

CHAPTER 2:

Commercial, Mixed Use, and Multifamily

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2.A. Applicability

This chapter applies to commercial, mixed-use, and multifamily development. Also see **Chapter 1 Section A Applicability**.

2.B. Site Planning

2.B.1. Dimensional Standards

Table 2.B.1-1 Dimensional standards:

Standard	Requirement
Multi-Family - Minimum Open Space	150 square feet of on-site open space per multi-family dwelling unit
Non-Residential – Minimum Open Space	Open space equal to at least 1% of the ground floor non-residential building footprint plus 1% of the “site area.”
Pathways thru Parking	At least every four rows or at least every 180 feet
Landscaping in Common Parking Areas	Lots with 20 or more parking stalls require one tree for every 10 parking stalls and planting areas of 20 square feet per parking stall
Garages	Within 10 feet of sidewalk edge, must include screening

2.B.2. Relationship to Street Front

INTENT:

- To create an active, safe pedestrian environment throughout Tumwater, and especially in key, designated areas.
- To design sites and orient buildings to enhance the property’s visibility, attractiveness, and interaction with its adjoining streetscape.
- To establish a visual identity for Tumwater’s neighborhood centers.
- To create a hierarchy of streets and block fronts.

SUMMARY AND APPLICABILITY

The maps in **Appendix A: Street Designations** designate streets as Pedestrian-Oriented Streets (blue lines) and Signature Roads (purple lines). This section summarizes the purpose and guidelines for these street designations.

Pedestrian-Oriented Streets

Pedestrian-Oriented Streets are intended to be the most vibrant and activated areas in the city. Storefronts or other active ground floors enclose the street to create the sense of an outdoor room. These are also often designated at street corners to anchor neighborhoods with human-scale development.

Special street front guidelines apply to Pedestrian-Oriented Streets, as stated in **Guidelines 2.B.2.1 through 2.B.2.7 below**. Properties on Pedestrian-Oriented Streets must adhere to the basic citywide design guidelines, the **Section 2.B.2 Pedestrian-Oriented Streets** street front guidelines, and the following guidelines with special provisions for Pedestrian-Oriented Streets:

- **2.C.2.1 Pedestrian-Oriented Open Space** (where buildings are set back from the right-of-way),
- **2.E.4.1 Pedestrian-Oriented Facades**,
- **2.E.5.1 Buildings Corners**, and
- **2.E.6.1 Building Design Details**.

In addition, **2.E.3.1 Scale of Large Buildings**, **2.E.7.1.e Building Materials**, and **2.E.9.1.h Principal Building Entrances** have heightened requirements for Pedestrian-Oriented Streets.

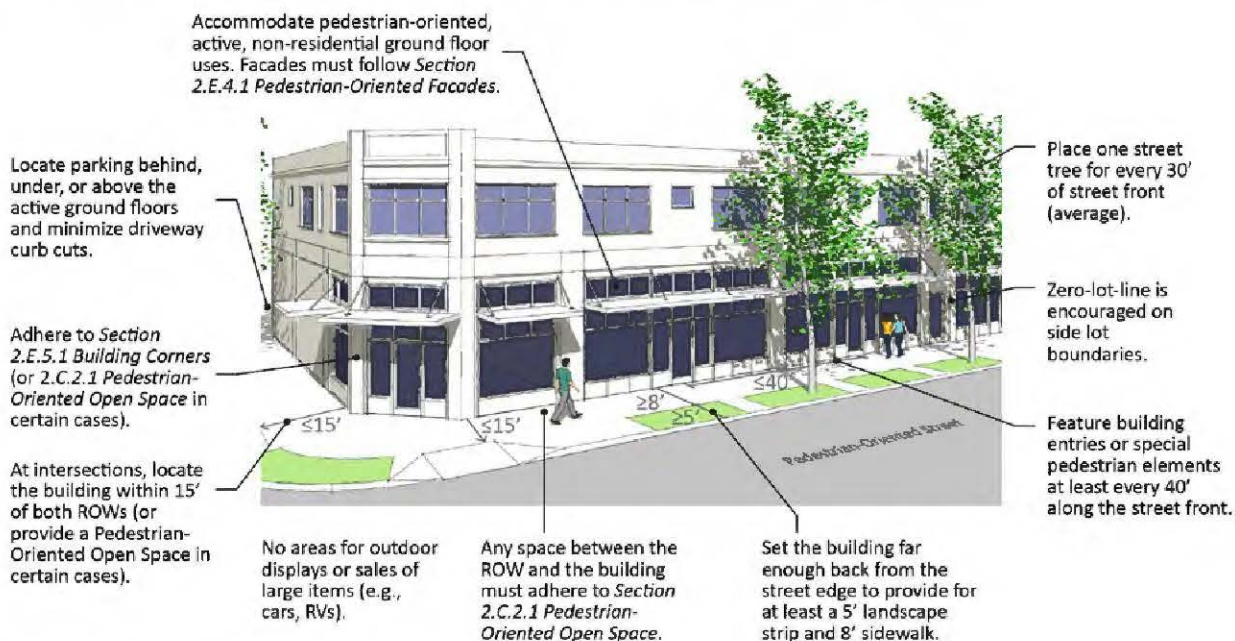


Figure 2.B.2-1. Pedestrian-Oriented Street requirements summary

Signature Roads

This designation supports a diversity of development edges that contribute to the visual character of the street, enhance the pedestrian environment, and connect to the lively corners at the Pedestrian-Oriented Streets. In residential areas, it ensures that residential units have a relationship to the street, making the street comfortable and safe for pedestrians and residents. In commercial and mixed-use areas, it maintains an attractive development edge relatively close to the right-of-way.

Special street front guidelines apply to Signature Roads, as stated in the **2.B.2.1** through **2.B.2.7** standards below. These allow slightly more flexibility than a Pedestrian-Oriented Street while being more specific than the basic guidelines. Properties on Signature Roads must adhere to the basic citywide design guidelines, the Section **2.B.2** Signature Roads street front standards, and the special provisions for Signature Roads in **2.E.5.1 Building Corners**. In addition, **2.E.3.1 Scale of Large Buildings** has heightened requirements for Signature Roads.

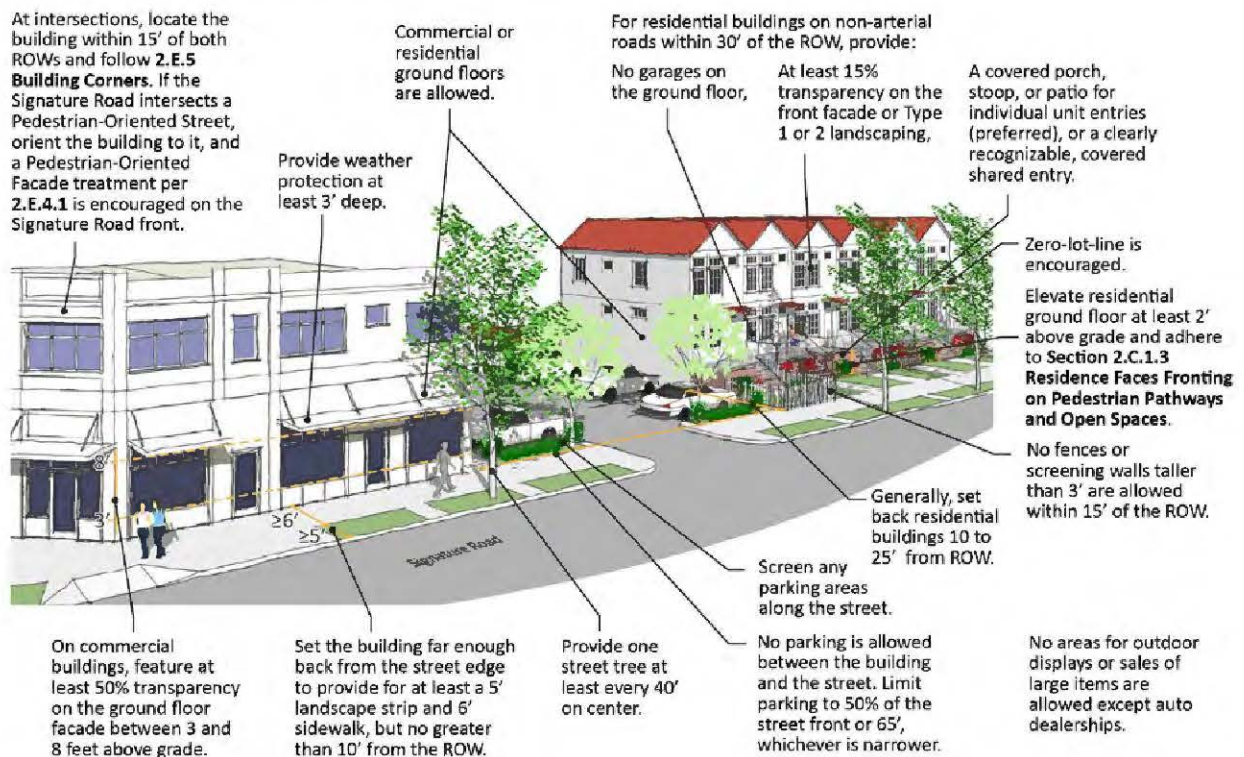


Figure 2.B.2-2. Signature Road requirements summary

STANDARDS/GUIDELINES:

2.B.2.1. Ground floor uses

- On **Pedestrian-Oriented Streets**, active ground floors with pedestrian-oriented non-residential uses are required. Ground floors may include retail, restaurants, office, innovation spaces (e.g., “makers spaces” and small business incubators), galleries, sports clubs, hotel lobbies, and other commercial uses.

- b. On **Signature Roads**, ground floors may be commercial or residential.

2.B.2.2. Appearance

- a. On **Pedestrian-Oriented Streets**, development must adhere to the following:
 - (1) Ground floors must feature:
 - i. Pedestrian-Oriented Facades per **Section 2.E.4.1** along the street,
 - ii. Building or storefront entries, small open spaces, or special features approved by the Director at least every 40 feet along the street front may suffice instead of entries per the Director's determination, and
 - iii. Areas between the street right-of-way and the front building façade must be a Pedestrian-Oriented Open Space per **Section 2.C.2.1**.
 - (2) Areas for outdoor displays or sales of large items (e.g., cars, RVs) are prohibited. Outdoor displays that are returned to the building's interior (e.g., sidewalk displays) are acceptable.
 - (3) Unpainted chain link fences are prohibited. Also see TMC 18.46 fence standards.
- b. On **Signature Roads**, development must adhere to the following:
 - (1) **Commercial** building facades facing the Road(s) and located within 15 feet of the ROW must feature:
 - i. At least 50% transparency on the ground floor façade between 3 and 8 feet above grade, and
 - ii. Weather protection at least 4 feet deep.
 - (2) **Residential** buildings on **non-arterials** located within 30 feet of the ROW must feature (note, the following are in addition to the guidelines that all residential buildings follow, such as **2.C.1.3 Residence Faces Fronting on Pedestrian Pathways and Open Spaces**):
 - i. No garages or storage space along the front façade on the ground floor,
 - ii. At least 15% transparency on the front façade or Type 1 or Type 2 landscaping per TMC 18.47.040,
 - iii. A covered porch, stoop, or patio for individual unit entries (preferred), or a clearly recognizable, covered shared entry.
 - (3) Areas for outdoor displays or sales of large items are prohibited, except auto dealerships and similar facilities are allowed.
 - (4) No fences or screening walls taller than 3 feet are allowed within 15 feet of the ROW. Also see TMC 18.46 fence standards.
 - (5) Unpainted chain link fences are prohibited in front yards.

2.B.2.3. Parking orientation

- a. On **Pedestrian-Oriented Streets**, all parking must be located behind, underneath, or above active ground floors and accessible via an alley or shared driveway (if available) to minimize curb cuts on the Pedestrian-Oriented Street.
- b. On **Signature Roads**, all parking must be located beside, behind, underneath, or above the ground floor use facing the street (i.e., no parking is allowed between the building and the street). Parking is limited to 50% of the street front or 65 feet, whichever is narrower. Any parking areas along the street must be screened (see **Section 2.D.2.2**).
- c. On all other streets and roads, minimizing large parking lots between the building front and the street is encouraged but not required.
- d. On-site parking may be supplemented with on-street parking along the development frontage, where consistent with the City's Transportation Plan and authorized by the Public Works Director.

2.B.2.4. Corners

- a. On **Pedestrian-Oriented Streets** at a street and/or trail intersection, a building must be located within 15 feet of both ROWs and follow **Section 2.E.5 Building Corners**. Alternatively, a Pedestrian-Oriented Open Space (see **Section 2.C.2.1**) may be provided on one corner of the intersection unless the Director determines that additional corners are appropriate for public space.
- b. On **Signature Roads** at a street and/or trail intersection, a building must be located within 15 feet of both ROWs and follow the **2.E.5 Building Corners** standards. If the Signature Road intersects a Pedestrian-Oriented Street or trail, the building must orient toward the Pedestrian-Oriented Street or trail, and additional **Pedestrian-Oriented Façade (2.E.4.1)** treatment is encouraged on the Signature Road front.

2.B.2.5. Space between building and street edge

Note, also see TMC Title 18 for setback requirements.

- a. On **Pedestrian-Oriented Streets**, development setbacks are as follows:
 - (1) Front minimum: Enough to allow for 13-foot for a sidewalk and planting area (i.e., space between building façade and edge of street). (See **2.B.1.6 Streetscape** below for more detail.)
 - (2) Side: Zero-lot-line is encouraged.
- b. On **Signature Roads**, development setbacks are as follows:
 - (1) **Commercial and mixed use** buildings requirements:
 - i. Front maximum: 10 feet from the right-of-way.
 - ii. Front minimum: Enough to allow for -11-foot for a sidewalk and planting area (i.e., space between building façade and edge of street). (See **2.B.1.6 Streetscape** below for more detail.)

- (2) **Residential** building requirements:
 - i. Front maximum: 25 feet (10 to 15 feet is preferred)
 - ii. Front minimum: 10 feet (unless Director approves a design that accomplishes the public to private transition goals in a narrower or no setback (e.g., with a recessed entry and ground floor windows above eye level)). Note, porches and stoops may protrude into the setback.
 - iii. Side: Zero-lot-line is encouraged in multifamily zones.
- (3) **Exceptions:** Departures from maximum setbacks may be allowed to preserve existing large trees.

