i)

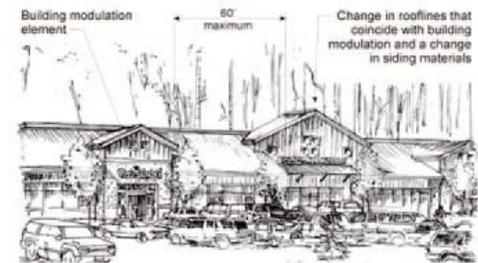


Figure 2-1. Facade articulation example.

Departures: see Standard 2.1.6 for criteria for departures to this standard.



Figure 2-2. Storefront window patterns, vertical modulation and material changes are effectively used on this façade (Bellevue, WA).



Figure 2-3. The change in roofline combined with the vertical modulation along the facade make this an acceptable design (Bellevue, WA).



Figure 2-4. With a flat facade and single roofline, this development example does not meet the articulation requirements.

2.1.3 Roofline Modulation Checklist

In order to qualify as an articulation feature in Standards 2.1.1-2.1.3, rooflines must be varied by emphasizing stepped roofs, gables, prominent cornice or wall, or a broke or articulated roofline. Standards herein are applicable to individual retail uses between 40,000 and 80,000 square feet of floor area and facades between 100 and 300 feet in width.



Figure 2-5. A combination of flat and pitched rooflines (Woodinville, WA).

Modulation shall consist of one of the following:

- For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is 2 feet when combined with vertical building modulation techniques described in Standards 2.1.2 and 2.1.3 above. Otherwise, the minimum vertical dimension of roofline modulation is 4 feet. (a)
- A pitched roofline or gabled roofline segment of at least 20 feet in width. Buildings with pitched roofs must include a minimum slope of 3:12. (b)

Departures: see Standard 2.1.6 for criteria for departures to this standard.

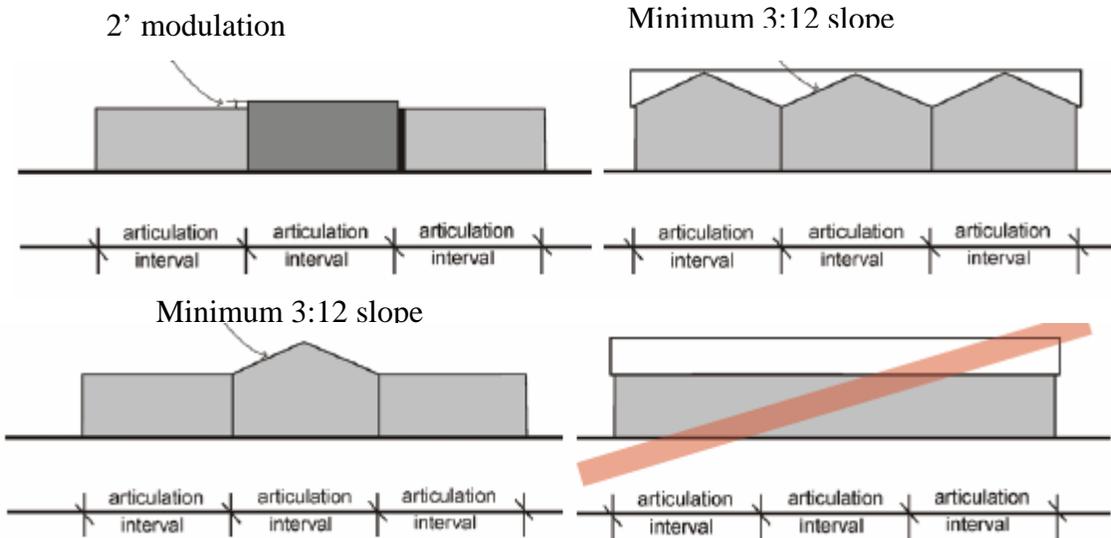


Figure 2-6. These comparisons of rooflines express the difference between what is and is not acceptable within these standards.

2.1.4 Massing of Large-scale Retail Uses

Standards herein are applicable to individual retail uses with at least 80,000 square feet of floor area and facades greater than 300 feet in width.

