~~"EXHIBIT A"~~
Attachment E

Ordinance No. O2025-11 - Exhibit B

CITY OF TUMWATER

Citywide Design Guidelines

CITY OF TUMWATER
Washington's First Community

MAKERS
architecture · planning · urban design

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CHAPTER 1:

Introduction

DRAFT VERSION SEPTEMBER 22, 2025

December 2025

Ordinance No. O2025-010

CITY OF TUMWATER

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1.A. Administrative

1.A.1. Purpose

The general purpose of these Citywide Design Guidelines (Guidelines) is to implement the City's Comprehensive Plan vision. More specifically, the purposes of these Guidelines are to:

- Provide clear objectives for those embarking on the planning and design of development projects within Tumwater;
- Ensure attractive, functional development;
- Promote social and economic vitality;
- Foster safety and comfort through design;
- Promote compact, walkable development patterns;
- Promote original and high quality design;
- Enhance the character and function of Tumwater's streets;
- Promote building and site design that fits into the context of established neighborhoods;
- Promote sustainable design principles;
- Promote design that enhances the "sense of place" for neighborhoods;
- Increase the awareness of design considerations amongst the Tumwater community; and
- Maintain and enhance property values through appropriate aesthetic and functional design considerations.

1.A.2. Administrative Procedures

The City of Tumwater Community Development Director (Director) or designee will administer the Tumwater Citywide Design Guidelines (Guidelines), lead the review process, and ensure that new development meets their intent. The review of a development project application with respect to the Guidelines will be the same as, and concurrent with, project review with respect to the zoning provisions. The Director may modify the mandatory requirements of this chapter upon a showing by the applicant that the modified requirement will equally or better meet the intent of the design guideline to be modified. The Director may waive compliance with selected parts of these guidelines where it has been determined infeasible to apply them.

1.A.3. Applicability

a. The Guidelines apply to:

- All new commercial, mixed use, residential, industrial, and institutional development not already addressed by the design guidelines for the Brewery District, Capitol Boulevard Corridor and Tumwater Town Center;
- Additions to existing buildings that increase gross floor area by 1,000 square feet or more or increase gross floor area by 50 percent or more require conformance for the new portion of the structure and the area of the site that must be modified as a result of the expansion. This could include walkways, driveways, parking, signage, etc.).
    - The Director may waive compliance with selected parts of these guidelines where it is infeasible to apply them to these situations. However, the design should make the existing structure less non-conforming. For example, expansions to an existing building would not be required to move all existing parking behind the existing building. However, reconfiguring the existing parking areas to include trees, vegetative strips and pathways (see 2.D.1.2. and 2.D.2.1), and providing screening between the parking and street (see 2.D.2.2.) would be less non-conforming and consistent with the intent of these guidelines, and
- Exterior modifications of existing structures such as facade changes, windows, awnings, signage, etc., shall comply with the design guidelines. The Director may waive selected parts of these guidelines where such changes would jeopardize the structural integrity of the existing structure or significantly conflict with the existing architecture.

b. The Guidelines are organized into the following chapters:

- Chapter 2. Commercial, Mixed Use, and Multifamily
- Chapter 3. Industrial
- Chapter 4. Institutional
- Chapter 5. Middle Housing, Single-Family Detached Dwellings, and Accessory Dwelling Units
- Chapter 6. Definitions

A development must comply with the chapter that addresses its land use type. For instance, a multifamily development must comply with Chapter 2, and an industrial development must comply with Chapter 3. If a development has multiple uses, it must comply with all chapters addressing its uses.

c. Exemptions

The following projects are exempted from the provisions of these Guidelines:

- Projects within subareas that have their own guidelines (e.g., CBC Capitol Boulevard

Corridor, BD Brewery District , and TC Tumwater Town Center zone districts);

- Construction underground, which will not leave any permanent structure that extends above the surface after completion;
- Utilities in the public right-of-way;
- Repair and maintenance work on buildings, landscaping (including relatively minor replacement of plants other than trees), or grounds (including parking lots), which does not significantly alter the appearance or function of the building, landscaping, or grounds (e.g., window replacement);
- Interior remodeling work;
- Temporary uses and structures as defined by the Tumwater Municipal Code (TMC); and
- Routine siding, roof maintenance, and repair that does not modify the building structure.
- Properties being developed in the Historic Commercial (HC) zone district.

d. Relation to other Tumwater Municipal Code sections. These guidelines augment other provisions in the Tumwater Municipal Code. For example, requirements for construction of sidewalks are addressed in TMC 12.12. These guidelines do not automatically supersede other Tumwater Municipal Code provisions. In the case of apparent conflict between these Citywide Guidelines and other Tumwater Municipal Code provisions or adjoining special subdistricts (BD Brewery District, CBC Capitol Boulevard Corridor, and TC Tumwater Town Center), the Director shall determine the applicability of these guidelines based on the objectives of public health, safety, and welfare, direction from the Comprehensive Plan, and the guidelines' intent.