2.B.2.6. Streetscape

- a. On **Pedestrian-Oriented Streets**, development must adhere to the following streetscape standards:
 - (1) Landscape strip between sidewalk and street:
 - i. Minimum 5 feet unless the Director determines that trees in grates meet the intent of buffering pedestrians from the street and enclosing the street with trees. The Director will identify the street edge if there is none existing or if there is a planned street improvement.
 - ii. The planting strip must include at least one street tree for every 30 feet of street front (average) and ground cover or shrubs conforming to standards in **Section 2.C.3.2.**
 - (2) Sidewalk: Minimum 8 feet clear walking space. If a building more than 3 stories tall abuts the sidewalk, there must be either an additional 3 foot vegetative strip between the sidewalk and the building or the sidewalk width increased 3 additional feet.
- b. On **Signature Roads**, development must adhere to the following streetscape standards:
 - (1) Landscape strip between sidewalk and street:
 - i. Minimum 5 feet unless the Director determines that trees in grates meet the intent of buffering pedestrians from the street and enclosing the street with trees. The Director will identify the street edge if there is none existing or if there is a planned street improvement.
 - ii. Street trees provided at least every 40 feet (average) on center
 - (2) Sidewalk: Minimum 6 feet clear walking space. If a building more than 3 stories tall abuts the sidewalk, there must be either an additional 3 foot vegetative strip between the sidewalk and the building or the sidewalk width increased 3 additional feet.

2.B.2.7. Public to private transition

- a. On **Signature Roads**, residential ground floors with individual unit entries (in addition to adhering to **Section 2.C.1.3 Residence Faces Fronting on Pedestrian Pathways and Open**

Spaces) must be raised at least 2 feet above the sidewalk grade and basement unit floors must be at least 2 feet below the sidewalk grade unless the Director determines it infeasible.

2.B.3. Pedestrian Circulation – Site Planning

INTENT:

- To improve the pedestrian environment by making it easier, safer, and more comfortable to walk between businesses and residences, on street sidewalks, to transit stops, and through parking areas.
- To provide pedestrian facilities such as sidewalks, crosswalks, and bus shelters connecting to all modes of transportation.
- To provide convenient pedestrian circulation connecting all on-site activities to adjacent pedestrian routes and streets.
- To provide access to transit and services.

STANDARDS/GUIDELINES:

2.B.3.1. Pedestrian circulation in non-residential and mixed-use projects

Provide safe, convenient and universally accessible pedestrian circulation for all users. Specifically:

- a. Where feasible, provide pedestrian access onto the site from all streets on which the use is located.
- b. Buildings must include universally accessible, convenient, clearly identified pedestrian entries.
- c. Building entrances must be oriented to and visible from a



Figure 2.B.3.1-1. Provide pedestrian access to the site from the street

public ROW unless the entrance is oriented to a publicly accessible open space. In either case, a clear pedestrian route must connect the public right-of-way and primary building entrances.

- d. For developments with multiple buildings, provide for pedestrian circulation between all buildings and conform to guidelines in **Section 2.C.1**.
- e. New commercial developments must provide direct pedestrian access to adjacent properties if the Director determines it is feasible and desirable. The intent of this requirement is to allow for pedestrian access between adjacent commercial developments. Direct pedestrian access to an abutting residential, industrial, or other zone is not required unless the Director determines it benefits both uses.

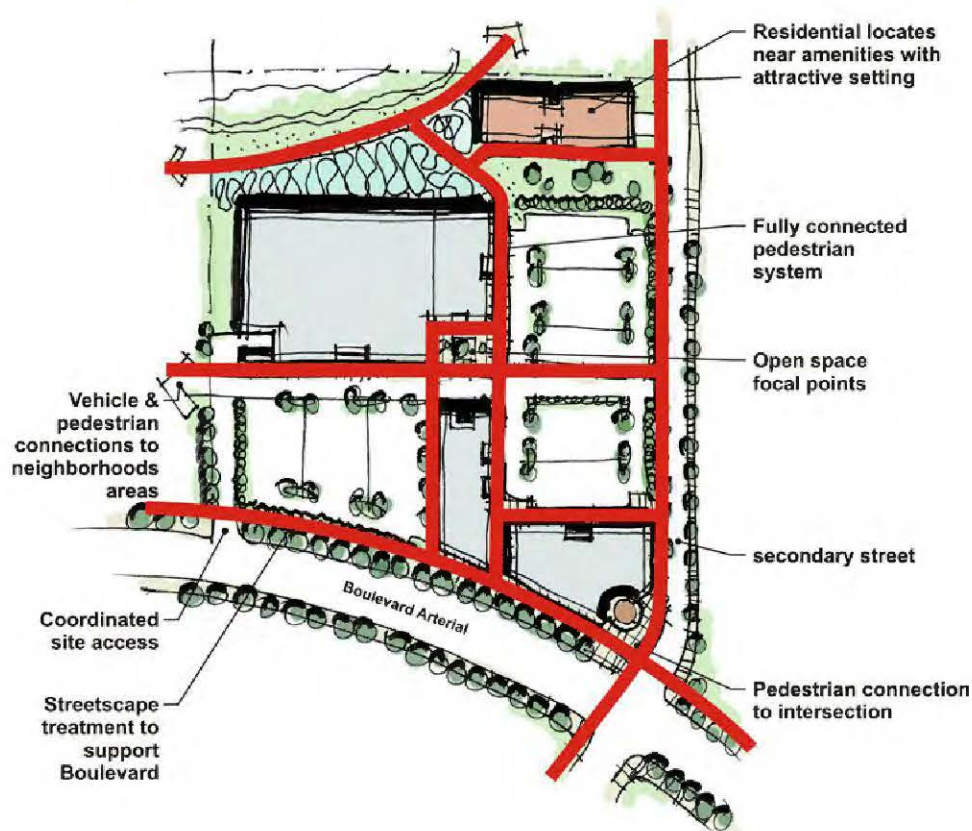


Figure 2.B.3.1-2 Internal and external pedestrian connections are important.

- f. Direct pedestrian access shall be provided to adjacent publicly accessible parks, open space, and trails, and transit, rideshare and bicycle storage facilities.
- g. New developments shall provide for the opportunity for future pedestrian connections to adjacent properties through the use of pathway stub-outs, building configuration, and parking area layout. Remodels of existing facilities are encouraged to provide these opportunities, where feasible.
- h. Shared pedestrian access, if provided in close proximity to the street, is allowed. One scenario where this would likely be used is where two buildings are built abutting each other and their entrances are directly next to each other at the lot line. The pedestrian

access between the two could be a shared inset building entrance area that both businesses can use while still having individual doors to each structure.

See also **Section 2.C Pedestrian Access, Amenities, and Open Space Design** and **2.B.4** below.

2.B.3.2. Pedestrian circulation in residential development

- a. Pathways between dwelling units and the street are required. Such pathways between the street and buildings fronting on the street should be in a straight line. Exceptions may be allowed by the Director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.



Figure 2.B.3.2-1. Direct pathways between the street and dwelling units are required.

- b. The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting the street, the sidewalk may be used to meet this standard. For multifamily developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required.
- c. Direct pedestrian access shall be provided to adjacent publicly accessible parks, open space, and trails, and transit, rideshare and bicycle storage facilities.
- d. External stairways or elevated walkways which provide pedestrian access to dwelling units located above the ground floor are prohibited. The director may allow exceptions for external stairways or walkways located in or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard. This is not intended to prohibit skywalks or pedestrian bridges between buildings.



Figure 2.B.3.2-2. Elevated external walkways such as this are not allowed.

2.B.3.3. Adequate sidewalks and landscape along street

Pedestrian-Oriented Streets and Signature Roads must adhere to **2.B.1.6 Streetscape**.

Development along other streets must provide for frontage improvements consistent with the City's Transportation Plan.

2.B.4. Vehicular Access and Circulation

INTENT:

- To provide better connectivity between sites for more efficient circulation and to ease congestion.
- To minimize cut-through traffic in residential neighborhoods.
- To provide safe and convenient vehicular access routes through large areas by connecting public and/or private roadways and access-ways.
- To enhance the visual character of interior access roads.
- To minimize conflicts with pedestrian circulation and activity.
- To enhance the safety and function of public streets.
- To provide access management on congested streets; i.e., to reduce turning movements that increase congestion and reduce safety.
- To support transit services.

STANDARDS/GUIDELINES:

See also **Section 2.D. Parking Design** and **Guideline 2.B.1.3 Parking Orientation** for standards related to parking lot location.

2.B.4.1. Inter-site Connectivity

The provision of through vehicle access connections between commercially or non-residentially zoned properties is required except in rare instances where the Director determines it is infeasible or undesirable. Such access may be in the form of a dedicated or private alley, connected or shared parking lots, shared driveways, or similar features. The intent of this guideline is to provide greater connectivity to facilitate future access to all properties and provide better vehicular circulation. This guideline is not required if the Director determines that such a vehicle connection would significantly hamper safe pedestrian movement.



Figure 2.B.4.1-1. Joint parking with shared access (orange arrows) has been an important asset for Lake City Way businesses.

2.B.4.2. Internal Roadways and Vehicular Circulation

- a. Provide street trees and sidewalks on all internal access streets (i.e., through vehicle access connections on sites with any dimension 400 feet or greater) to increase their function and appearance. In **non-residential** zones, sidewalks on internal streets must have at least 8 feet of clear walking width with planting strips between the sidewalk and street edge at least 4 feet wide and 1 street tree for every 30 feet of street frontage. Sidewalks are required on both sides of the street unless alternative continuous pedestrian access is available for all buildings. If on-street parking is provided and rainwater drainage treated elsewhere, then the planting strip may be in the form of tree pits within the pavement but there must be at least 50 square feet of planting area or permeable pavement per tree to support root functions. The Director may require wider sidewalks in situations with high pedestrian volumes. In **residential** zones, sidewalks on internal streets must have at least 5 feet of clear walking width with at least 4-foot wide planting strips between the sidewalk and the street edge and one street tree for every 30 feet of street frontage.

See **Section 2.F.1** regarding lighting.



Figure 2.B.4.2-1. Two internal road examples. Juanita Village's internal roadways (left) are one model for circulation on large sites. Note the on-street parking, crosswalks, wide sidewalks, street trees, signage, and pedestrian lighting. The example on the right features a narrower road section with pedestrian amenities and crossing.

- b. Include traffic calming measures such as small traffic circles, raised crosswalks and curb extensions (sidewalk bulbs) to reduce vehicle speed and increase safety.
- c. Primary vehicular access to corner lots shall be located sufficiently distant from the intersections to minimize traffic conflicts.
- d. The Director may require modification of proposed vehicle access points and internal circulation in order to minimize the potential for cut-through traffic in residential neighborhoods. Specifically, access connecting nearby roads may be required.



Figure 2.B.4.2-2 pedestrian-oriented access streets are usually needed to provide good circulation to and through large sites.

2.B.4.3. Drive-Through Facilities

Where allowed, drive through facilities (e.g., drive-up windows) must comply with the standards in TMC 18.43.075.

2.B.5. Lots with Multiple Buildings or with a Total Area Greater than 2 Acres

INTENT:

- To create integrated development plans and phasing strategies.
- To reduce negative impacts to adjacent properties.
- To enhance pedestrian and vehicular circulation.
- To encourage transit use.
- To provide usable open space.
- To create focal points for pedestrian activity for developments.
- To enhance the visual character of the community.

STANDARDS/GUIDELINES:

2.B.5.1. Unified Site Plans

Development at sites with two or more buildings or properties larger than 2 acres in area shall demonstrate that the project is based on a unified site plan that meets the following criteria:

- a. Incorporates open space and landscaping as a unifying element.
- b. Provides pedestrian paths or walkways connecting all businesses and the entries of multiple buildings.
- c. Provides for safe, efficient internal vehicular circulation that does not isolate the buildings.
- d. Integrates any required open space as a central or unifying element.
- e. Takes advantage of special on-site or nearby features.



Figure 2.B.5.1-1 An example of a site plan illustrating requirements of Guideline 2.B.4.1.

- f. To achieve direct, safe and comfortable pedestrian connections, building entrances must not be focused around a central parking area but be connected by a pathway system and/or open space(s), unless the Director determines this infeasible or undesirable (e.g., on small sites with 40 or less parking stalls).
- g. A development may provide a major public entry serving several shops rather than providing a separate storefront entry for all shops. If the development employs the combined-entry option, then it must be at least 15 feet wide, with special entry features such as weather protection and pedestrian lighting.
- h. See also **Guideline 2.B.8.1 Non-Residential Open Space** requirements.

2.B.6. Service Areas and Mechanical Equipment

INTENT:

- To minimize adverse visual, olfactory, or auditory impacts of mechanical equipment, utility cabinets and service areas at ground and roof levels.
- To provide adequate, durable, well-maintained, and accessible service and equipment areas.
- To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

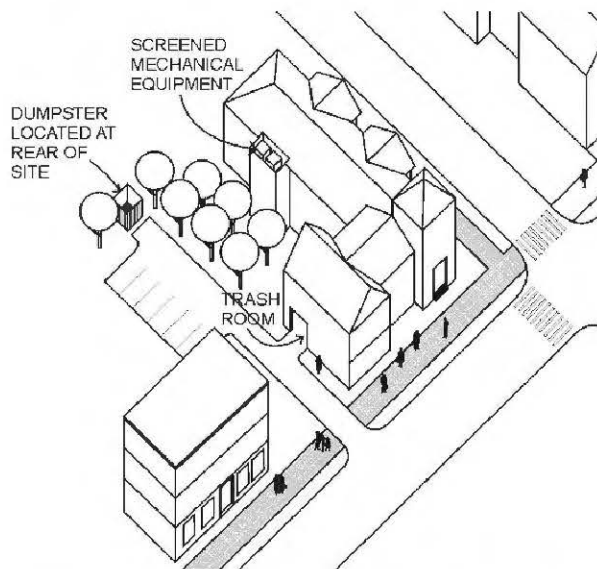


Figure 2.B.6.1-1. Locate service elements to reduce impacts on the residential and pedestrian environment, and provide appropriate enclosure.

STANDARDS/GUIDELINES:

2.B.6.1. Service Areas, Utilities, and Mechanical Equipment

Reduce impacts of refuse containers and storage areas through the following implementation measures:

- a. Service areas (loading docks, trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas) shall be located to avoid negative visual, auditory (noise), olfactory, or physical impacts on the street environment and adjacent residentially zoned properties. The City may require evidence that such elements will not significantly impact neighboring properties or public areas. (For example, the City may require noise damping specifications for fans near residential zones.) Service areas shall be sited for alley access if available.
- b. Exterior loading areas for commercial uses shall not be located within 20 feet of a single family residentially zoned property, unless the Director finds such a restriction does not allow feasible development. In such cases, the areas and drives will be separated from the residential lot by a masonry wall at least 8 feet high. Internal service areas may be located across the street from a single family residential zone.
- c. Service areas must not be visible from the sidewalk and adjacent properties. Where the City finds that the only option for locating a service area is either visible from a public right-of-way or space or from an adjacent property, the area must be screened with either landscape or structural screening measures provided in Section 2.B.5.2.
- d. Ground-mounted mechanical equipment must be located and screened to minimize visual and noise impacts to pedestrians on streets and adjoining properties
- e. Roof-mounted mechanical equipment must be located and screened so the equipment is not visible from the ground level of adjacent streets or properties within 20 feet of the structure. Match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby. If the adjacent street or properties are topographically higher than the lot ground level so that complete screening is not feasible, equipment location and screening should be used to hide the equipment to the maximum extent practical.