- (1) Prominent entry. The storefront shall integrate a prominent entry feature combining substantial roofline modulation with vertical building modulation and a distinctive change in materials and/or colors.
- (2) Roofline modulation. The minimum vertical dimension of roofline modulation (required above) is the greater of 6 feet or 0.3 multiplied by the wall height (finish grade to top of the wall). The Responsible Official will consider alternative treatments provided they meet the intent of the standards and guidelines.
- (3) Facades wider than 300 feet shall incorporate at least two entry/articulation features (if there is only one entry, the second feature may be less prominent).

Departures: see Standard 2.1.6 for criteria for departures to this standard.

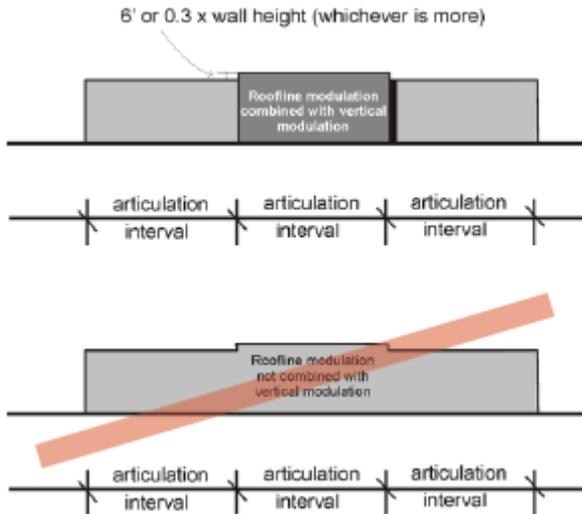


Figure 2-10. Modulation standards for large-scale retail buildings.



Figure 2-7. This prominent entryway projects into the sidewalk (Woodinville, WA).



Figure 2-8. This large scale retail space entryway reaches out to the pedestrian space (Bellevue, WA).



Figure 2-9. This building has a simple, prominent entryway with a pitched roof, and distinctive use of materials and colors (Monroe, WA).

2.1.5 Maximum Facade Width Checklist

All facades wider than 120 feet shall also include at least one of the following features to break up the massing of the building and add visual interest:

- Provide vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings, the modulation must extend through more than one-half of the building floors (a).
- Use of a contrasting vertical modulated design component featuring all of the following (b):
 - i. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are stepped back more than 10 feet from the facade are exempt.
 - ii. Utilizes a change in building materials that effectively contrast from the rest of the facade.
 - iii. Component is modulated vertically from the rest of the facade by an average of 6 inches.
 - iv. Component is designed to provide roofline modulation per Standard 2.1.4.
- Facade employs building walls with contrasting articulation that is distinct from buildings. To qualify for this option, these contrasting facades must feature all of the following (c):
 - i. Different building materials and/or configuration of building materials per Standard 2.3.
 - ii. Contrasting window design (sizes or configurations).

Departures: see Standard 2.1.6 for criteria for departures to this standard.

2.1.6. Articulation Departures

Departures to the interval frequency and number of required articulation treatments will be considered for ALL articulation standards herein provided alternative treatments meet the intent of the standards and achieve equal or better results as determined by the Responsible Official.

Considerations: Views from sidewalk plus all other observable distances, types of materials used and how they help to achieve intent, the type of articulation treatments and how effective they are in meeting the intent, the context and visibility of a facade/street (for instance, side streets warrant greater flexibility than primary streets where facades are more visible).

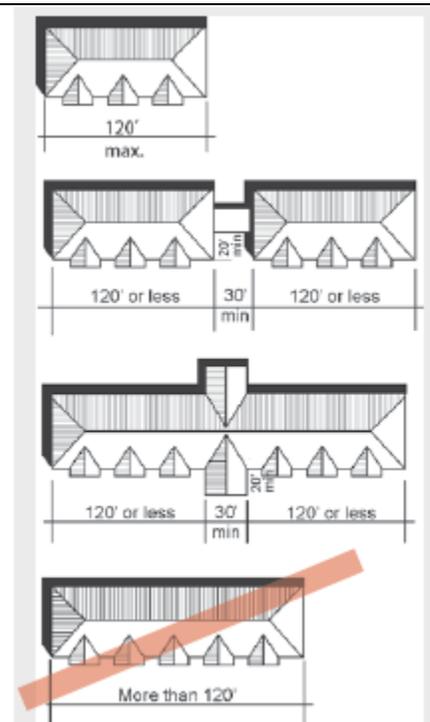


Figure 2-11. Maximum facade width standards.