1.A.4. How the Guidelines are Applied

Most sections include the following elements:

a. Intent statements, which are overarching objectives and should be used to assist with discretionary decision-making;

b. Standards use words such as "shall," "must," and "is/are required," signifying required actions;

c. The use of the word "should" means that the provision is required unless there is a compelling reason to the contrary;

d. The use of words such as "is/are recommended," signifying voluntary measures; and

e. Exceptions, which allow for flexibility to accommodate site-specific issues while still requiring the design to meet the intent of the design standards/guidelines.

1.A.5. Coordination with Transportation

Transportation system improvements and these design guidelines are intended to work in concert to improve Tumwater's public space for walking, biking, taking transit, driving, social gathering, and aesthetic appeal. In particular, to support the goals of these design guidelines, City planning and transportation staff collaborated to identify the following neighborhood center/gateway locations to be considered for on street parking (refer to the Street Designations Maps):

Map #1 – Tumwater Hill

Map #2 – Cleveland Ave

Map #3 – Lamberts Corner: (Black Lake)

Map #4 – Trosper Rd and Littlerock Rd

Map #5 – 70th Ave SW and Kirsop Rd SW

Map #6 – Littlerock Rd at Israel Road

Map #7 – Littlerock Rd at Tumwater Middle School and BPA Easement

Map #8 – Town Center

Map #9 – Henderson Blvd SE and Tumwater Blvd SE

Map #10 – Littlerock Rd at Black Hills High School

1.A.6. Organization of the Citywide Guidelines

These guidelines are organized into sections roughly arranged in the sequence of decisions made during the design process. That is, they consider first the larger site layout parameters that determine the size and configuration of the major project elements such as buildings, parking, and circulation. The second section addresses the site design features such as pathways and landscaping that further refine the site layout. The third section covers building design elements that are usually addressed after the larger site elements and building footprints have been determined.

CHAPTER 2:

Commercial, Mixed Use, and Multifamily

DRAFT VERSION SEPTEMBER 22, 2025

December 2025

Ordinance No. O2025-011

CITY OF TUMWATER

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2.A. Applicability

This chapter applies to commercial, mixed-use, and multifamily development, as defined in Tumwater Municipal Code Title 18, Zoning. 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
Multifamily - Minimum Open Space	150 square feet of on-site open space per multifamily 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.

