

DRAFT

18.19.050 - Design principles.

The principles as provided in the DDM or DRM, are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles ~~are shall~~ applied to all commercial, mixed use, or multifamily uses. ~~Where applicable, the~~ Specific principles are used in addition to the standard principles: for Gateways and Corridors, Commercial, Mixed-Uses, and Multi-family (e.g. apartments, townhouses, duplexes).

~~A. Standard Principles.~~

- ~~1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.~~
- ~~2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.~~
- ~~3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.~~
- ~~4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.~~

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~~B. Specific Principles.~~

~~1. Gateways and corridors.~~

- ~~a. Gateways and corridors shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.~~
- ~~b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.~~
- ~~cb. Permanent wayfinding, historic, and/or interpretive signage within a gateway or corridor shall be standardized in a manner that creates a consistent look within the gateway or corridor in question.~~
- ~~dc. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.~~
- ~~d. Bike lands shall be incorporated into the public right of way where feasible as determined by the city.~~
- ~~e. A consistent iconic streetscape lighting scheme shall be used.~~
- ~~f. Robust landscaping must be provided as a transition to properties adjacent to the public right of way (e.g. trees, shrubs, rockeries).~~
- ~~g. Sidewalks shall be separated from the roadway through the use of planter strips (minimum 4-foot wide), 6-foot diameter tree wells, or if feasible, raingardens/bioswales.~~
- ~~h. Street trees of no less than two inches in diameter shall be planted within planter strips or tree wells at a spacing that creates the appearance of a continuous canopy at tree maturation.~~

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~~2. Commercial and Mixed Uses.~~

- ~~a. On site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed use areas shall not be required to provide on site parking.~~

- ~~b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.~~
- ~~c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.~~
- ~~d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development.~~
- ~~e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.~~
- ~~f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.~~
- ~~g. Outdoor lighting shall not be directed off-site.~~
- ~~3. Multifamily.~~
  - ~~a. Stacked Housing.~~
    - ~~i. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.~~
    - ~~ii. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.~~
    - ~~iii. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.~~
    - ~~iv. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.~~
    - ~~v. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.~~
  - ~~b. Townhomes and Rowhouses.~~
    - ~~i. All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.~~
    - ~~ii. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.~~
    - ~~iii. When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.~~
    - ~~iv. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.~~
    - ~~v. Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.~~
    - ~~vi. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.~~
  - ~~c. Duplex, Triplex and Four-Plex.~~
    - ~~i. Garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.~~

(Ord. 2518 § 1 (Exh. A (part)), 2008)

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