Figure 2-12. Facades using high quality materials and detailing do not necessarily need techniques like vertical modulation to add visual interest and contribute to the pedestrian environment (Vancouver, BC).

2.2 Building Details

Intent

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

2.2.1 Details Toolbox for Commercial Facades

The facades of commercial buildings shall employ at least one detail element from each of the two categories below for each facade facing a street and containing a public entry.

Facade detail elements shall be featured at 60-foot intervals. For example, a large building with multiple storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the standards.

(1) Window and/or entry treatment:

- Display windows divided into a grid of multiple panes. (a)
- Transom windows. (b)
- Roll-up windows/doors. (c)
- Other distinctive window treatment that meets the intent of the standards. (d)
- Recessed entry. (e)
- Decorative door. (f)
- Arcade. (g)
- Landscaped trellises or other decorative element that incorporates landscaping near the building entry. (h)
- Other decorative or specially designed entry treatment that meets the intent of the standards. (i)

(2) Building elements and facade details:

- Custom-designed weather protection element such as a steel or glass canopy, cloth awning, or retractable awning. (a)
- Decorative, custom hanging sign(s). (b)



Figure 2-13. This building uses a decorative arcade, steel canopies, custom light fixtures, and a distinctive mix of materials (Vancouver, WA).



Figure 2-14. This local building (Center Square) uses decorative materials, lighting, transom windows, and a steel canopy.



Figure 2-15. This building uses decorative materials, windows, lighting, and canopies. The Year of Construction plaque is also a nice detail (Juanita, Kirkland, WA).

- Decorative building-mounted light fixtures. (c)
 - Bay windows, trellises, towers, and similar elements. (d)
 - Other details or elements that meet the intent of these standards, as determined by the Responsible Official. (e)
- (3) Building materials and other facade elements:
- Decorative building materials/use of building materials. Examples include decorative use of brick, tile, stonework, or pre-cast concrete. (a)
 - Artwork on building (such as a mural) or bas-relief sculpture. (b)
 - Decorative kick-plate, pier, beltcourse, or other similar feature. (c)
 - Hand-crafted material, such as special wrought iron or carved wood. (d)
 - Other details that meet the intent of the standards as determined by the Responsible Official. (e)

"Custom," "decorative," or "hand-crafted" elements referenced above must be distinctive or "one-of-a-kind" elements or unusual designs that require a high level of craftsmanship as determined by the Responsible Official.



Figure 2-16. This facade uses a roll-up door, steel canopy, and decorative lighting (Portland, OR).



Figure 2-17. This facade uses a decorative door, windows, materials, blade sign and a retractable awning (Seattle, WA).



Figure 2-18. The tile work would marginally qualify as a detail, but the simple wood canopy would not and no other features here would qualify as a detail.

2.2.3 Secondary Public Access for Commercial Buildings

Businesses that have secondary public access shall comply with all of the following measures to enhance secondary public access (applies only to entries used by the public):

- (1) Weather protection at least 3 feet deep is required over each secondary entry.
- (2) A sign may be applied to the awning provided that the sign complies with other regulations and guidelines.
- (3) There must be at least two foot-candles illumination on the ground surface.
- (4) At least one of the design elements noted in Standard 2.2.1 above must be incorporated within or adjacent to the secondary entry.
- (5) A transparent door or window is required.



Figure 2-19. An example of acceptable secondary entries (Snoqualmie, WA).



Figure 2-20. Weather protection would improve this secondary entrance.

2.3 Building Materials

Intent

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

2.3.1 Metal Siding Standards

If metal siding is used, it must have visible corner moldings and trim and shall not extend lower than 2 feet above grade. Masonry, concrete, or other durable material must be incorporated between the siding and the ground plane (at least 2 feet above grade). Metal siding shall be factory finished, with a matt, non-reflective surface.