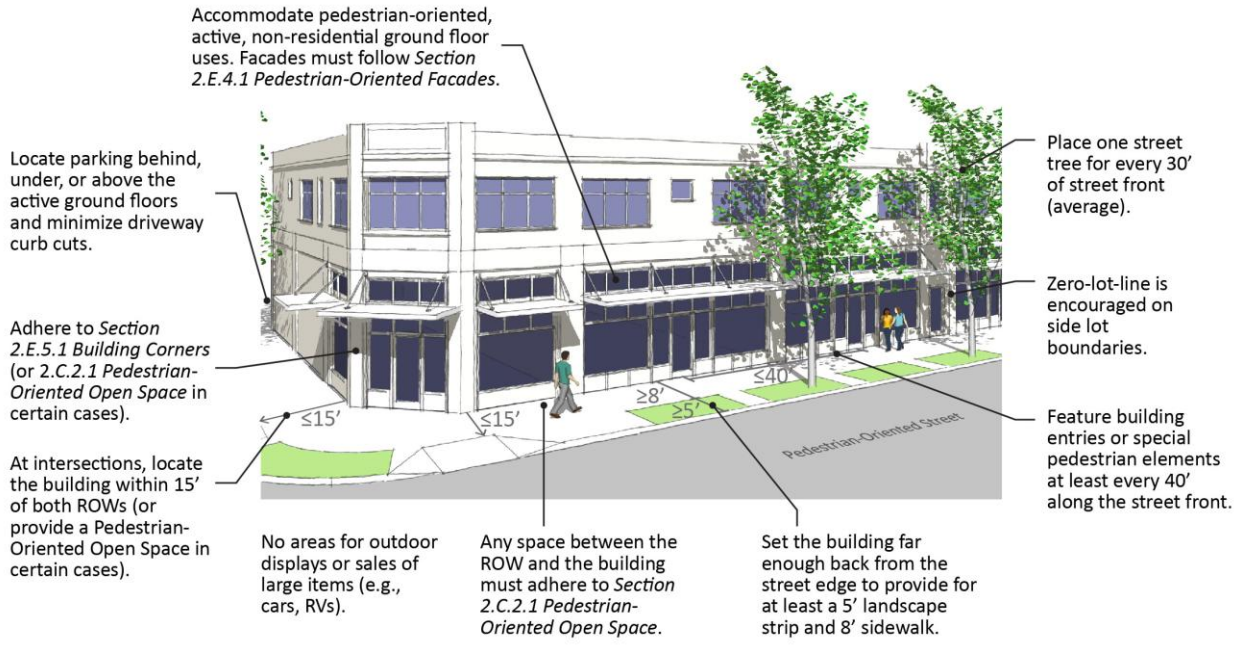

Figure 2.B.2-1. Pedestrian-Oriented Street requirements summary.

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 **2.8.2.1** through **2.8.2.7** 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 **2.8.2 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.

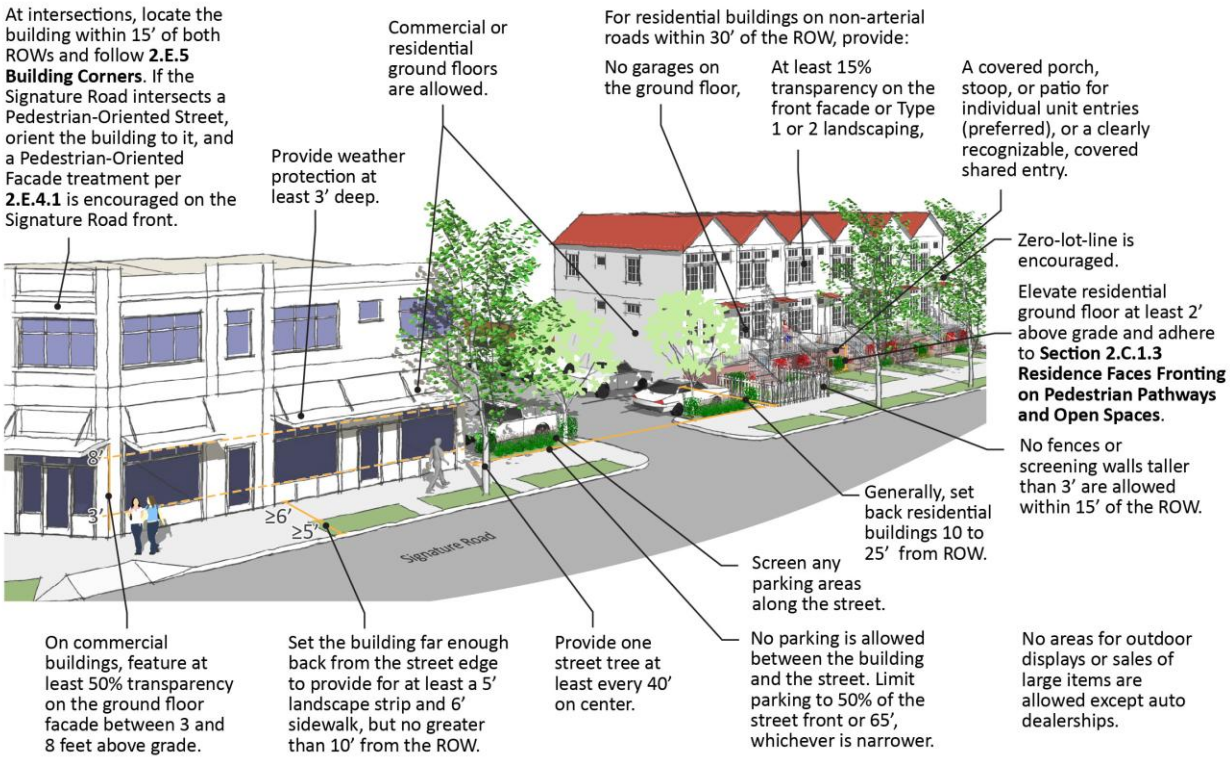

Figure 2.B.2-1. Signature Road requirements summary.