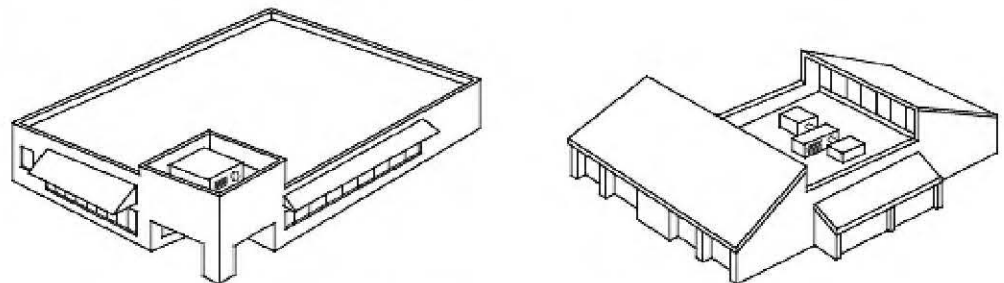


Figure 2.B.6.1-2. Examples of how to screen roof-mounted mechanical equipment.

- f. Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so they are not visible from adjoining properties and nearby streets.

Other provisions of Section 2.B.5 notwithstanding, service areas used by residents shall be located to avoid entrapment areas and other conditions where personal security is a

problem. The Director may require pedestrian-scaled lighting or other measures to enhance security.

While exterior service areas must be screened, screening requirements may be reduced by the Director at access points for service areas inside buildings.

In addition to the required screening, art work such as paint schemes or coverings that help to blend the equipment into the background may also be utilized.

- g. Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc to meet State law provisions (WAC 173-60).
- h. All service connections and on-site utilities including wires and pipes must be located underground. Meters may be attached to buildings. Project proponents are required to coordinate with the local electric utility provider to locate electrical service facilities in the least obtrusive way.



Figure 2.B.6.1-3. Place utility meters in less visible locations. Note that this example is acceptable on a service alley but not near a street or residential walkway.

2.B.6.2. Screening of Service Areas and Mechanical Equipment

Where screening of service areas is called for, adhere to the following:

- a. A structural enclosure shall be constructed of masonry, heavy-gauge metal, or decay-resistant composite wood and have a roof. The walls must be sufficient to provide full screening from the affected roadway or use. The enclosure may use overlapping walls to screen dumpsters and other materials (see photos). Gates shall be made of heavy-gauge, site-obscuring material.
- b. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.
- c. The service area shall be paved.

- d. Weather protection of recyclables, trash, and compost/yard waste shall be ensured by using weather-proof containers or by providing a roof over the storage area.
- e. In addition to the required screening, art work such as paint schemes or coverings that help to blend the equipment into the background may also be utilized.

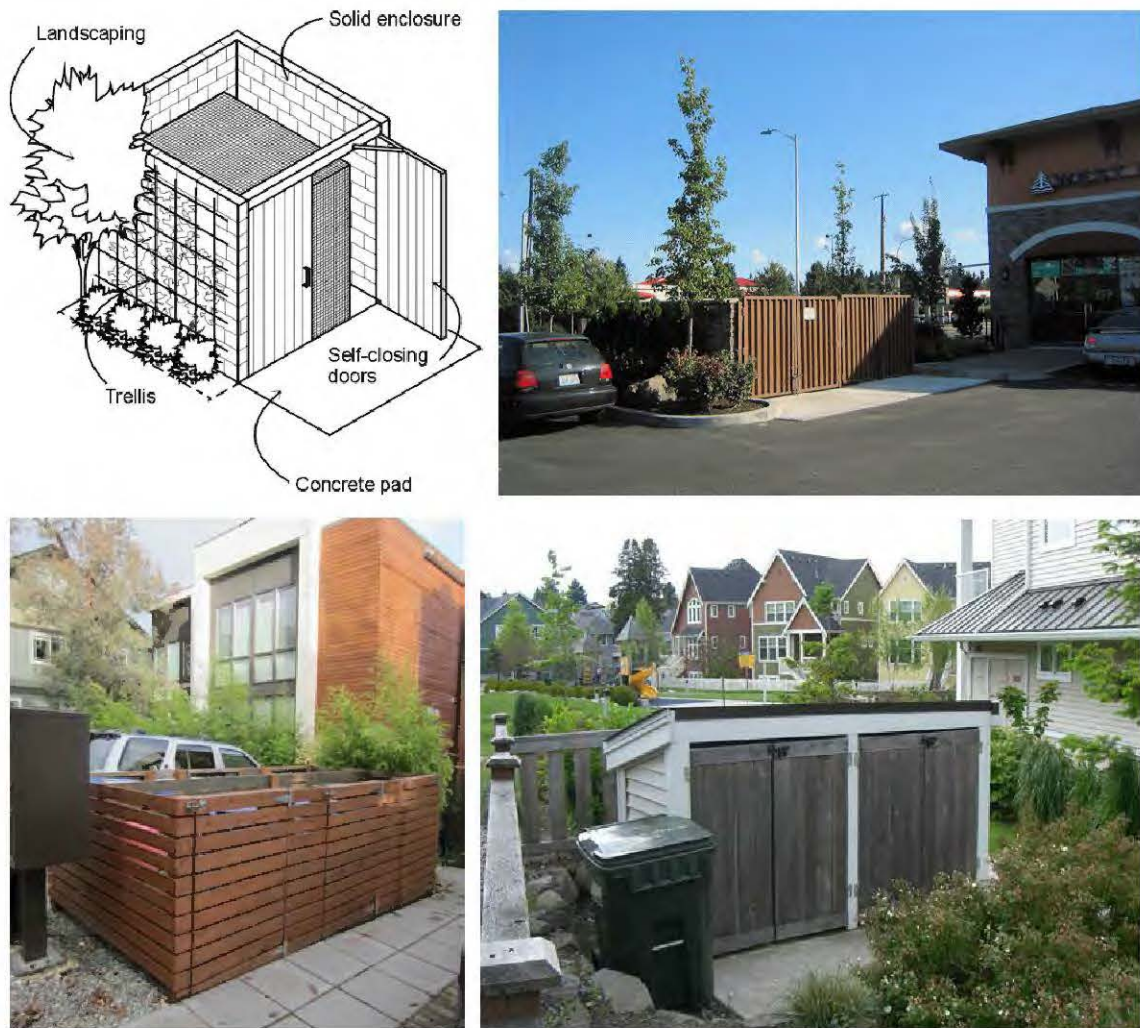


Figure 2.B.6.2-1. Examples of acceptable dumpster enclosures.

2.B.7. Stormwater Facility Planning

INTENT:

- To comply with stormwater management requirements as outlined in the Tumwater Drainage Manual and the City's NPDES permit, which requires Low Impact Development measures to be applied unless it is documented to be infeasible.
- To integrate low impact development stormwater management/water quality systems into the site design as an amenity.
- To reduce the economic burden of stormwater management systems on developments.
- To encourage creative use and cost-effective stormwater management solutions for new development.

STANDARDS/GUIDELINES:

2.B.7.1. Compliance with City Stormwater Manual.

Adhere to the City of Tumwater Stormwater Management (SWM) standards in TMC 13.12.020. The following guidelines are intended to supplement the SWM regulations.

2.B.7.2. Integration of Stormwater Facilities into Site Design

Where feasible, integrate biofiltration swales, rain gardens, stormwater planters, and other low impact development stormwater management measures into the overall site design. Manage stormwater as close to its origin as possible by utilizing small scale, distributed hydrologic controls. Locate them so they don't impede pedestrian circulation. Examples of filtration methods are listed below:

- a. Incorporate the biofiltration system, including low-impact development (LID) features, as part of the landscape features of the development. If the biofiltration system is incorporated into the landscaping of the site's open space, then, upon approval of the Director, the stormwater facility may be counted as part of the required open space or landscaping.
- b. Maximize retention of native forest cover and vegetation and restore disturbed vegetation to intercept, evaporate and transpire precipitation.
- c. Preserve permeable, native soil, and enhance disturbed soil to store and infiltrate stormwater.
- d. Reduce hard surfaces, total impervious surface areas and increase retention of native vegetation.



Figure 2.B.7.1-1 A preferred method of handling stormwater is through retention systems, such as rain gardens, incorporated as site amenities. Other low-impact development techniques are encouraged, and in many cases, required.

- e. Locate biofiltration swales, ponds, or other approved biofiltration systems as part of a landscape screen.
- f. Where topography is favorable, locate the biofiltration swale, wet pond, or other approved biofiltration system within the paved parking or service area to, and integrate it into the required internal parking area landscaping. Consider use of permeable pavements and asphalts to reduce impervious areas.
- g. Use native, drought tolerant plants and/or appropriate plant species as approved by the Director.
- h. Include the stormwater facility as an amenity.



Figure 2.B.7.1-2: Example flow control system incorporated into the site design as an amenity, High Point West, Seattle

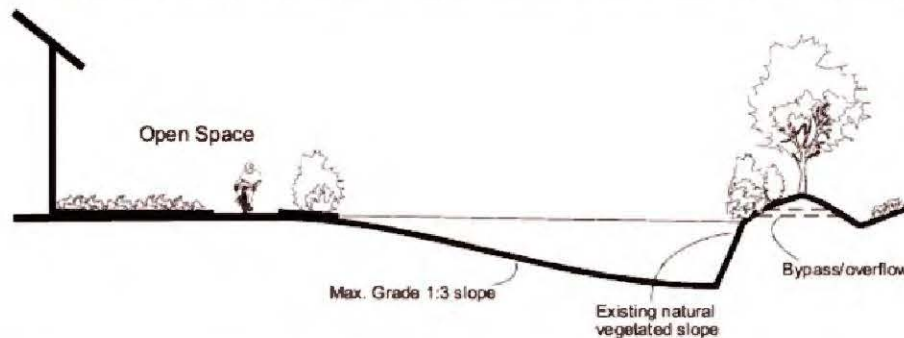


Figure 2.B.6.1-3. Examples of stormwater facilities treated as amenities.

2.B.8. Multifamily Open Space

INTENT:

- To create useable space that is suitable for leisure or recreational activities for residents.
- To create open space that contributes to the residential setting.

STANDARDS/GUIDELINES:

2.B.8.1. Amount of Required Residential Open Space

All multifamily residential development must provide 150 square feet of on-site open space per dwelling unit. Acceptable types of open space include:

- Common Open Space.** Where accessible to all residents, common outdoor open space may count for up to one hundred percent of the required open space. "Common outdoor open space" includes landscaped courtyards or decks, entrance plazas, gardens with pathways, children's play areas, pools, water features, accessible areas used for storm

water retention or other multipurpose recreational and/or green spaces. Special requirements for common open spaces include the following:

- (1) Required setback areas shall not count toward the open space requirement.
- (2) Space shall have a minimum dimension of fifteen feet to provide functional leisure or recreational activity.
- (3) Space shall feature paths or walkable lawns, landscaping, seating, lighting, play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.
- (4) Common space shall be separated from ground level windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the city that enhance safety and privacy for both the common open space and dwelling units.
- (5) The space should be oriented to receive sunlight, face east, west or preferably south, when possible.

The space must be accessible from the dwelling units and, as appropriate, from public streets and sidewalks. The space must be oriented to encourage activity from local residents.





Figure 2.B.8.1-1. Good examples of common open space, including street level courtyards (pictures on top and right), a children's play area (lower left), and a pedestrian corridor (top and upper left).

- b. **Balconies.** Individual balconies or patios may be used for up to fifty percent of the required open space. To qualify as open space, balconies or patios must be at least thirty-five square feet, with no dimension less than five feet.
- c. **Rooftop Decks and Terraces.** Decks and terraces may be used to meet up to fifty percent of the required open space, provided the following conditions are met:
 - (1) Space must be accessible to all dwelling units and ADA compliant.
 - (2) Space must provide amenities such as seating areas, landscaping, and/or other features that encourage use as determined by the city.
 - (3) Space must feature surfacing which enables residents to use the open space.
 - (4) Space must incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.
- d. On-site indoor recreation areas may be used to meet up to twenty-five percent of the required open space provided the following conditions are met.
 - (1) Space must be accessible (ADA) and walkable to all dwelling units.
 - (2) The space is designed for and includes equipment for a recreational use (e.g., exercise, group functions, etc.).
- e. Natural areas, wetlands, and buffers with mature vegetation may count for up to 50% of the required open space.

2.B.9. Non-Residential Open Space

INTENT:

- To enhance the development character and attractiveness of non-residential development.
- To increase pedestrian activity and amenity for shoppers
- To mitigate the impacts of large commercial development, which can be auto-oriented, anti-pedestrian, and incompatible with the desired, mixed-use character of the mixed use zones.

STANDARDS/GUIDELINES:

2.B.9.1. Non-Residential Open Space Requirements

New developments with non-residential uses on sites with a total site area greater than 1 acre must provide open space equal to at least 1% of the ground floor non-residential building footprint plus 1% of the “site area.” The open space may be in the form of Pedestrian-Oriented Open Space (**Guideline 2.C.2.1**), garden, play area or other open space feature that serves both as a visual amenity and a place for human activity. Portions of sidewalks that are wider than 12’ and which meet the standards of Pedestrian-Oriented Open Space may be counted toward this requirement. For this specific guideline, “Site area” includes all land needed for the non-residential portion of the project including parking, service areas, access and required landscaping. The intent of this guideline is to provide for some outdoor space for activities or amenities that enhance the commercial activities, such as outdoor eating areas, display areas, seating, etc.



Figure 2.B.9.1-1. Well designed non-residential open space can be an important business attraction or employee amenity.

2.B.10. Site Planning for Security

INTENT:

- To increase personal safety and property security.

STANDARDS/GUIDELINES:

2.B.10.1. Prohibitions

In site development planning, avoid:

- a. Entrapment areas, where a person could become trapped with no exit route. Provide two means of egress from all outdoor spaces. Ensure entrapment conditions are avoided in the design of rooftop decks.
- b. Areas that are dark or not visible from a public space or right-of-way.
- c. Vegetation and fences that restrict visibility into occupiable open space, pathways and building entries.

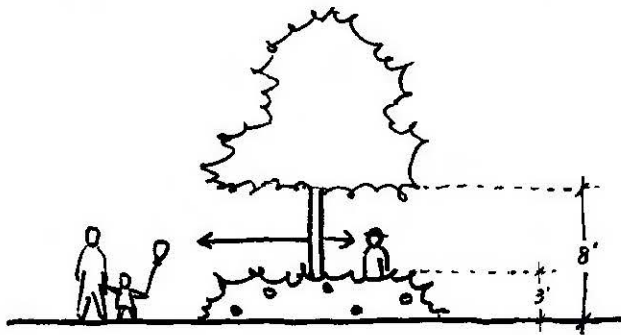


Figure 2.B.10.1-1. Keep landscaping open between 3 feet and 8 feet above grade where there is the need for visibility.