2.3.2 Concrete Block Standards

When used for the primary facade (containing the primary pedestrian entrance), buildings are encouraged to incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-facade units with smooth blocks can create distinctive patterns.

2.3.3 Stucco Standards

- (1) Proper trimming. Stucco and similar troweled finishes including Exterior Insulation and Finish system or "EIFS") must be trimmed in wood, masonry, or other material and must be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 50 percent of facades containing a customer or resident entry.
- (2) Weather exposure. Horizontal surfaces exposed to the weather must be avoided.
- (3) Treatment near ground level. Stucco, EIFS, and similar surfaces should not extend below 2 feet above the ground plane. Concrete, masonry, or other durable material must be used below the 2-feet above-grade line to provide a durable surface where damage is most likely.



Figure 2-21. This building uses an acceptable combination of metal siding, concrete block and wood shingles (Duvall, WA).



Figure 2-22. An example of an acceptable mix of smooth and split-faced concrete blocks (Bellevue, WA).



Figure 2-23. This building employs a single type of concrete block, but it comprises less than 50% of the facade (Snoqualmie, WA).



Figure 2-24. This building combines stucco and concrete block.

2.3.4 Prohibited materials

The following materials are prohibited:

- (1) Mirrored glass covering more than 10 percent of a facade.
- (2) T-111 siding and similar processed sheet products.

- (3) Chain-link fencing. Exceptions: Green or black vinyl covered chain link fencing may be used for parks, recreational uses, nurseries, and other uses requiring outdoor storage. Standard chain link fencing may be used for temporary construction purposes.
- (4) Fiberglass products and similar sheet products.
- (5) Back-lit vinyl awnings used as signs.



Figure 2-25. Acceptable use of stucco and concrete block. Note how concrete base is used for stucco portions of the facade (Mill Creek, WA).



Figure 2-26. Masonry or concrete would be required within 2 feet of ground for this metal sided storefront.



Figure 2-27. Stucco covering more than 50 percent of the facade is prohibited.

2.3.5 Additional materials.

The responsible official has the ability to authorize the use of other materials not listed below 2.3 that meet the intent of the building materials mentioned above.

2.4 Blank Wall Treatment

Intent

- ◆ To avoid blank walls that degrade the pedestrian and visual environment of the neighborhood
- ◆ To promote design treatments that add visual interest to blank walls

Blank walls Definition. A wall (including building facades and other exterior building walls and retaining walls) is considered a blank wall if:

- a. A ground floor wall or portion of a ground floor wall over 4 feet in height has a horizontal length greater than 15 feet and does not include a window, door, building modulation or other architectural detailing; or
- b. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a window, door, building modulation or other architectural detailing.

Blank walls visible from a public street, sidewalks, trails, or interior pathways are prohibited.

Design methods to eliminate blank walls can include:

- Transparent windows or doors.
- Display windows.
- Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Such planting areas shall include planting materials

that are sufficient to obscure or screen at least 60 percent of the wall's surface within 3 years.

- Installing a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least 60 percent of the wall's surface within 3 years. For large areas, trellises should be used in conjunction with other blank wall treatments.
- Other methods such as murals or special building material treatments that meet the Intent as approved by the responsible official.

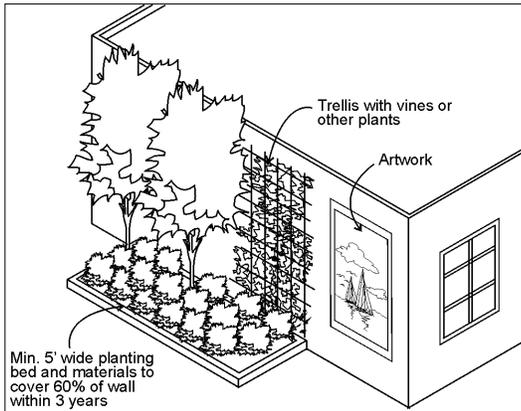


Figure 2-28. Blank wall treatments.

3: Landscaping

3.1 Landscaping

Intent

- ◆ To encourage the use of attractive and drought tolerant plant materials native to the coastal regions of the Pacific Northwest.
- ◆ To encourage attractive landscaping that reinforces the architectural and site planning concepts in response to site conditions and contexts.
- ◆ To promote tree retention, protection of existing native vegetation, and provide shade for parking lot pavement.