STANDARDS/GUIDELINES:

2.B.2.1. Ground floor uses

a. On **Pedestrian-Oriented Streets**, active ground floors with pedestrian-oriented nonresidential 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 right-of-way 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 right-of-way 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 right-of-way. 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 uses 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 Transportation & Engineering 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 rights-of-way and follow **Section 2.E.S 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 rights-of-way and follow the **2.E.S 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 Facade (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 **2.8.1.6 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** building 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 **2.8.1.6 Streetscape** below for more detail.)

(2) **Multifamily 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 that is 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 that is 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 is 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 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 public right-of-way 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.3.1-1. Provide pedestrian access to the site from the street.

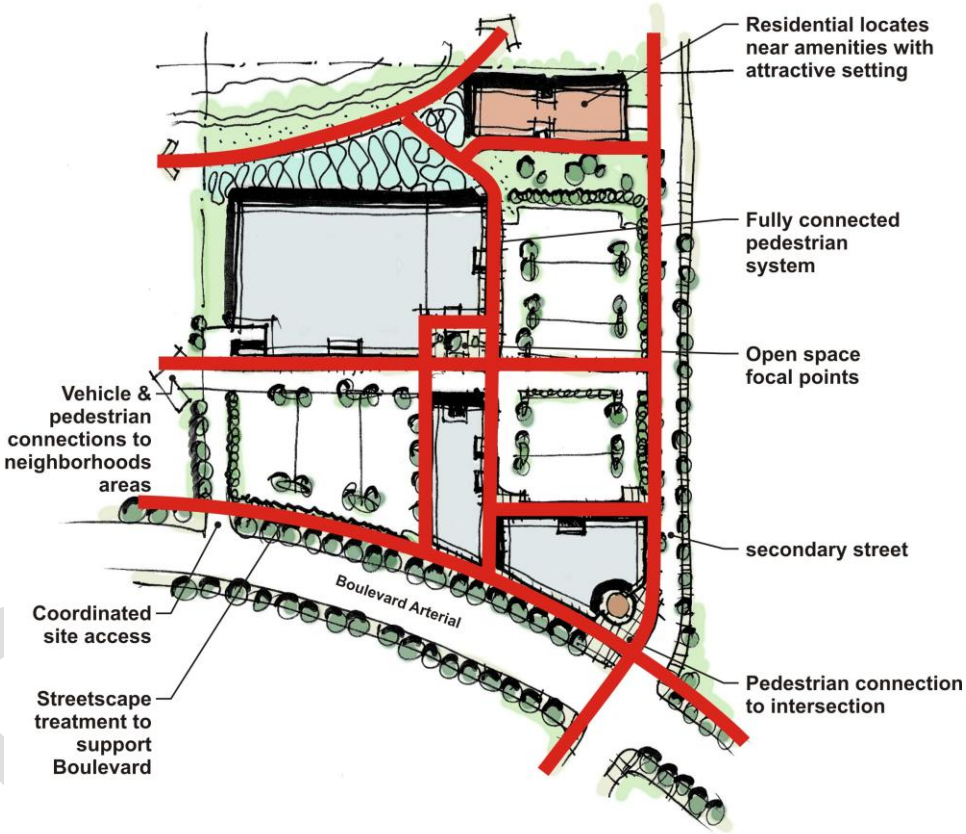

Figure 2.8.3.1-2. internal and external pedestrian connections are important.

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.

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

2.B.3.2. Pedestrian circulation in multifamily 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 whether 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.

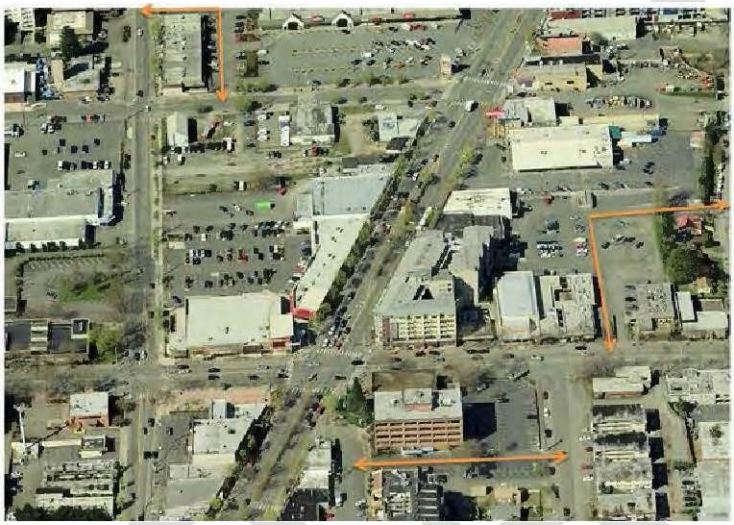

Figure 2.B.4.1-1. Joint parking with shared access (orange arrows) has been an important asset for Lake City Way businesses.