- d. Buildings, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.
- e. Screens or landscaping that blocks motorists' views of pedestrians crossing streets, driveways, and vehicular circulation areas.
- f. Where visibility is necessary to avoid creating an unsecure area to reduce the potential for pedestrian/vehicle collisions, do not plant vegetation that will obstruct views between 3 feet and 8 feet above the ground. (See **Figure 2.B.10.1-1.**)



Figure 2.B.10.1-2. Fences that prevent visibility from public ROW and open spaces can decrease security.

2.B.10.2. Desirable Elements

In the planning of the site and design of buildings and site elements, to the extent feasible provide for:

- a. “Passive surveillance,” the ability of people occupying buildings and public spaces to view all parts of accessible spaces.
- b. Security and pedestrian lighting per **Guideline 2.F.1.1.**

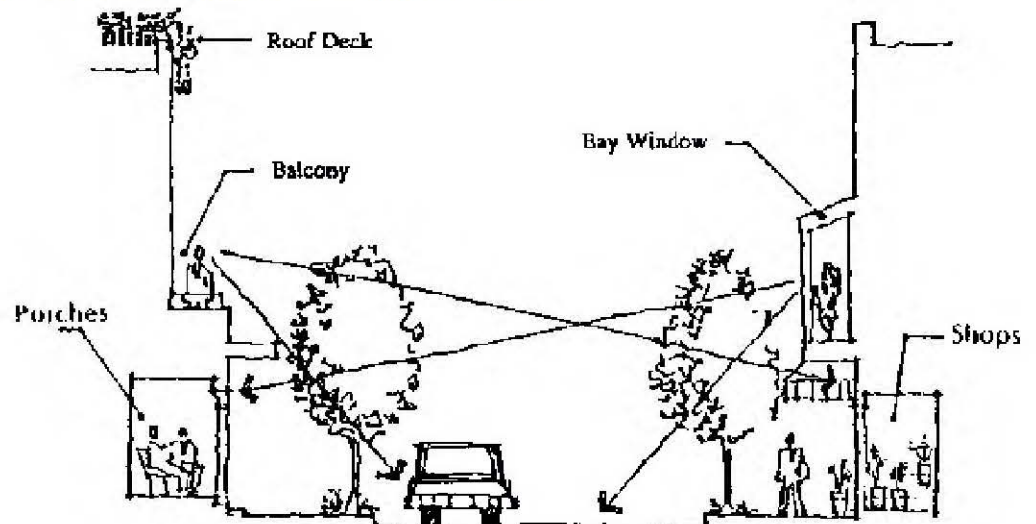


Figure 2.B.10.2-1. Passive surveillance or the ability of people in buildings or traveling along roadways to see outdoor spaces, increases security.

- c. Appropriate natural access control, that is, features that delineate where the general public should not enter without an invitation. For example, a low fence or hedge can indicate that people should not enter a yard or open space except through a gate or opening. Access control should not limit visibility or passive surveillance.
- d. Defining territory. This means clearly indicating through site planning and design measures what parts of the site are open to the public and what parts are not. For example, in commercial development, pedestrian-oriented elements and walkways

indicate that the public is welcome but fenced areas with a gate do not. Also, well maintained sites indicate that someone cares for the site and tends to discourage crime.



Figure 2.B.10.2-2. This residential complex incorporates passive surveillance, territorial definition, and good visibility and lighting to provide a more secure pathway and open space.

2.B.11. Special Guidelines for Ground-Related Residences

INTENT

- To ensure that townhouse developments enhance the character of the street.
- To reduce the impact of garages and driveways on the pedestrian environment.
- To reduce the apparent bulk and scale of townhouse buildings.
- To promote infill development compatible and complementary to the surrounding neighborhood.
- To promote attractive, safe and functional design that addresses the needs of future residents and is properly integrated into the surrounding neighborhood environment.

STANDARDS/GUIDELINES

2.B.11.1. Townhouse Street Fronts

The following applies to all ground-related units such as townhouses and zero-lot-line residences.



Figure 2.B.11.1-1. Desirable townhouse example. Units front on the street. Garages are off the alley.

- a. **Street access.** Townhouses and other ground-related residences fronting a street must all have individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited. The Director may allow exceptions to these rules depending on the nature of the site and where design treatments have been included to enhance the character of the street.
- b. **Pedestrian entries.** New developments must emphasize individual pedestrian entrances over private garages to the extent possible by using the following three measures:
 - (1) Provide a porch, at least 6 feet wide by 4 feet deep, or other architectural weather protection that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.
 - (2) Provide a planted area in front of each pedestrian entry of at least twenty square feet in area, with no dimension less than four feet. Provide a combination of shrubs or groundcover and a street tree.
 - (3) Set the garage door (if applicable) at least 5 feet further from the street than the building entrance.
- c. **Garage configuration.** For any townhouse configuration where the primary pedestrian access is off the same facade as vehicular access, developments shall incorporate single-width parking configurations for at least fifty percent of the units. This will minimize the impact of garage doors on the pedestrian environment. The director may grant departures to this provision provided design treatments effectively minimize the impacts of garage doors on the pedestrian environment.



Figure 2.B.11.1-2. Good and bad examples of garage/entry configurations. The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas de-emphasize the garage. In the bottom image, the lack of landscaping is a glaring omission.

2.B.11.2. Driveways on private internal streets

Where townhouse units are served by private internal streets, developments are encouraged to limit the depth of driveways between the streets and the garage wall to de-emphasize vehicular access. Driveway depths of five to ten feet are appropriate to allow the maneuverability and provide space to include the required landscaping and entry elements for each unit. The shallow width also discourages residents from parking cars in their driveways. By default, this encourages residents to keep their vehicles in their garage. Additional surface parking spots should be scattered around the development to provide space for guests.

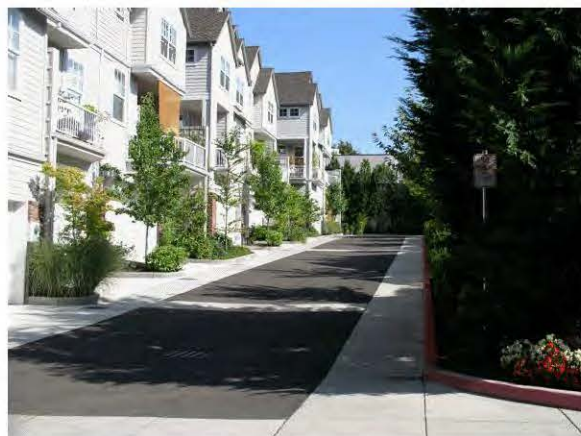


Figure 2.B.11.2-1. A good example of a landscaped alley.

2.C. Pedestrian Access, Amenities, and Open Space Design

2.C.1. Internal Pedestrian Paths and Circulation

INTENT:

- To provide safe and direct pedestrian access that accommodates all pedestrians, minimizes conflicts between pedestrians and vehicular traffic, and provides pedestrian connections to neighborhoods.
- To accommodate non-competitive/non-commuter bicycle riders who use bicycles on short trips for exercise, recreation and convenience.
- To provide attractive internal pedestrian routes that promote walking and enhance the character of the area.

STANDARDS/GUIDELINES:

2.C.1.1. Pedestrian Circulation – General Design

Figure 2.C.1.1-1. An example of an attractive pedestrian connection through a multi-family development.



- a. For safety and access, landscaping shall not block visibility to and from a path, especially where it approaches a roadway or driveway.
- b. Internal Pedestrian pathways (i.e. sidewalks and paths) shall be separated from structures at least 3 feet for landscaping except where the adjacent building features a pedestrian-oriented façade per **Section 2.E.4**. The Director may consider other treatments to provide attractive pathways. Examples include sculptural, mosaic, bas-relief artwork, or other decorative treatments that meet the guidelines intent. (Figure 2.C.1.1-1 provides one example.)

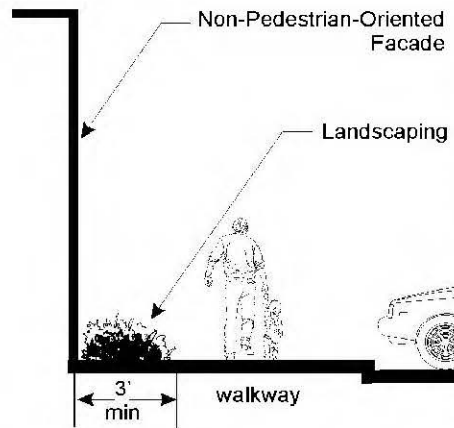


Figure 2.C.1.1-2 Provide landscaping between walkways and structures



Figure 2.C.1.1-3. Wall treatment to provide interest along a walkway

- c. For interior pathways, the applicant must demonstrate to the Director's satisfaction that the proposed pathway is of sufficient width to accommodate the anticipated number of users. For example, a 10- to 12-foot wide sidewalk can accommodate two couples passing one another. An 8-foot wide sidewalk will accommodate three persons walking abreast, while a 6-foot wide sidewalk will allow two individuals to pass comfortably. Along a commercial façade with ground floor entries, the pathway must provide for at least an 8 feet wide clear walking path. In residential areas, pathways must provide for at least a minimum of 5 feet clear walking path. If the pathway is between a façade with a primary building entry and a parking lot see **Guideline 2.C.1.2** below.
- d. Pathways must be American with Disabilities Act (ADA) compliant.

2.C.1.2. Pedestrian Circulation where Facades Face Parking Areas

In commercial settings where a building's main entrance faces onto a parking area rather than the street, provide wide pathways adjacent to the façades of retail and mixed-use buildings. Pathways along the front façade of mixed-use and retail buildings 100 feet or more in length (measured along the façade) that are not located adjacent to a street must be at least 12 feet wide to allow for 8 feet minimum unobstructed width and landscaping and include the following:

- a. Trees, as approved by the Director, must be placed at an average of 30 feet on-center and placed in grates. Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than 1 tree per 60 lineal feet of building façade must be provided.



Figure 2.C.1.2-1. Example of a successful pedestrian sidewalk between parking lot and storefront.

- b. Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width, the combined pathway and planting strip is at least 12 feet in width, and pedestrian paths provide access (i.e., cross the planting strip) between parking areas and the sidewalk at least every 20 feet. (See **Figure 2.C.1.2-1.**)
- c. Lighting must conform to **Section 2.F.1 Site Lighting.**

2.C.1.3. Residence Faces Fronting on Pedestrian Pathways and Open Spaces

The objective of this guideline is to ensure compatibility between publicly accessible spaces (e.g., sidewalks, paths, trails, parks, and common open spaces) and abutting residences. A delineated public to private transition provides privacy and security for residents, recreational opportunities for open space users, and attractive and safe public areas and residences. The guidelines apply to buildings facing public and private pathways but not necessarily to pathways to service areas.



Figure 2.C.1.3-1. A combination of low fences or landscaping and porches, stoops, or patios define the transition from public to private space.

- a. For residences with ground floor living spaces facing the publicly accessible space the building must feature at least one (and is encouraged to feature multiple) of the public/private space transition elements described below:
 - (1) **Deck or porch option.** Provide at least a 60 square foot porch or deck raised at least 1 foot above grade. The porch or deck must be at least 6 feet wide, measured perpendicular to the house face. (The deck may be recessed into the house floor plan so that deck does not extend from the house face a full 6 feet.) A low fence, rail, or planting 2 feet to 4 feet high is encouraged. A porch roof or

weather protection is optional.

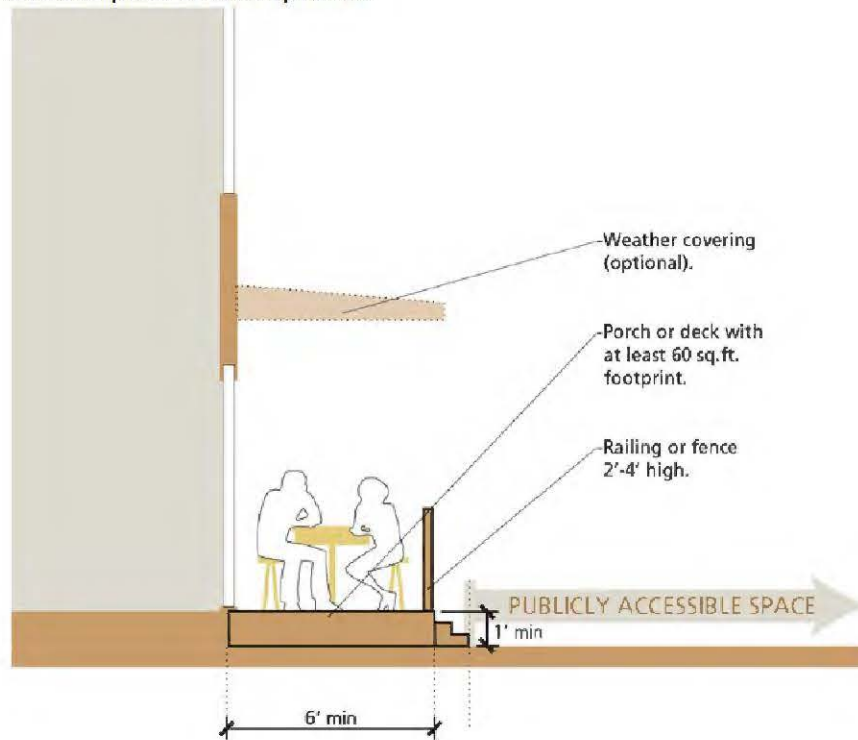


Figure 2.C.1.3-2. Deck or porch option for residence/publicly accessible space transition



Figure 2.C.1.3-3. The porches and landscaping elements provide a graceful and inviting transition from the public space to the private realm.

- (2) **Private open space option.** Provide at least a 10 foot wide private open space along the face of the residence. The space may be paved or landscaped. A fence, planting, or other landscape feature 2 to 4 feet high shall be provided.