Standards

- 3.1.1 Projects shall meet the requirements of CCC Section 40.320.010 (Landscaping and Screening on Private Property) unless otherwise directed herein.
- 3.1.2 The required Landscape Plan per CCC Section 40.320.030 shall be prepared by a State of Washington licensed landscape architect or Washington-certified Professional Horticulturalist (CPH).
- 3.1.3 In addition to other landscaping requirements, parking lots located adjacent to public streets and major internal roadways shall be landscaped in accordance with 40.320.010 (E), Figure 3-3 below, and as follows:



Figures 3-1 and 3-2. Landscape design and materials add color and identity to these developments.

3.1.4 Parking lot landscaping areas shall be calculated at ratios consistent with table 3-1.

Table 3-1. Parking Landscaping ratios:

Total number of parking spaces	Minimum required landscaped area
Less than 15	No additional area beyond CCC 40.320.010
15-50	15 square feet/ parking space
51 or more	25 square feet/ parking space

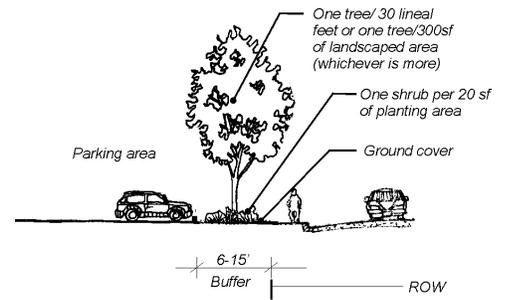


Figure 3-3. Perimeter landscaping standards for parking lot screening

3.1.5 Landscape Islands in a parking lot shall be planted as follows:

- a. Trees: One tree per 30 lineal feet of street frontage or one tree for each 300 square feet (s.f.) of landscaped area (whichever is more). At least one tree for every seven parking spaces shall be provided in the required islands (this excludes trees in the required perimeter areas).
- b. Shrubs: One shrub per 20 square feet of planting area. Utilize shrubs that reach of mature height of no more than 3 feet to maintain safe visibility in parking lots.
- c. Ground covers: Shall be planted in sufficient quantities to provide full coverage of the landscaped area within three years of installation.
- d. The landscape island square footage can be credited towards the perimeter parking landscaping area requirements.

The responsible official may approve and condition alternative landscaping designs that meet the Intent of the standards.

3.1.6 Projects are encouraged to use informal arrangement of plants installed in a variety of treatments that will enhance building designs, screen unwanted views, and enhance views and vistas. A formal arrangement may be acceptable if it has enough variety in layout and plants.

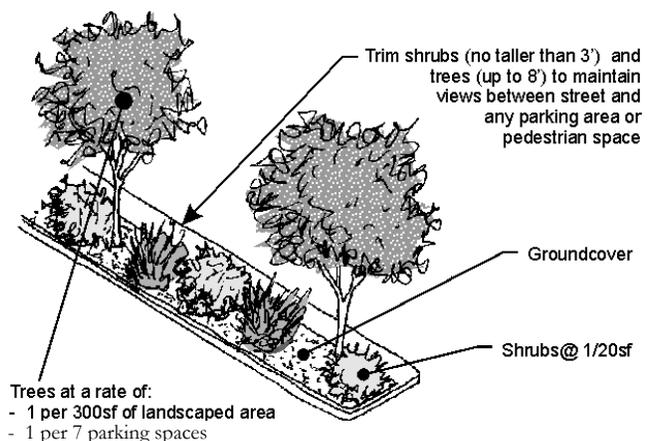


Figure 3-4. Internal parking lot landscaping standards

4: Signage

Intent

- ◆ To encourage signage that is both clear and of appropriate scale for the project.
- ◆ To enhance the visual qualities of signage through the use of complementary sizes, shapes, colors, and methods of illumination.
- ◆ To encourage quality signage that contributes to the character of the area.

Standards

4.1 Permitted signs for commercial uses

include

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

Maximum size: Permanent and temporary window signs are limited to a maximum of 25 percent of the window area. Every effort should be made to integrate window signs with window display.