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. For **non-residential** development, 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. For projects that include multifamily residential development, 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 2.8.4.2-1. 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 2.8.4.2-2 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 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 2.8.4.1**.*

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 is 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. Also see **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.

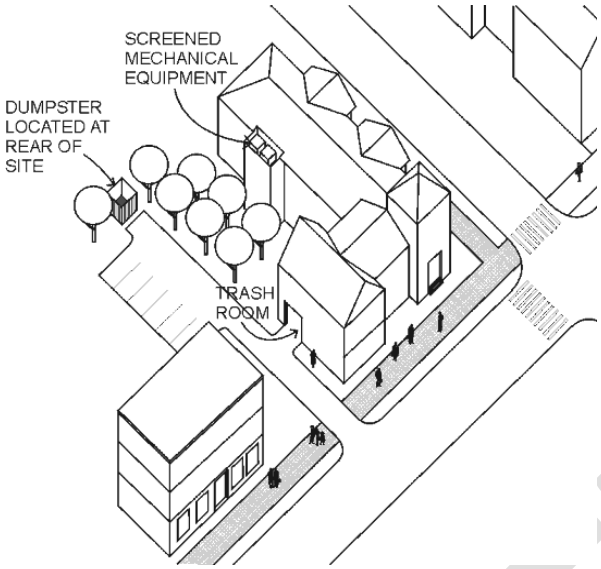

Figure 2.B.6.1-1. Locate service elements to reduce impacts on the residential and pedestrian environment, and provide appropriate enclosure.

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 property in the RSR Residential/Sensitive Resource or LDR Low Density Residential zone district 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 the RSR Residential/Sensitive Resource or LDR Low Density Residential zone district.

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.6.2**.

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.

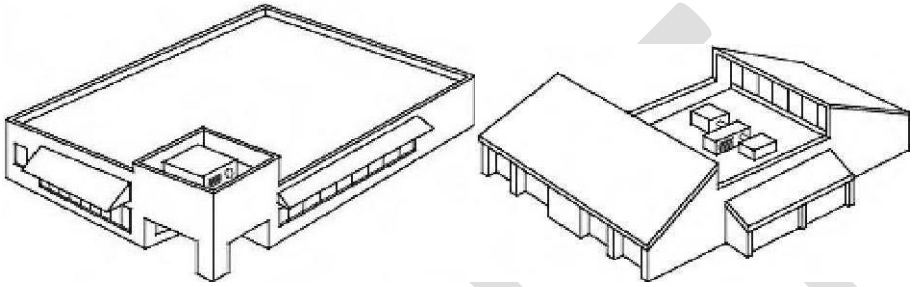

Figure 2.8.6.1-2. Examples of how to screen roof-mounted mechanical equipment.

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-scale 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.