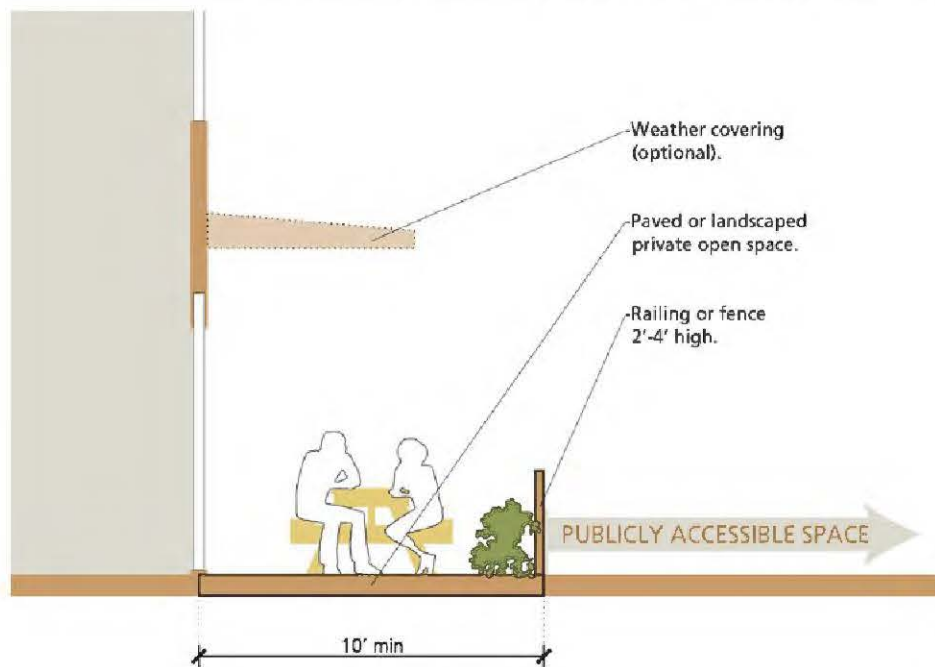


Figure 2.C.1.3-4. Private open space option for residence/publicly accessible space transition



Figure 2.C.1.3-5. Example of private back yards facing common open space in High Point, Seattle. Short fences delineate the transition from the semi-public open space to the semi-private back yard.



Figure 2.C.1.3-6. Private back yards are distinguished from the public park with plantings and short fences at this Columbus, OH park.

- (3) **Raised ground floor.** Raise the ground floor 2 to 8 feet above the pathway grade. If basement units with access from the pathway are provided, lower basement units at least 2 feet below the pathway grade. If this option is used, at least 50% of the units must be ADA accessible.



Figure 2.C.1.3-7. Raising the ground floor of residential units a few feet above grade adds privacy because pedestrians walking on the adjacent sidewalk cannot look directly into the living spaces. A small porch or stoop provides an intimate transition between public and private realms.

- (4) **Landscaped area.** For multifamily buildings with shared entries, an option is to provide a landscaped area at least 10 feet wide along the face of the building. The plantings must reach 3 feet high within three years after planting. If the residence's ground floor is at least 3 feet above the pathway grade, then the landscaped area may be reduced to 4 feet wide. This landscaped area option is not appropriate for individual ground-related units unless combined with one or more of the measures above.



Figure 2.C.1.3-8. Raised ground floor, porches, and landscaping signify the transition from public to private space, Rainier Vista, Seattle (image: Google Earth).

- (5) **Other** transition design measure(s) that adequately protects the privacy and comfort of the residential unit and the attractiveness and usefulness of the pathway at least as effectively as option 1 through 4 above, as determined by the Director.
- b. For residences that do not have ground floor living spaces facing the publicly accessible space, there should be at least a 5 foot planting strip along the base of the building with shrubs and small trees planted to form a continuous screen, at least 6' tall (three years after planting) along the building façade. The residence must have upper story windows or a balcony facing the open space, and there must be no "blank walls" facing the open space on any floor, except the ground floor when screened with the plantings as noted above.

The landscaped area may be counted as open space except in the case of the multi-functional common open space as required in **Guideline 2.B.7.1.a**.

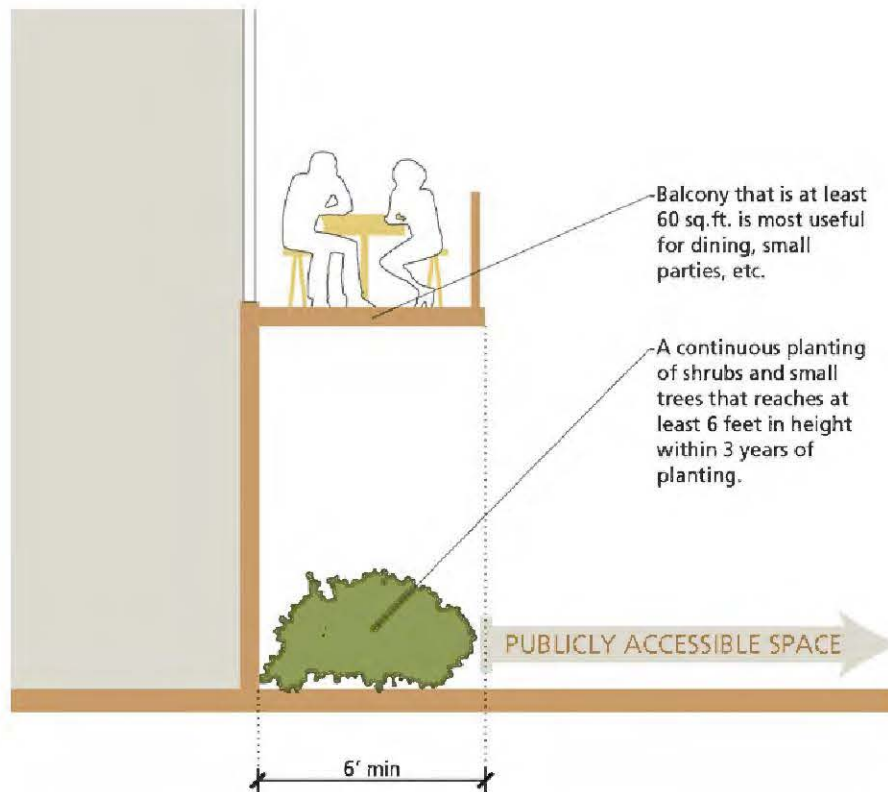


Figure 2.C.1.3-9. Planting requirements for residences without a ground floor living space fronting a publicly accessible space

2.C.2. Pedestrian-Oriented Open Space

INTENT:

- To provide a variety of pedestrian areas to accommodate customers on Pedestrian-Oriented Streets.
- To provide safe, attractive, and usable open spaces that promote pedestrian activity and recreation.

STANDARDS/GUIDELINES:

2.C.2.1. Pedestrian-Oriented Open Space

Where Pedestrian-Oriented Open Space is provided, including, but not limited to, areas required in these guidelines (see **Guidelines 2.B.1.1, 2.B.8.1, 2.E.2.1 and 2.E.9.1**) or in Title 18 TMC, design the open space according to the following criteria. If sidewalks are wider than the required minimum width, the additional sidewalk width may be counted as Pedestrian-Oriented Open Space.

- a. Required Pedestrian-Oriented Open Space features:

- (1) Visual and pedestrian access (including ADA compliant access) into the site from a street, private access road, or non-vehicular courtyard.
 - (2) Visual access from some dwelling units and/or commercial areas (i.e., maximize “eyes on the open space”).
 - (3) Paved walking surfaces of either concrete or approved unit paving.
 - (4) Lighting must conform to **Section 2.F.1 Site Lighting**.
 - (5) Spaces must be located in or adjacent to areas with significant pedestrian traffic to provide interest and security, such as adjacent to or visible from a building entry.
 - (6) At least 2 feet of seating area (a bench or ledge at least 16 inches deep and appropriate seating height) or one individual seat per 60 square feet of plaza area or open space.
 - (7) Landscaping components that add visual interest and do not act as a visual barrier. This could include planting beds, potted plants, or both.
- b. Desirable Pedestrian-Oriented Open Space features:
- (1) Pedestrian amenities, such as a water feature, site furniture, artwork, drinking fountains, kiosks, or other similar features.
 - (2) Adjacent buildings with transparent window and doors covering 75 percent of the façade between 2 feet and 8 feet above the ground level.
 - (3) Solar access at least during noon and afternoon hours during winter, and appropriate shade during summer.
 - (4) Pedestrian weather protection, alcoves, seating, or other features along building edges to allow for outdoor seating areas and a planted buffer.
- c. A Pedestrian-Oriented Open Space must not have:
- (1) Asphalt or gravel pavement.
 - (2) Adjacent parking areas or service areas (e.g., trash areas) that are not separated with landscaping, as described in **2.D.2.2**.
 - (3) Adjacent chain-link fences.
 - (4) Adjacent "blank walls" without "blank wall treatment."
 - (5) Outdoor storage that does not contribute to the pedestrian-oriented environment.
 - (6) Vehicle travel through the area.

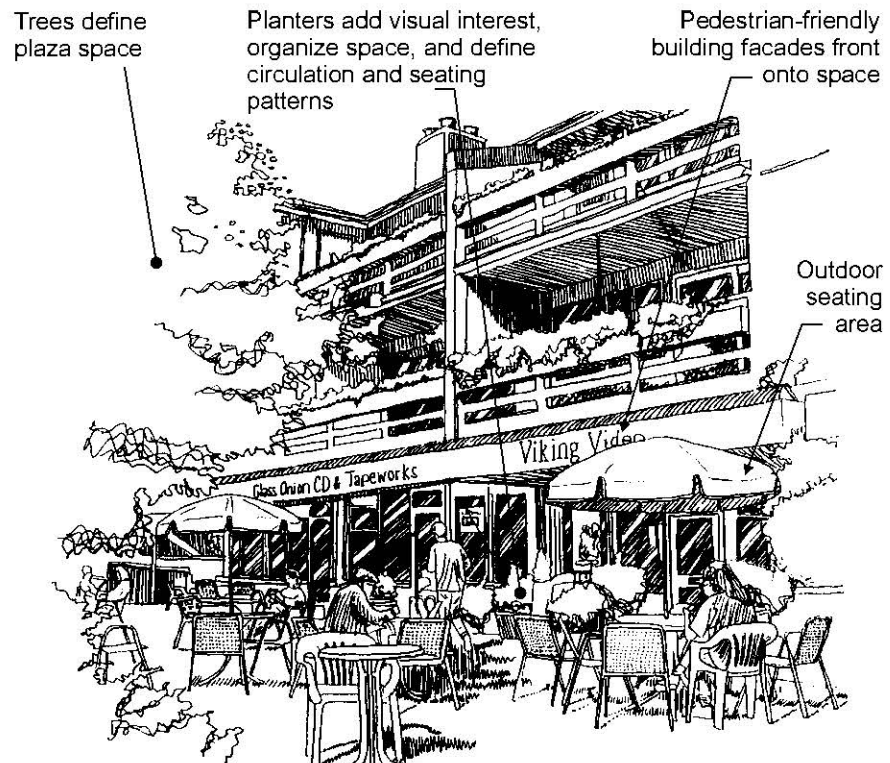


Figure 2.C.2.1-1. Example of a small Pedestrian-Oriented Open Space.

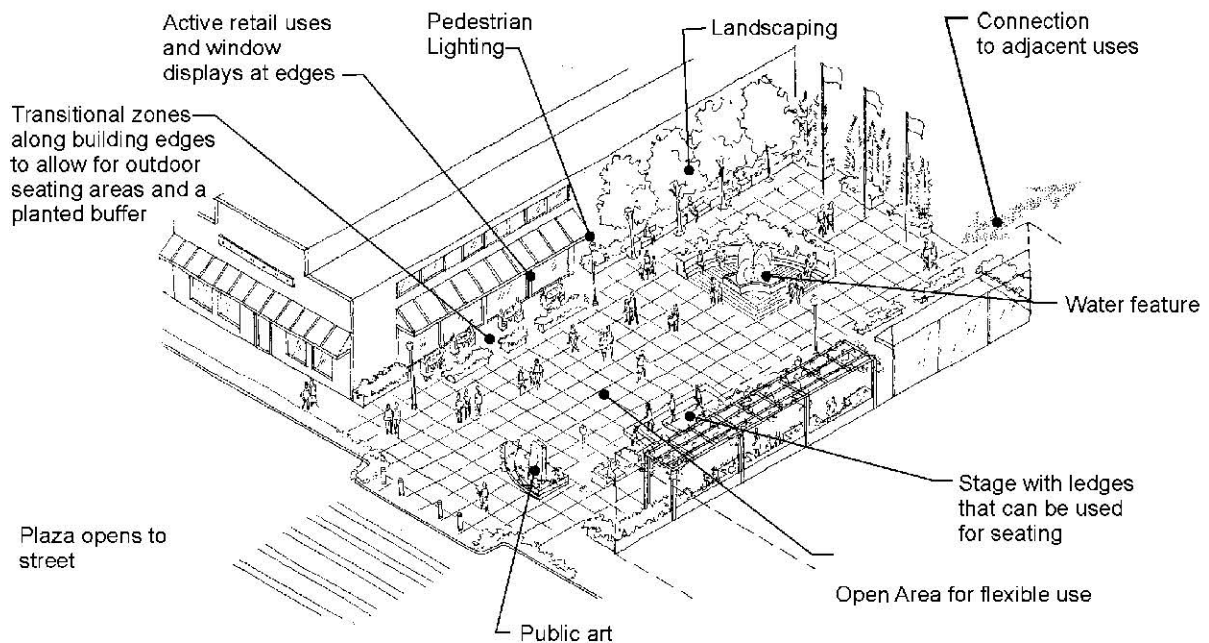


Figure 2.C.2.1-2. Example of a large Pedestrian-Oriented Open Space.

2.C.3. Site Landscaping

INTENT:

- To encourage the abundant use of landscaping in site and development design to improve site aesthetics, enhance the pedestrian experience, and increase environmental quality.
- To reduce surface water runoff by percolating water through landscaped areas.
- To maintain and improve privacy for residential zones.
- To enhance buildings and open spaces.
- To make adjacent uses more compatible
- To provide visual relief from roadways, parking areas, and the built environment.

STANDARDS/GUIDELINES:

2.C.3.1. Reference to TMC 18.47

The landscaping standards of TMC 18.47 shall apply. These standards are intended to supplement those standards.

2.C.3.2. Landscaping – General standards for all landscape areas

All new landscape areas proposed for a development shall be subject to the following provisions:

- Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).
- Group plants having similar water use characteristics.
- Plant selection shall consider adaptability to sun exposure, soil conditions, and the topography of the planting area. Preservation of existing vegetation is encouraged.
- Install no plants included in the Thurston County Noxious Weed list.
- All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the “American Standard for Nursery Stock” manual; provided that existing healthy vegetation used to augment new plantings shall not be required to meet the standards of this manual.
- Street trees and trees internal to the development shall conform to the standards in the Tumwater Comprehensive Street Tree Plan and Title X tree protection ordinance.
- When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows.
- Shrubs shall be dwarf varieties unless demonstrated that other varieties can thrive if maintained at 42 inches. Shrubs shall also be as follows:
 - (1) At least an AAN container Class No. 2 size at time of planting in Type II, III and parking area landscaping;
 - (2) At least 24 inches in height at the time of planting for Type I landscaping; and
- Shrubs shall be perennials.