Materials: Window signs constructed of neon, stained glass, gold leaf, cut vinyl, and etched glass are allowed. Painted signs shall display the highest level of quality and permanence as determined by the responsible official.

An internally lit neon or stained glass window sign is allowed.

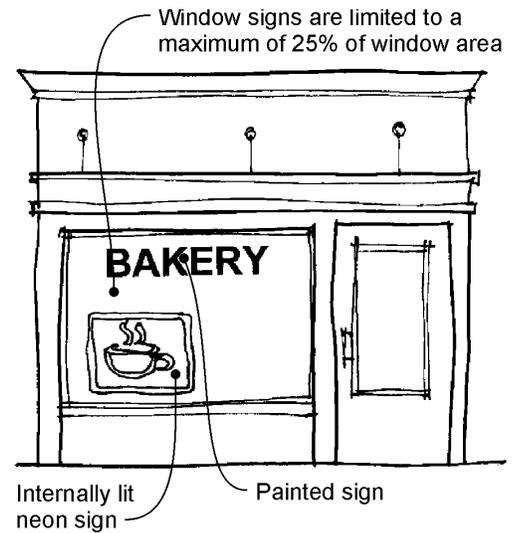


Figure 4-1. Illustration of window signs.

- b. Free-Standing Signs. Free-standing signs shall conform to the requirements of Table 4-1 and the design requirements below. (Where a small letter appears in a caption in the chart, refer to the corresponding Note below.)

Table 4-1. Commercial Use Free-Standing Sign Requirements

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

Notes:

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

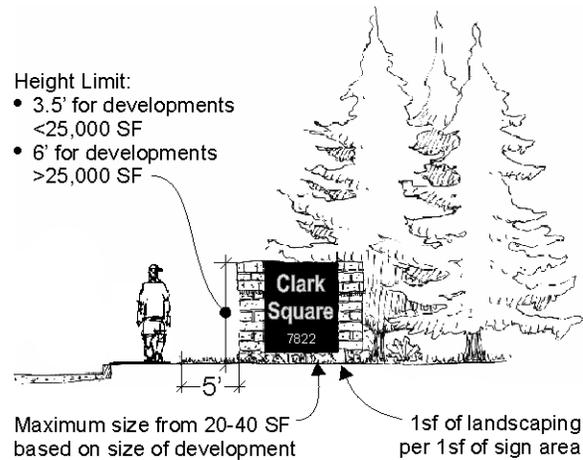


Figure 4-2. Free-standing sign standards

- c. **Fascia Signs.** Fascia signs shall be designed and located appropriate to the building's architecture. For example, fascia signs should not cover windows, building trim or ornamentation.

Tenants are allowed a maximum of one fascia sign per facade that contains public entry, up to a maximum of two facades, unless otherwise approved by the responsible official. **Maximum sign sizes** are as follows:

Individual business: Sign area shall not exceed 2 square feet for each lineal foot of the structure's primary facade (the facade facing the street or as identified by the responsible official). Signs without internal lighting may contain a sign area of up to 10 percent of the facade, provided they are in proportion with the facade. Businesses located adjacent to street corners and containing pedestrian entries from both streets may feature fascia signs not exceeding 2 square feet for each lineal foot of building frontage on applicable street facing facades. Businesses may include fascia signs not exceeding 1 square foot for each lineal frontage of secondary facades facing a walkway, public plaza, or parking lot as long as the facade contains a pedestrian entry.

Building or center name: A fascia sign up to 100 square feet or 5 percent (which ever is less) to identify the name of the building or shopping center.

Joint business directory: A fascia sign up to 50 square feet for joint business directory signs identifying the occupants of a commercial building and located next to the entrance.

Additional requirements include the following:

Maximum height: Fascia signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the window sill of the second story.

Mounting: Building signs should be mounted plumb with the building, with a maximum protrusion of 1 foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.

Lettering: The maximum height for lettering is 3 feet. The maximum height for logos is 4 feet. Greater heights for lettering and logos may be approved by the responsible official when located and designed appropriate for the building.

If applicant demonstrates to the satisfaction of the responsible official that a fascia sign is creative, artistic and an integral part of the architecture, the responsible official may waive the above restrictions.

