



PLANNING COMMISSION

AGENDA SECTION	OTHER BUSINESS
MEETING DATE	FEBURARY 4, 2025

ITEM:	Discussion on Design Guidelines	
DEPARTMENT:	Community Development	BY/DATE: Andrew Boucher, City Planner February 4, 2025

INTRODUCTION:

It has long been a priority for the Community Development Department to update the City’s Design Standards Guidelines reflecting the changes that have taken place in the community since the guidelines were established in 2003. There are significant upcoming opportunities including Central Avenue reconfiguration, 40th Avenue NE reconstruction, and implementation of city-wide policies, plans, and ordinances updates such as Complete Streets, Safe Streets for All, tree preservation and replanting standards that should be incorporated into the guidelines.

Currently, the design guidelines are broken down into three separate districts:

1. The Central Business District, extending from 37th to 42nd Avenues.
2. 40th Avenue Design District, extending from 40th Avenue from University to Central.
3. Highway District, extending along Central Avenue from 42nd Avenue north to the City boundary.

The Design Guidelines go into more detail about the three districts, but there has been discussion about whether those descriptions are accurate or if there should be edits to incorporate the development and trends that have occurred over the last 20 years. One item to consider is the establishing of a University Avenue District as this is a portion of the City that has a unique combination of commercial and housing uses along with a frontage road that could be better served by having design guidelines tailored to the needs of those properties.

Other items that should be included in any discussion about updates to the Design Guidelines:

- Building Placement
- Primary Facades and Roof Treatments
- Building Height, Width and Façade Articulation
- Transparency: Window and Door Openings
- Window and Door Design
- Entries
- Rear Facades and Entries
- Building Materials
- Rooftop Equipment
- Building Colors and Architectural Detailing
- Site Design Guidelines including parking, screening, lighting, landscaping and site improvements
- Signage
- Pedestrian and Bicycle Access

ATTACHMENT(S):

Complete Streets Policy

Design Guidelines

Tree Preservation and Replanting Standards Ordinance