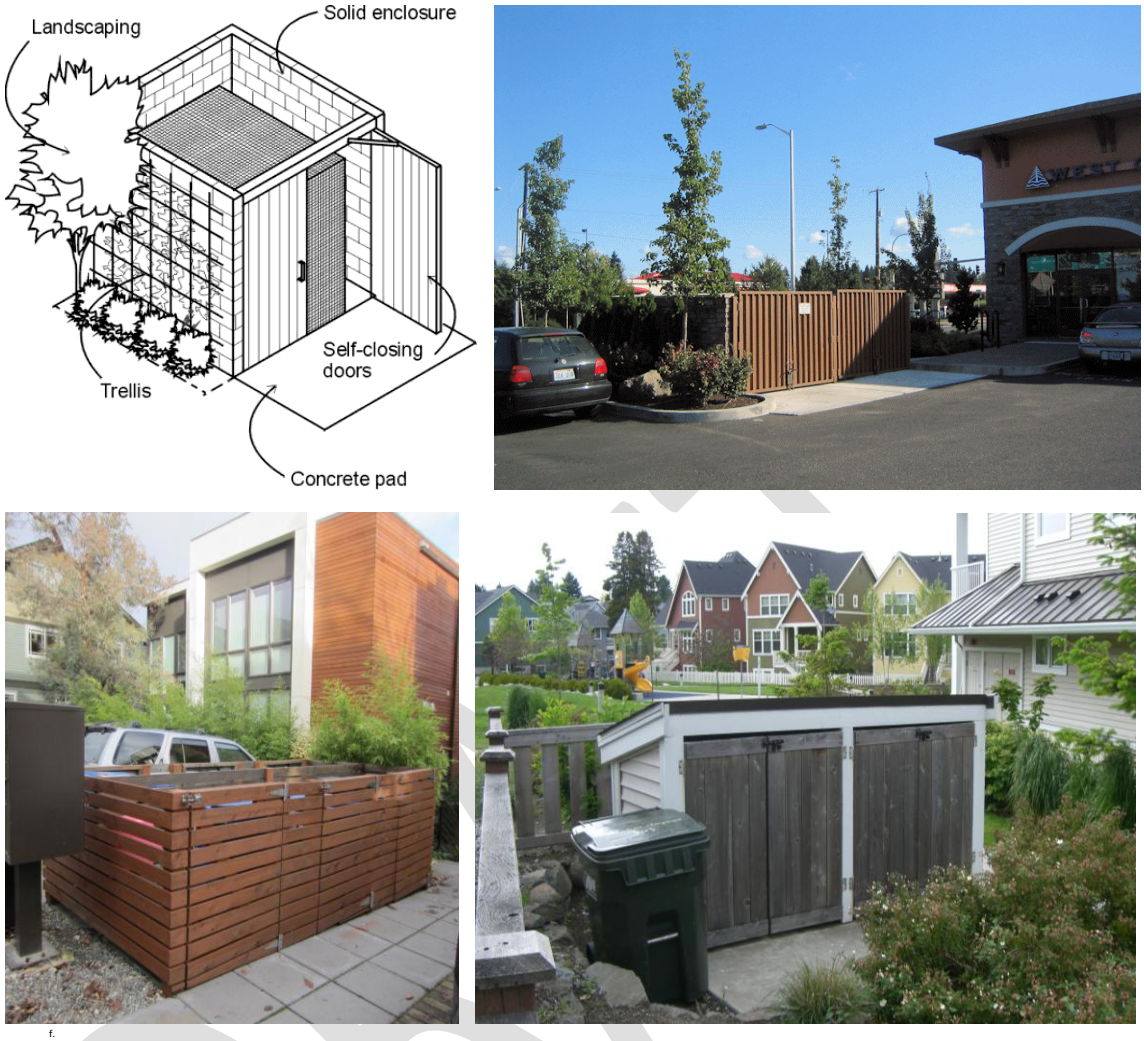

Figure2.8.6.2-1. Examples of acceptable dumpster enclosures.

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 do not 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.

Figure 2.8.7.1-1 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.

d. Locate biofiltration swales, ponds, or other approved biofiltration systems as part of a landscape screen.

e. 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.

f. Use native, drought tolerant plants and/or appropriate plant species as approved by the Director.

g. Include the stormwater facility as an amenity.

Figure 2.8.7.1-2. Example flow control system incorporated into the site design as an amenity, High Point West, Seattle

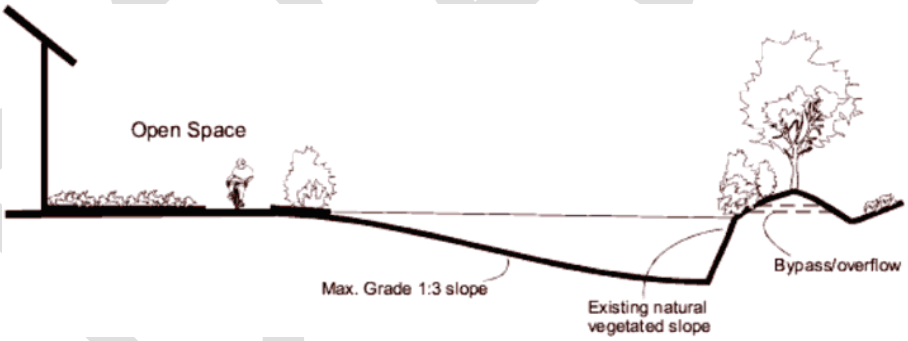

Figure 2.B.6.1-3. Examples of stormwater facilities treated as amenities.

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 Multifamily 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:

a. **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 stormwater 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.

   (6) 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.