Building or Center name:
Maximum area of 100 SF
or 5% of building façade
(whichever is less)

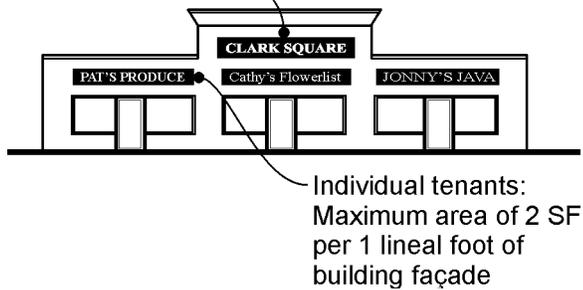


Figure 4-3. Dimensional requirements for fascia signs.



Figure 4-4. Fascia signs without internal lighting may contain a sign area of up to 10 percent of the facade, provided they are in proportion with the facade.

- d. **Projecting Signs.** Projecting signs meeting the following conditions are allowed for commercial uses adjacent to and facing a public street.

Clearance: Shall clear sidewalk by 8 feet.

Projection: Shall not project more than 4 feet from the building facade, unless the sign is a part of a permanent marquee or awning over the sidewalk.

Height: Shall not extend above the building parapet, soffit, the eave line or the roof of the building.

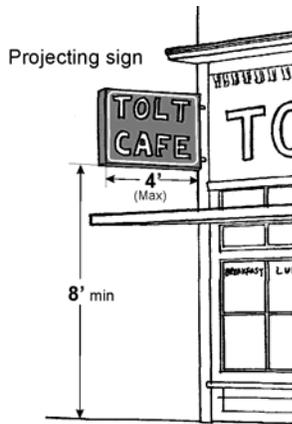


Figure 4-5. Dimensional requirements for projecting signs.

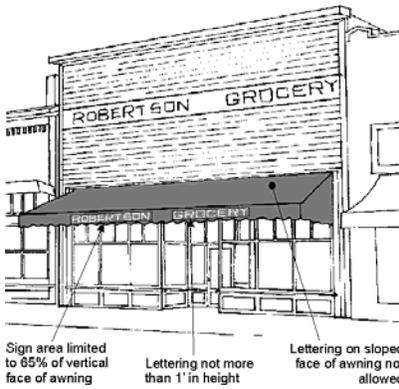


Figure 4-6. Dimensional requirements for marquee signs.

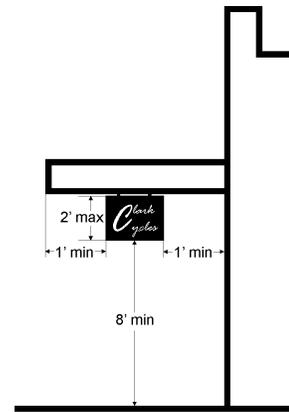


Figure 4-7. Dimensional requirements for under-marquee signs.

- e. **Marquee Signs.** Marquee signs may be used in place of permitted fascia signs, provided they meet the following conditions:

Maximum size. The sign area shall not exceed 65 percent of the vertical face of the marquee, canopy, or awning.

Maximum height. The height of a vertical face (valance) of a marquee, canopy, or awning shall not exceed one foot. Signage shall not be placed on the sloping portion of a canopy or awning.

Clearance. The marquee, canopy, or awnings shall be placed a minimum of 8 feet above the sidewalk or walkway.

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

Projection: Under-marquee signs shall have 1 foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.

Clearance: Under-marquee signs shall maintain a minimum clearance of 8 feet between the walkway and the bottom of the sign.

Vertical dimension: Under marquee signs shall not exceed 2 feet in height.

4.2 Prohibited signs include:

Pole-mounted signs.

Back-lit signs with letters or graphics on a plastic sheet (can signs).

Signs employing moving or flashing lights.

Signs employing exposed electrical conduits.

Visible ballast boxes or other equipment.

Changeable letter signage, except for cinemas and community centers.



Figure 4-8. Back-lit signs with letters or graphics on a plastic sheet (can signs) are not permitted.

Figure 4-9. Acceptable signage examples.