- j. Groundcovers shall be planted and spaced to result in total coverage of the majority of the required landscape area within three years.
- k. All fences shall be placed on the inward side of any required perimeter landscaping along the street frontage. That is, place the required landscaping to face the public street or open space. Exception: Where the fence separates a public street from a required common open space, the Director will determine which side the landscaping is to be installed.
- l. Required street landscaping may be placed within City of Tumwater street rights-of-way subject to the permission of the City of Tumwater director of public works.
- m. Required street landscaping may be placed within Washington State rights-of-way subject to permission of the Washington State Department of Transportation.
- n. New landscape material provided for vegetation restoration or mitigation requirements and within areas of undisturbed vegetation or within the protected area of significant trees shall give preference to utilizing western Washington native plant species.
- o. Per TMC 18.47.020, required landscaping must comply with intersection sight obstruction requirements (Chapter 4 of the Tumwater Land Development Guide Manual).

2.C.3.3. Landscaping – Plan design, design review, and installation

A landscape plan must be submitted to the Director that complies with TMC 18.47 and the standards contained in **Section 2.C.3** of these standards. Where conflicts occur, these standards control.

2.C.3.4. Maintenance

- a. All landscaping shall be maintained for the life of the project, including water conservation practices for turf grass such as annual aeration and dethatching, top dressing and over seeding;
- b. All landscape materials shall be properly pruned trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;
- c. With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat, other dead, diseased, damaged, topped, or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and
- d. Landscape areas shall be kept free of trash, mulched, and weeded.

2.C.3.5. Landscape character

- a. Tumwater's signature landscape setting is characterized by large, mature conifer and oak trees surrounded by relatively flat expanses of grass or low vegetation, such as at the civic campus around City Hall and the Fred Meyer and Costco vicinity on Littlerock Road. The community has indicated that this landscape is very important to the city's visual quality and design identity so that maintaining existing mature evergreen trees and including

existing and new evergreens in site development is an important objective. The Director may require that development proposals be modified to conserve healthy evergreen trees. When appropriate, the Director may also relax other standards such as setbacks and geometric requirements in order to promote the retention of mature trees.

The applicant shall meet setback and root protection requirements as deemed necessary by the Director to maintain the tree's health.



Figure 2.C.3.5-1. Informal clusters of mature conifer trees are a signature element of Tumwater's landscape and are well-suited to the area's glacial soils.

- b. Where possible, minimize the disturbance of native vegetation and soils. Native soil retention may be incorporated into low impact development (LID) measures for stormwater management.
- c. Unless there is a compelling reason to the contrary, concentrate ornamental vegetation near pedestrian areas and building entries where it can be most appreciated.
- d. As a general observation, Tumwater's landscape design character emphasizes naturalistic, informal layouts that are similar to early 20th century parks designed by the Olmsted Brothers.
- e. Other design features associated with landscaped open space should emphasize pedestrian scale and qualities generally consistent with the features noted in **Section 2.C.2.1 Pedestrian-Oriented Open Space**.

2.D. Parking Area Design

2.D.1. Parking Area Design

INTENT:

- To provide safe and convenient pedestrian paths from the street sidewalk through parking areas to building entries in order to encourage pleasant walking experiences between businesses.
- To provide an inviting, pleasant pedestrian circulation system that integrates with parking and serves as access to nearby businesses.

STANDARDS/GUIDELINES:

Parking areas must comply with TMC 18.50 and the landscaping standards for parking areas in TMC 18.47. In addition to these requirements, parking areas must comply with the following standards.

2.D.1.1. Parking along street fronts

The following guidelines apply to parking lots adjacent to all other streets not designated as Pedestrian-Oriented Streets or Signature Roads:

- Minimization of large parking lots between the building front is encouraged.
- On-site parking may be supplemented with on street parking along the development frontage, where consistent with other City policies and regulations and authorized by the Public Works Director.

2.D.1.2. Pathways through Parking Areas

Developments must provide specially marked or paved walkways through parking areas. Generally, walkways must be provided at least every four rows or at least every 180 feet. Where possible, align the pathways to connect with major building entries or other sidewalks, pathways, and destinations. The walkway must be at least wide enough for two shopping carts to pass one another. Generally this requires an unobstructed clear width excluding vehicle overhang of at least 4 feet for grocery stores but may be larger for big-box or building product stores. This will depend on the size of the shopping cart.



Figure 2.D.1.1-1 Parking area pathway examples. Note that clear pathway width must account for vehicle overhang.

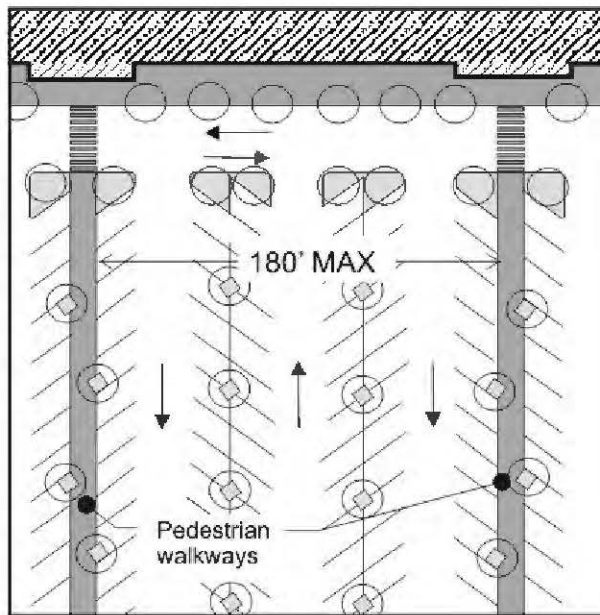


Figure 2.D.1.1-2 Example parking area pathway configuration.

2.D.2. Parking Area Landscaping

INTENT:

- To reduce the visual presence of parking on the City's streets, public space and adjacent development.
- To increase tree canopy cover for environmental and aesthetic benefits.
- To improve water quality and improve stormwater management.

STANDARDS/GUIDELINES:

2.D.2.1. Interior Parking Area Landscaping

Parking area landscaping shall be provided within surface parking areas with 20 or more parking stalls for the purpose of providing shade, diminishing the visual impacts of large paved areas, and providing stormwater management. Permeable asphalt, concrete and pavers, and island and planter strips designed to work as rain gardens for stormwater management, with sloped grading and curb cuts are encouraged. Surface parking areas shall be as follows:

- a. Developments with common parking areas with more than 20 stalls shall provide planting areas at the rate of 20 square feet per parking stall.
- b. Trees shall be provided and distributed throughout the parking area at a rate of one tree for every 10 parking stalls. Existing trees may be counted to satisfy this requirement. Mature conifer trees over 24 inches in caliper may count as 2 trees.
- c. The maximum distance between any parking stall and landscaping shall be no more than 100 feet.
- d. Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang and curb cuts shall be provided in these barriers to allow surface water to flow into landscaped areas.
- e. Parking area landscaping shall consist of:
 - (1) Canopy-type deciduous trees, coniferous trees, broadleaf evergreen trees, evergreen shrubs, perennials, and groundcovers planted in islands or strips.
 - (2) Shrubs planted at a rate of one per 20 square feet of landscaped area and maintained at a height of no more than 42 inches.
 - (3) Plantings contained in planting islands or strips having an area of at least 100 square feet and with a narrow dimension of no less than five feet.
 - (4) Groundcover pursuant to **Section 2.C.3.2.**
- f. Landscaping shall be maintained at heights for safe visibility between vehicles and pedestrians.

2.D.2.2. Parking Area Screening

Parking area screening shall be provided between the sidewalk and parking areas, with either a or b as follows:

- a. Any of the alternatives identified in TMC 18.47.D, or those listed in “b” below.
- b. Provide a planting bed, at least 5 feet wide, that incorporates a low wall (approximately 3 feet tall) and/or trellis. The planting bed shall be in front of the wall, provide irrigation and feature the following plantings:
 - (1) A mix of deciduous and evergreen trees generally interspersed throughout the landscape strip and spaced to create a continuous canopy. Alternatively, a trellis and shrubs, as in Figure 2.D.2.2-1, may be substituted for the trees.
 - (2) Unless the trellis option is chosen, trees provided at the rate of one per 25 linear feet of landscape strip and spaced no more than 30 feet apart on center.
 - (3) Shrubs provided at the rate of one per 20 square feet of landscape strip and spaced no more than 8 feet apart on center.
 - (4) Perennials per **Section 2.C.3.2.**
 - (5) Groundcover per **Section 2.C.3.2.**

The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director. (See Figure 2.D.2.2-1 for an example). The wall and bed must be relatively continuous but may feature breaks at key points for pedestrian access.



Figure 2.D.2.2-1 Parking area planting buffer with low wall and trellis.

2.D.2.3. Standards for Auto Dealerships and Other Large Product Sales and Permanent Outdoor Display

The intent of guidelines for auto dealerships and other large product sales such as boats and mobile homes is to:

- Allow businesses to display products to travelers along the roadway.
- Allow businesses to maintain a corporate or product brand identity (e.g.: car manufacturer).
- Ensure that streets are attractive for pedestrians and motorists.
- Provide easy access to and from the site while maintaining pedestrian, bicycle and vehicle safety.

This shall be accomplished through the following guidelines:

- a. Outdoor display areas fronting a street must feature an edge separation between the display area and the public right-of-way that includes one or more of the following treatments:
 - (1) A raised display area with a wall of rockery that provides a visual separation and visibility to the product from the street.
 - (2) A low masonry wall or rockery at least 18" high. Walls must be of concrete with an architectural finish or masonry such as brick or stone work or architecturally treated concrete masonry units.
 - (3) A continuous hedge or landscaped berm at least 18" high.
 - (4) A railing or metal fence (not chain link) approved by the Director.
 - (5) Other measures to provide a distinct visual and physical separation between the sidewalk and the display area.



Figure 2.D.2.3-1 The appearance of auto display areas is largely determined by the edge condition at the sidewalk.



Figure 2.D.2.3-2 Auto display areas can be enhanced by a slight grade change.



Figure 2.D.2.3-3 An attractive auto display area with a low wall and slight grade change. Note the architectural treatment of the masonry wall.

- b. No untreated blank walls or unscreened service areas shall be located along any public street frontage.
- c. The area fronting an arterial must feature one or a combination of the following:
 - Pedestrian-Oriented Open Space or landscaping.
 - The business's show room or office.
 - Product display area.
- d. Buildings located within 15 feet of the principal street right-of-way must feature transparency (window or glass area) on at least 50 percent of the ground floor façade facing any public street between 2 feet and 8 feet above the grade. Businesses are encouraged to locate show rooms close to the ROW and to incorporate identity (e.g: auto make or brand) or distinctive elements into the showroom architecture.



Figure 2.D.2.3-4 Auto showrooms may feature distinctive architecture that exemplifies the quality of their products

- e. Provide sidewalks, street trees, and planting strips as required by the TMC. The Director may approve street tree species that allow visibility into the site (e.g., columnar trees or trees that can be trimmed up).
- f. Building entries must have a direct pedestrian pathway to the public sidewalk.
- g. Outdoor display areas are not considered parking areas.

2.E. Building Design

2.E.1. Building Design - Character

GENERAL NOTES:

- Many of these building design guidelines call for a building to feature one or more elements from a menu of items. In these cases, a single element, feature, or detail may satisfy multiple objectives. For example, a specially designed or fabricated covered entry with attractive detailing might be counted toward requirements for human scale, building corners, and building details.
- The terms “decorative” and “ornamental” are not necessarily meant to mean “characterized by traditional patterns, nonstructural elements, or applied markings.” Elements may be considered “decorative,” “ornamental,” or “special” if they extend beyond the typical level of quality, use materials or forms in an unusual way, or show special architectural consideration. The Director shall determine what elements are “ornamental,” “decorative,” or “special.”

INTENT:

- To provide building design that has a high level of design quality and creates comfortable human environments.
- To incorporate design treatments which add interest and reduce the scale of large buildings.
- To encourage building design that is within the historic character of Tumwater but responsive to site conditions.
- To encourage functional, durable, and environmentally responsible buildings.
- To enhance Tumwater's design identity.

GUIDELINES:

2.E.1.1. Architectural Character

Tumwater's architectural character and design identity predominantly reflects the middle-class heritage with the residential vernacular corresponding to major periods of growth in the 1930's, 1950's, 1970's, and 2000's. Although a historic community with a long-history in Washington, there are a small number of 19th century houses and structures and no defined historic downtown. The existing architectural character is framed by the historically influenced styled non-residential buildings including the brewery, civic campus and new government office buildings. These buildings all feature traditional materials, generally brick and stucco, and traditional forms such as gable roofs, multiple windows (rather than large expanses of glass), arches, towers, and enhanced entries. There are also some prominent Art Deco era structures in Tumwater, notably the Capitol Boulevard Bridge and the original WSDOT buildings that could serve as a stylistic reference. Historically, Highway 99 through the City had a unique architectural style that flourished from the 1930's to 1970's. Only a few examples remain, including the former Jakes Auto Sales and the South Pacific Restaurant. On the other hand, as a growing community, Tumwater will need to encourage new building types and technologies as the city evolves over time. And, the other important design characteristic noted by public participants in the preparation of these design guidelines is the signature landscape palette consisting of large conifer trees surrounded by low lying and native vegetation or ornamental landscaping near pedestrian-oriented areas and building entries. There was also desire to see indigenous materials, such as basalt stone and timber, integrated into designs. These observations are the basis for the following guidelines.

- a. The architectural design of new development must reflect and add to Tumwater's design character in one or more of the three ways described below.
 - (1) Incorporate distinctive and substantial landscaping to enhance the building's setting. In this approach, the landscaping or site features must be the predominant visual element and the building forms and character be relatively subdued. Retention of a substantial number of large trees, especially native trees such as conifers, is one means to accomplish the objectives of this approach. Another might be to install landscape features that are more than required by **Section 2.C.2** and include Pedestrian-Oriented Open Space to the extent that those elements and human activity become the dominant visual features.

Extensive landscaping and subdued forms will likely be the most appropriate approach for industrial buildings.



Figure 2.E.1.1-1. A successful application of approach 1: substantial landscaping.

- (2) Reflect the traditional style of architecture by featuring gabled roofs, traditionally scaled and vertically oriented windows, use of brick (at least on the ground floor) covered entries with porches or other weather protection, break-up of large building facades, and rectilinear or circular forms. This approach is typified by brewery, civic campus and new government office buildings. Buildings that reflect Art Deco styling with flat surfaces, linear detailing and building elements, and geometric forms may also be appropriate. Similarly, on the Capitol Blvd. Corridor, designs that build on the historic Highway 99 architecture may be appropriate for certain uses which can build on that history.



Figure 2.E.1.1-2. The DOT building on Capitol Boulevard and Tumwater Bridge Totems exemplify Art Deco architecture from the early to mid-1900s.



Figure 2.E.1.1-3. An application of approach 2: Traditional forms and materials. Note that this example does not meet Guideline 2.C.1.2 Pedestrian Circulation where facades face parking lots.