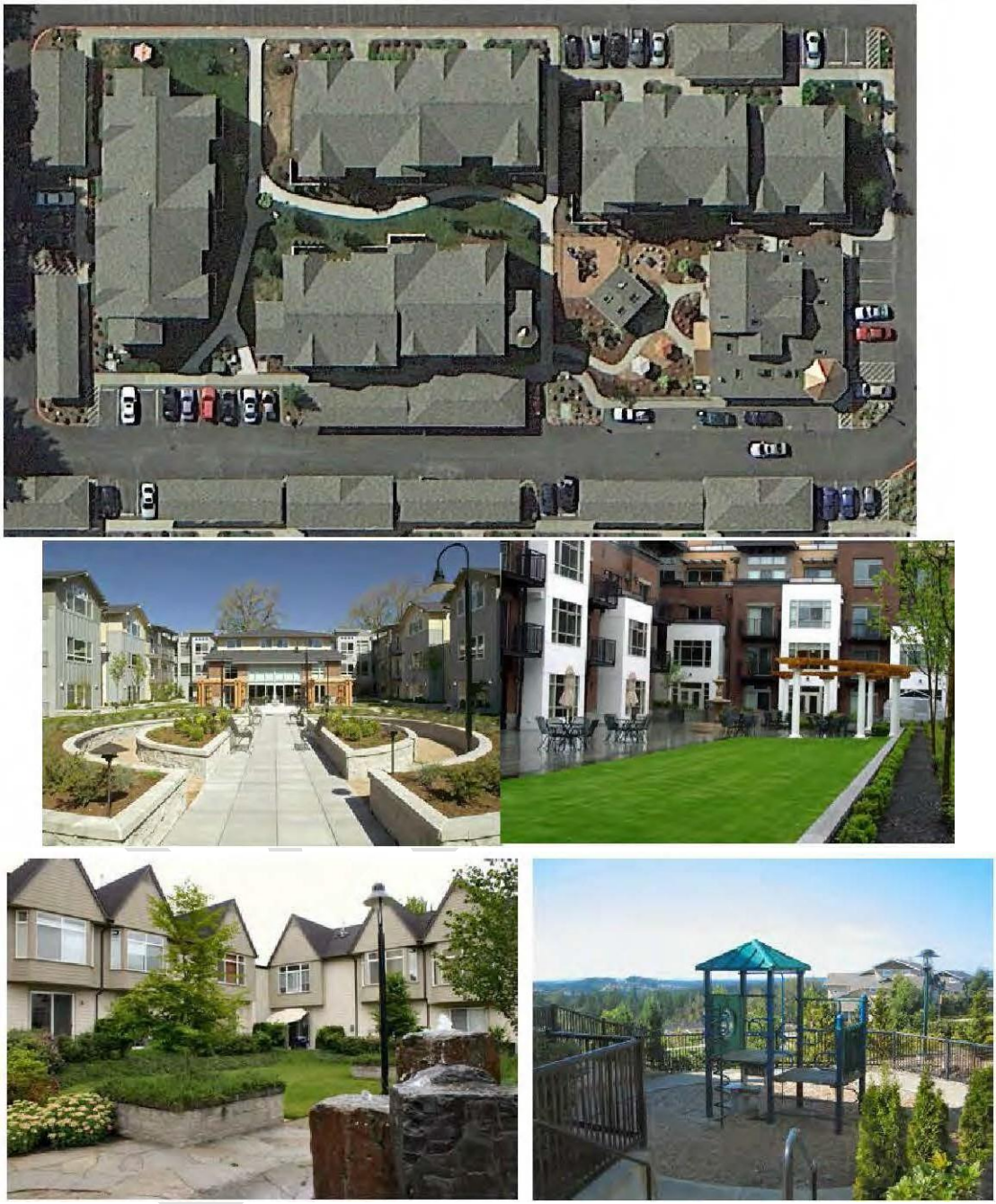

Figure 2.8.8.1-1. Good examples of common open space, including street level courtyards (pictures on top and right), a children's play area (lower left), and a pedestrian corridor (top and upper left).

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 provided access is provided within these areas via a trail consistent with the regulatory requirements for these areas.

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.8.1-1. 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.

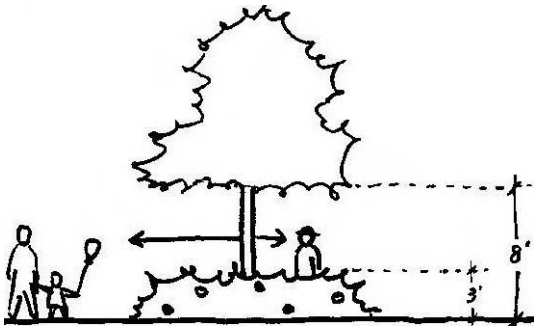

Figure 2.8.10.1-1. Keep landscaping open between 3 feet and B feet above grade where there is the need for visibility.