- (3) Feature contemporary forms and architectural treatments that respond to the uniqueness of the site and building use. If this approach is used, the building materials must be of demonstrably high quality, the design exhibit a high level of application of the guidelines in **Section 2.E**, and indigenous materials used as primary materials or accents. Standardized buildings such as gas stations, commercial stores, chain restaurants and other buildings that are not specifically designed for the site do not qualify for this approach.



Figure 2.E.1.1-4. A successful application of approach 3: Contemporary forms and treatments. This example relates to its surroundings by using materials and colors compatible with adjacent buildings, breaking down the building's massing consistent with surrounding single story buildings, including a pedestrian street front to respond to its "main street" location, and fronting on wide, comfortable sidewalks.

- b. At least one of the three approaches described above must be achieved. The Director will determine whether or not the proposal meets the objectives.

2.E.1.2. Corporate identity building elements

Corporate signature elements, such as decorated roofs and exterior colors and treatments, that do not meet these guidelines are not acceptable. The Director may require revisions to the building design if (s)he determines that the corporate element is inconsistent with the intent of these guidelines or detracts from Tumwater's general character.

Yard ornaments or sculptures that are part of a business identity, logo, mascot, or brand are not acceptable except as allowed under Chapter 18.44 Signs. The Director will determine if such an ornament or sculpture is considered a sign.

The ornaments or sculptures must provide a high degree of craftsmanship and resistant to deterioration or weathering. No more than 1 yard ornament or sculpture (site feature) is allowed per 50' of street frontage, unless approved by the Director on the basis of following criteria:

- a. The site features also serve as furniture or pedestrian amenity,
- b. The site features are unique to the site (not a standardized or manufactured element available for purchase.)
- c. The design of the features is integrated into the site, either through consistent landscaping around the elements or through a character or materials that reflect the primary structure.



Figure 2.E.1.2-1 This development does not meet the requirements of Guideline 2.E.1.2 because the building color and yard ornaments are part of a business "brand."

2.E.2. Human Scale Elements

INTENT:

- To encourage the use of building components that relate to the size of the human body.
- To add visual interest to buildings.

STANDARDS/GUIDELINES:

2.E.2.1. Human Scale Elements

“Human scale” addresses the relationship between a building and the human body. Generally, buildings attain a good human scale when they feature elements or characteristics that are sized to fit human activities, such as doors, porches, and balconies.

- a. Incorporate a minimum of four human scale building elements into new buildings and structures.

Human scale measures include:

- (1) Balconies or decks in upper stories, at least one balcony or deck per upper floor on the façades facing streets, provided they are integrated into the architecture of the building.
- (2) Bay windows or other window treatments that extend out from the building face;
- (3) At least 100 square feet of Pedestrian-Oriented Open Space, as described in **Section 2.C.2**, for each 100 lineal feet of building façade;
- (4) First floor individual windows, generally less than 32 square feet per pane and separated from the windows by at least a 6” molding;
- (5) A porch or covered entry;
- (6) Spatially defining building elements, such as a trellis, overhang, canopy, or other element, that defines space that can be occupied by people;
- (7) Upper story setbacks, provided one or more of the upper stories are set back from the face of the building at least 6 feet;
- (8) Placement of smaller building elements near the entry on pedestrian-oriented street fronts of large buildings (Figure 2.E.2.1-2 illustrates how human scale can be achieved using elements such as multiple canopies, an extended café area, and upper deck);
- (9) Landscaping components that meet these guidelines;
- (10) Public art that incorporates elements of a normal human scale (e.g.: life size sculpture);
- (11) Pedestrian scale lighting with mounting heights less than 15’; and
- (12) Other elements that the Director determines meet the intent of these guidelines.



Figure 2.E.2.1-1. Examples of balconies that have been integrated into the architecture of the building.

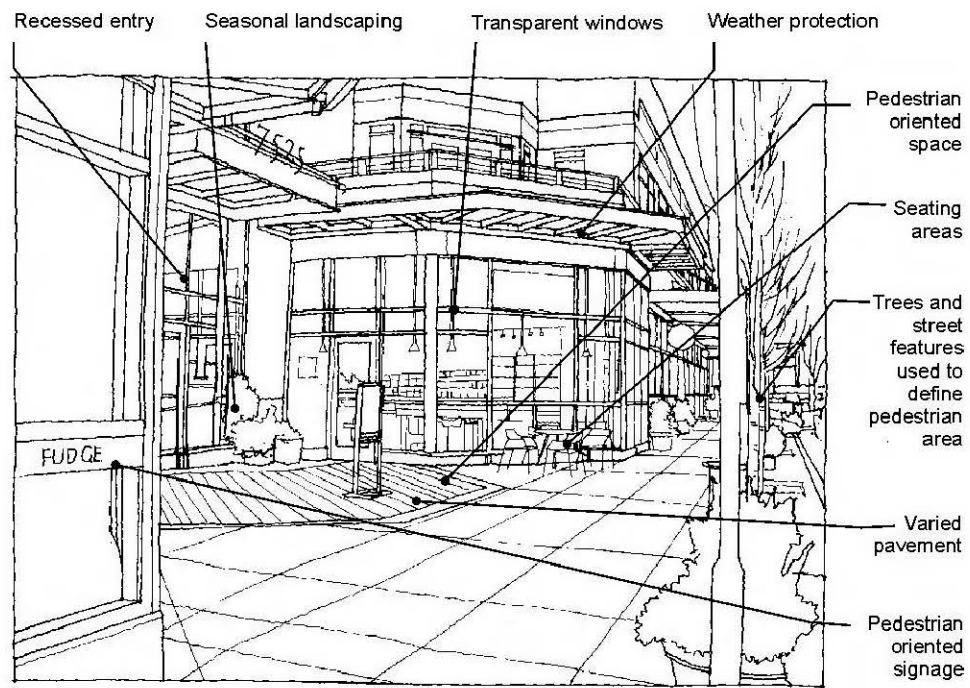


Figure 2.E.2.1-2. Illustrating a variety of human scale components on a building



Figure 2.E.2.1-3 This mixed-use building incorporates decks, upper level setbacks, trellises, and landscaping to meet human scale guidelines.

2.E.3. Architectural Scale

INTENT:

- To encourage architectural scale of development that is compatible with nearby areas.
- To add visual interest to buildings.

Note:

- **Architectural scale** is the perceived height and bulk of a building relative to that of neighboring buildings. A building has “good architectural scale” if its visual size is relatively similar to its neighbors.
- **Modulation** is a stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure’s continuous exterior walls.
- **Articulation** is visually breaking up a building façade into intervals by including repetitive features, such as broken rooflines, chimneys, entrances, distinctive window patterns, street trees, and modulation.

STANDARDS/GUIDELINES:

2.E.3.1. Scale of Large Buildings

All new buildings over three stories or over 5,000 square feet in gross building footprint or with facades longer than 100 feet measured horizontally along the street front shall provide at least three modulation and/or articulation features as described below along any façade that is visible from a street, residential zone or pedestrian pathway. The “articulation interval” at which the repetitive element repeats should not be greater than 60 feet.

- a. Horizontal building modulation. The depth of the modulation must be at least 2 feet when tied to a change in the roofline and at least 5 feet in other situations. Balconies may be used to qualify for this option, provided they have a floor area of at least 40 square feet, are integrated with the architecture of the building, and project at least 2 feet from the building façade.



Figure 2.E.3.1-1. Mixed-use building with modulation to increase its interest and human scale.

- b. Vertical building modulation. Minimum depth and width of modulation is 18 inches and 4 feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined below. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet this modulation option unless they are recessed or projected from the façade and integrated with the building’s architecture as determined by the Director. For example, “cave” balconies or balconies that appear to be “tacked on” to the façade will not qualify for this option.
- c. Modulated roof line. Buildings may qualify for this option by modulating the roof line of all façades visible from a street, park, or pedestrian pathway consistent with the following standards:
 - (1) For flat roofs or façades with a horizontal fascia or parapet, change the roofline so that no un-modulated segment of roof exceeds 60 feet. Minimum vertical dimension of roof line modulation is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of wall);
 - (2) For gable, hipped, or shed roofs, a slope of at least 3 feet vertical to 12 feet horizontal; or
 - (3) Other roof forms such as arched, vaulted, dormer, or saw-toothed may satisfy this design standard if the individual segments of the roof with no change in slope or discontinuity are less than 60 feet in width (measured horizontally).
- d. Repeating distinctive window patterns at intervals less than the articulation interval.
- e. Providing a porch, patio, deck, or covered entry for each articulation interval.

- f. Changing the roofline by alternating dormers, stepped roofs, gables, or changing roof textures on certain features such as metal roofs on towers and dormers to reinforce the modulation or articulation interval.
- g. Changing materials with a change in building plane.
- h. Providing lighting fixtures, trellises, trees, or other landscape feature within each interval.



Figure 2.E.3.1-2. Example of a well articulated building. Note how the awnings, window divisions, pilasters columns and cornice line all serve to divide up the façade into smaller segments without disrupting the unity of the overall design.

The Director may increase or decrease the 60-foot interval for modulation and articulation to better match surrounding structures or to implement an adopted subarea plan.



Figure 2.E.3.1-3. This development uses a variety of roof forms and heights and variations in roof textures by using metal hip roofs, different weather protection features, changing building materials and colors, and a modest amount of horizontal building modulation to reduce the overall architectural scale into smaller "storefront" components.



Figure 2.E.3.1-4. Industrial buildings can achieve an appropriate architectural scale through façade modulation and articulation, emphasis on the entrance, window patterns and landscaping.

2.E.4. Pedestrian-Oriented Facades and Weather Protection

INTENT:

- To create a safe, attractive, welcoming pedestrian environment.
- To enhance retail activity.

STANDARDS/GUIDELINES:

2.E.4.1. Pedestrian-Oriented Facades

Where Pedestrian-Oriented Facades are required (see **Guideline 2.B.1.2.a.(1)i**), the building shall meet the following:

- a. Transparent window areas or window displays or a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or window displays over at least 75 percent of the ground floor façade between 2 feet and 8 feet above grade. Transparent windows counting toward this requirement must remain transparent for the life of the building. The windows may look into the building's interior or be configured as merchandise display windows. The building must be designed so that the windows satisfying the requirement for Pedestrian-Oriented Facades do not look into service or storage areas or other unsightly rooms.

Exception: Temporary window painting is allowed.

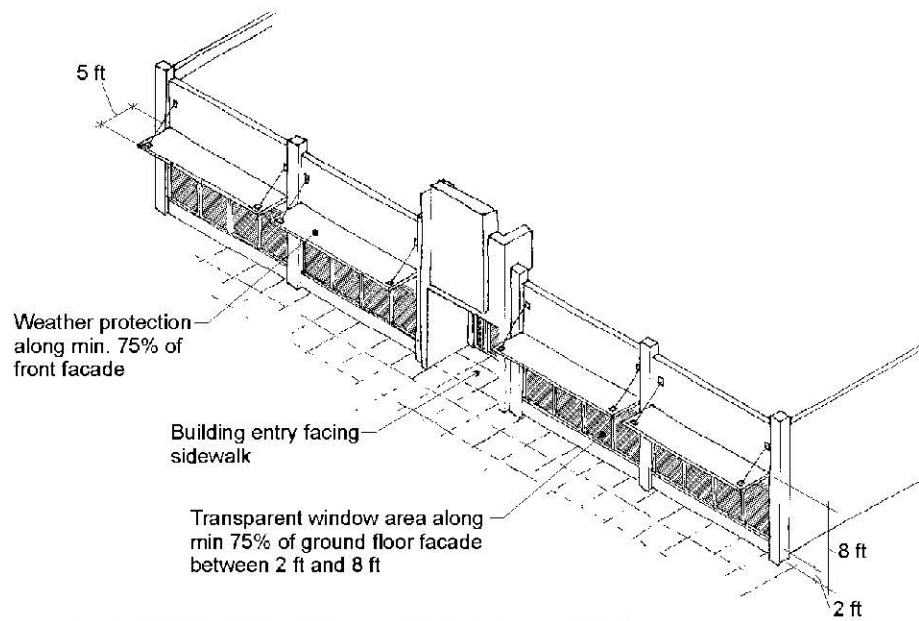


Figure 2.E.4.1-1. An example of a pedestrian-oriented façade.

- b. A primary building entry facing the street front. (See **Section 2.E.9** for entry enhancement requirements.)
- c. Weather protection at least 5 feet wide over at least 75 percent of the front facade.

2.E.4.2. Pedestrian Weather Protection

Provide pedestrian weather protection in public spaces such as transit stops, building entries, and along display windows, specifically:

- a. Weather protection at least 5 feet deep is required over the entries of each primary building, individual business, and individual residence. This may include a recessed entry, canopy, porch, marquee, or building overhang.



Figure 2.E.4.2-1. Provide weather protection over building entries.

- b. Canopies, awnings, or other similar weather protection features shall not be higher than 15 feet above the ground elevation at the highest point or lower than 8 feet at the lowest point.

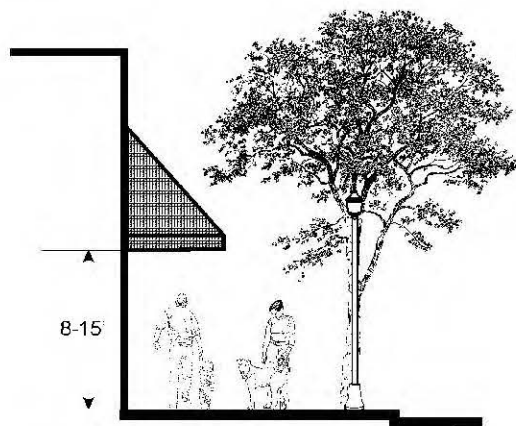


Figure 2.E.4.2-2. Height standards for weather protection features.

- c. The color, material, and configuration of the pedestrian coverings shall be as approved by the Director. To encourage design elements that convey the historical theme of Tumwater, pitched or mansard metal roofs, decorative brick facades, and ornamental towers with

pitched roofs and decorative cornices are examples of design elements that reflect the history of Tumwater. Several of these elements are incorporated into the designs of State office buildings along the southern end of Capitol Boulevard. Coverings with visible corrugated metal or corrugated fiberglass are not permitted unless approved by the Director. Fabric and rigid metal awnings are acceptable if they meet the applicable standards. All lettering, color and graphics on pedestrian coverings must conform to the TMC 18.44 and these guidelines.

- d. Multi-tenant retail buildings are encouraged to use a variety of weather protection features to emphasize individual storefronts and reduce the architectural scale of the building. Figure 2.E.4.2-3 provides unacceptable and better examples.



Figure 2.E.4.2-3. The continuous canopy on top is monotonous and deemphasizes individual storefronts. The bottom example provides a variety of weather protection features and represents a more desirable example.

2.E.5. Building Corners

INTENT:

- To create visual interest and increased activity at public street corners especially where they include Pedestrian-Oriented Streets or Signature Roads.

STANDARDS/GUIDELINES:

2.E.5.1. Building Corners

Architecturally accentuate building corners at street intersections. All new buildings located at intersections with Pedestrian-Oriented Streets or Signature Roads shall employ three or more of the following design elements or treatments to the building corner facing the intersection:

- a. A corner entrance to courtyard, building lobby, atrium, or pedestrian pathway.
- b. A significant corner bay window or turret.
- c. Roof deck or balconies on upper stories.
- d. Building core setback "notch" or curved façade surfaces.
- e. Sculpture or artwork, either bas-relief, figurative, or distinctive use of materials as part of the building.
- f. Change of materials.
- g. Corner windows.
- h. Special lighting.
- i. Significant feature such as a clock or flag pole.
- j. Special treatment of the pedestrian weather protection canopy at the corner of the building.
- k. Other similar treatment or element approved by the Director.

Figure 2.E.5.1-1. To emphasize its street corner location, this building uses a cropped corner, change in building materials, decorative façade elements, and a modulated roofline.



2.E.6. Building Design Details

INTENT:

- To ensure that buildings have design interest at all observable distances, especially individual elements (e.g., texture of materials, quality of finishes, small building elements, and artwork) viewed from closer than 60 feet.
- To enhance the character and identity of new development.
- To enhance the pedestrian environment.
- To encourage creativity in the design of storefronts.

STANDARDS/GUIDELINES:

2.E.6.1. Design Details

All new buildings and individual storefronts shall include on the façades at least three of the following design features:

- a. Distinctive rooflines, such as an ornamental molding, entablature, frieze, or other roofline device visible from the ground level. If the roofline decoration is in the form of a linear molding or board, then the molding or board must be at least 8" wide.
- b. Special treatment of windows and doors, other than standard metal molding/framing details, around all ground floor windows and doors, decorative glazing, or door designs.
- c. Decorative light fixtures with a diffuse, visible light source or unusual fixture that meet the outdoor lighting standards in TMC 18.40.035 Exterior illumination.
- d. Decorative building materials, such as decorative masonry, shingle, brick, or stone.
- e. Individualized patterns or continuous wood details, such as fancy butt shingles (a shingle with the butt end machined in some pattern, typically to form geometric designs), decorative moldings, brackets, trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.

The applicant must submit architectural drawings and material samples for approval.

- f. Use of a landscaping treatment as part of the building's design, such as planters or wall trellises.



Figure 2.E.6.1-1. The use of different building materials, window treatments, and roofline overhang, trellis, lights and exposed structural members adds to the visual interest of this building. The outdoor space and plantings also increase the project's visual interest and add human scale.

- g. Decorative or special railings, grill work, or landscape guards.
- h. Landscaped trellises, canopies, or weather protection.
- i. Decorative artwork, which may be freestanding or attached to the building and may be in the form of mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, free standing sculpture, art in pavement, or other similar artwork. Painted murals or graphics on signs or awnings do not qualify.
- j. Sculptural or hand-crafted signs such as those with solid raised letters.
- k. Special building elements, such as pilasters, entablatures, wainscots, canopies, or marquees that exhibit nonstandard designs.
- l. Other similar features or treatment that satisfies the Intent of the Guidelines as approved by the Director.



Figure 2.E.6.1-2. The multifamily building provides a number of details that enhance the pedestrian environment, including decorative railing, different siding treatments, window trim, balconies, eave detailing, lights, and opportunities for individual landscaping.

2.E.6.2. Residential Window Details

The facades of residential buildings and residential portions of mixed use buildings facing the street shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or façade treatment that adds visual interest to the building.



Figure 2.E.6.2-1 Acceptable (left and center examples) and unacceptable (right example) window treatments.

2.E.7. Materials

INTENT:

- To encourage the use of a variety of high-quality compatible materials that will upgrade Tumwater's visual image.

STANDARDS/GUIDELINES:

2.E.7.1. Materials

The following are allowed only with special detailing, as described below:

- a. Metal siding. When used as a siding material over more than 25 percent of a building's façade visible from a public street, pathway, or park, metal siding must:
 - (1) Have a matte finish in a neutral or earth tone such as buff, gray, beige, tan, cream, white, or a dulled color, such as barn-red, blue-gray, burgundy, ocher, or other color specifically approved by the Director.
 - (2) Include two or more of the following elements:
 - i. Visible window and door trim painted or finished in a complementary color.
 - ii. Color and edge trim that cover exposed edges of the sheet metal panels.
 - iii. A base of masonry, stone, or other approved permanent material extending up to at least 2 feet above grade that is durable and satisfies the Intent of the Guidelines. (The intent is to provide more durable materials near grade level.)
 - iv. Other detail/color combinations for metal siding approved by the Director, provided design quality and permanence meet the intent of this section.
- b. Concrete block walls. Concrete block construction used over 25 percent of a building façade visible from a public roadway, pathway, or park must be architecturally treated in one or more of the following ways:
 - (1) Use of textured blocks with surfaces such as split face or grooved.
 - (2) Use of other masonry types, such as brick, glass block, or tile in conjunction with concrete blocks.
 - (3) Use of decorative coursing to break up blank wall areas.
 - (4) Use of matching colored mortar where color is an element of architectural treatment for any of the options above.
 - (5) Other treatment approved by the Director.
- c. Requirements for stucco, stucco-like, and similar troweled finishes:
 - (1) To avoid deterioration, the finish material must be trimmed and/or sheltered from extreme weather by roof overhangs or other methods.

- (2) The finish material may only be used in conjunction with other approved building materials.
- d. Any material that is subject to damage and deterioration from human contact or landscape elements is prohibited within 2 vertical feet of the sidewalk or ground level or in areas that are especially subject to vandalism such as areas with low visibility. In these areas, a more durable finish material such as brick, concrete, or concrete block should be used.



Figure 2.E.7.1-1. This storefront effectively combines stucco-like material and concrete block with wood trim and metal detailing.

- e. Use of flat sheet materials such as fiber cement panels (e.g., HardiePanel) is not allowed on ground floor facades facing Pedestrian-Oriented Streets. This is because the panels do not provide human scale surfaces or textures or refined details.



Figure 2.E.7.1-2. Fiber cement panels and similar materials are allowed when providing human scale details like this vertical siding.

f. Prohibited materials:

- (1) Mirrored glass.
- (2) Corrugated fiberglass.
- (3) Chain link fencing within 50 feet of a building's public entrance (except for temporary purposes such as a construction site).
- (4) Crushed colored rock or tumbled glass.
- (5) Any sheet materials, such as wood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials.
- (6) Any spray-on materials (e.g.: shot-crete) not specifically approved by the Director.
- (7) Non-durable materials subject to deterioration if exposed to weather such as most plastic and synthetic materials or materials that are particularly vulnerable to vandalism. Project applicants wishing to use synthetic materials must submit samples and product description information to the Director for approval. The Director will not accept such materials unless its durability and appropriateness is demonstrated.

2.E.8. Blank Walls

INTENT:

- To reduce the visual impact of large, undifferentiated walls.
- To reduce the apparent size of large walls through the use of various architectural and landscaping treatments.
- To enhance the character and identity of Tumwater's commercial areas.
- To ensure that all visible sides of buildings provide visual interest.

STANDARDS/GUIDELINES:

2.E.8.1. Blank Walls

All blank walls (see Definitions in **Section 2.G**) except backs of buildings/service areas and places not easily visible from pedestrian places shall be treated in one or more of the following measures:

- a. Install a vertical trellis in front of the wall with climbing vines or plant materials. For large blank wall areas, the trellis must be used in conjunction with other treatments described below;
- b. Provide a landscaped planting bed or a raised planter bed in front of the wall of sufficient size to support. Plant materials that will obscure or screen at least 50 percent of the wall's surface within 4 years;
- c. Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface;

- d. Other method as approved by the Director. For example, landscaping or other treatments may not be necessary on a wall that employs high quality building materials (such as brick) and provides desirable visual interest.
- e. Special architectural lighting, subject to **Section 2.F.1** and TMC, may be used to highlight a successful treatment if such lighting complies with **Section 2.F** below.

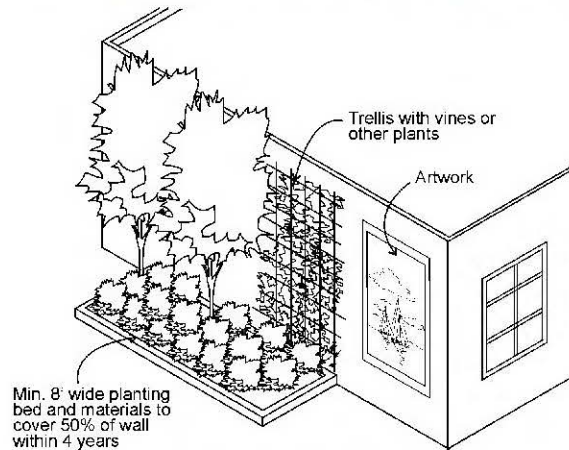


Figure 2.E.8.1-1. Blank wall treatments.



Figure 2.E.8.1-2. Terraced planting beds, artwork and landscaping can effectively treat a blank wall.

2.E.9. Building Entrances

INTENT:

- To ensure that buildings and businesses are inviting and accessible.
- To encourage pedestrian activity.
- To highlight and accentuate the entrance.

STANDARDS/GUIDELINES:

2.E.9.1. Principal Building Entrances

The principal building entrances (i.e., the building entrance used by commercial customers, residents, or visitors) of all buildings shall feature all of the following improvements:

- a. Pedestrian covering. Building entrances must be covered by at least 50 square feet of pedestrian weather protection. Entries may satisfy this requirement by being set back into the building façade.
- b. Lighting. Lighting shall conform to **Section 2.F.1.**
- c. Building or business name. Entries must be identified with respect to building and/or business.
- d. Visibility. Building entrances must be visible from the roadway and major public pedestrian pathway.
- e. Transparency. Entries must feature glass doors, windows, or glazing (window area) near the door so that the visitor and occupant can view people opening the door from the other side (not required for entries leading directly to a single residential dwelling).
- f. Security. To the extent feasible, entries must be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance).
- g. Address number.
- h. Architectural or artwork enhancements. Building entrances must be enhanced by one or more of the following measures. Entrances on Pedestrian-Oriented Streets must feature two of the following measures.
 - (1) Special or ornamental doors, windows, or other architectural elements.
 - (2) Special paving or materials (e.g., decorative tile work).
 - (3) Special architectural lighting subject to **Section 2.F.1** and TMC.
 - (4) Landscaping.
 - (5) Artwork.
 - (6) Adjacent Pedestrian-Oriented Open Space.
 - (7) Other enhancements approved by the Director.



Figure 2.E.9.1-1 Entrances enhanced by details and materials, complex architectural elements, site features and lettering

2.E.9.2. Secondary Public Access for Commercial Buildings

Although these Guidelines require businesses on Pedestrian-Oriented Streets to front on streets rather than parking areas, a large number of customers use the “secondary” entry off of a parking area. Such businesses that have secondary public access shall comply with the following measures to enhance secondary public access (applies only to entries used by the public):

- a. Weather protection at least 3 feet deep is required over each secondary entry.
- b. A sign may be applied to the awning provided that the sign complies with other regulations and guidelines.
- c. Lighting shall conform to Section 2.F.1 Site Lighting.
- d. One or more of the design elements noted in **Guideline 2.E.9.1.h** above must be incorporated within or adjacent to the secondary entry.



Figure 2.E.9.2-1. Example of secondary public access. Note the planters, window sign, and awning.

2.E.10. Parking Garage Design

INTENT:

- To minimize negative visual impacts of parking garages.

STANDARDS/GUIDELINES:

2.E.10.1. Parking Garage Design

- a. Parking garages must be designed to obscure the view of parked cars at the ground level.
- b. Where the garage wall is built within 10 feet of the sidewalk edge, the façade shall incorporate a combination of artwork, grillwork, special building material or treatment/design, and/or other treatments as approved by the City that enhance the pedestrian environment. Small setbacks with terraced landscaping elements can be particularly effective in softening the appearance of a parking garage.
- c. Upper-level parking garages must use articulation treatments that break up the massing of the garage and add visual interest.
- d. Alternatively, for parking garages screened from public roadways by a building (i.e.: a building located between the garage and the public street)(a) and (b) above do not apply.

See Figures 2.E.10.1-1 through 2.E.10.1-3 on the following page for example parking garage treatments.



Figure 2.E.10.1-1. The side of this parking garage includes decorative grillwork, and a raised brick planter to enhance the pedestrian environment.



Figure 2.E.10.1-2. This building uses openings on its second level parking area to resemble windows.



Figure 2.E.10.1-3. Design parking garages to obscure the view of parked cars. Note the landscaping that separates the garage from pedestrians.

2.F. Lighting

2.F.1. Site Lighting

INTENT:

- To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.
- To increase night sky visibility and to reduce the general illumination of the sky.
- To reduce horizontal light glare and vertical light trespass from a development onto adjacent parcels and natural features.

- To use lighting in conjunction with other security methods to increase site safety.
- To prevent the use of lighting for advertising purposes.

STANDARDS/GUIDELINES:

2.F.1.1. Site Lighting Levels

- a. All publicly accessible areas shall be lighted with levels as follows:
 - (1) Low or non-pedestrian and vehicular traffic areas – minimum 0.2 foot-candles, maximum 4 foot-candles;
 - (2) Moderate or high volume pedestrian areas and building entries – minimum 1 foot-candle, maximum 5 foot-candles, preferred average 2 foot-candles;
 - (3) Public parking lots – minimum 1 foot-candle, maximum 4 foot-candles; and
 - (4) Gas station pump area – maximum 5 foot-candles.
- b. Lighting shall be provided at consistent levels, with an average lighting level to minimum lighting level uniformity ratio no less than 3:1, to create gradual transitions between varying levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
- c. Pedestrian lighting shall have a maximum height of 15 feet.

Exception: For commercial and industrial uses where outdoor storage of goods and products is the primary method of display of such good and products, site lighting levels shall comply with TMC 18.40.035.

2.F.1.2. Light Quality and Shielding

- a. Parking area lighting fixtures shall be fully shielded; dark sky rated and mounted no more than 20 feet above the ground, with lower fixtures preferable so as to maintain a human scale.
- b. Exterior lighting must comply with TMC 18.40.35: Exterior Illumination

Exception: For commercial and industrial uses where outdoor storage of goods and products is the primary method of display of such good and products, site lighting height shall comply with TMC 18.50.

2.F.1.3. Architectural Lighting

- a. Steady, non-flashing lighting of building features, artwork, and special landscape elements may be allowed, subject to the findings of the Director that the light causes no significant adverse impact.