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.9.1-2. 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**.

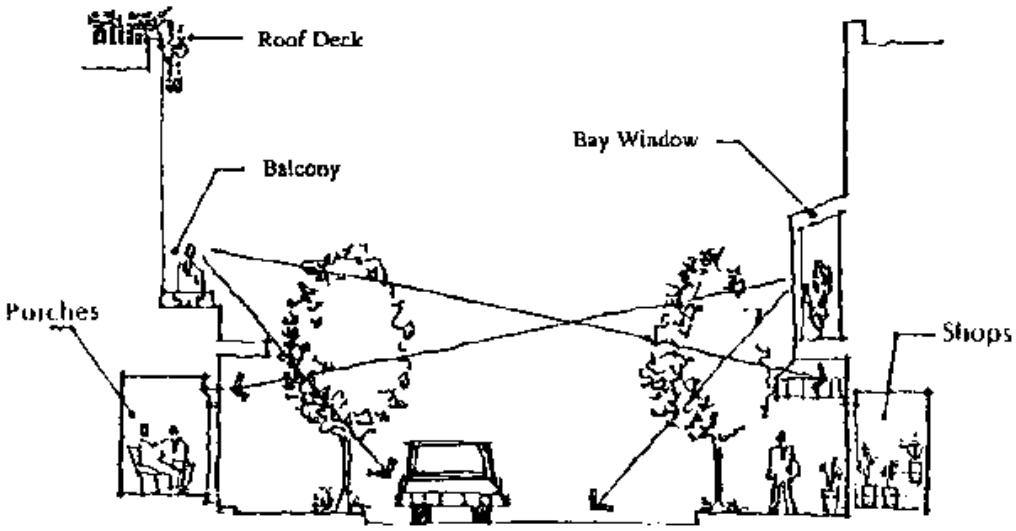

Figure 2.8.10.2-1. Passive surveillance or the ability of people in buildings or traveling along roadways to see outdoor spaces and increases security.

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 2.8.10.2-2. This residential complex incorporates passive surveillance, territorial definition, and good visibility and lighting to provide a more secure pathway and open space.

2.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.)

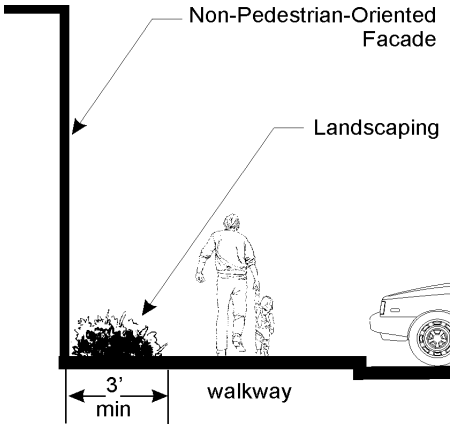

Figure 2.C.1.1-2 Provide landscaping between walkways and structures.

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 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:

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

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.

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.

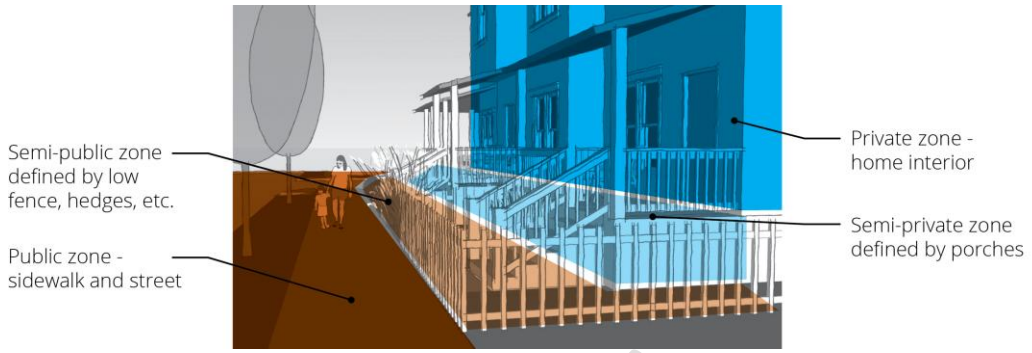

Figure 2.C.1.3-1. A combination of low fences or landscaping and porches, stoops, or patios define the transition from public to private space.

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.

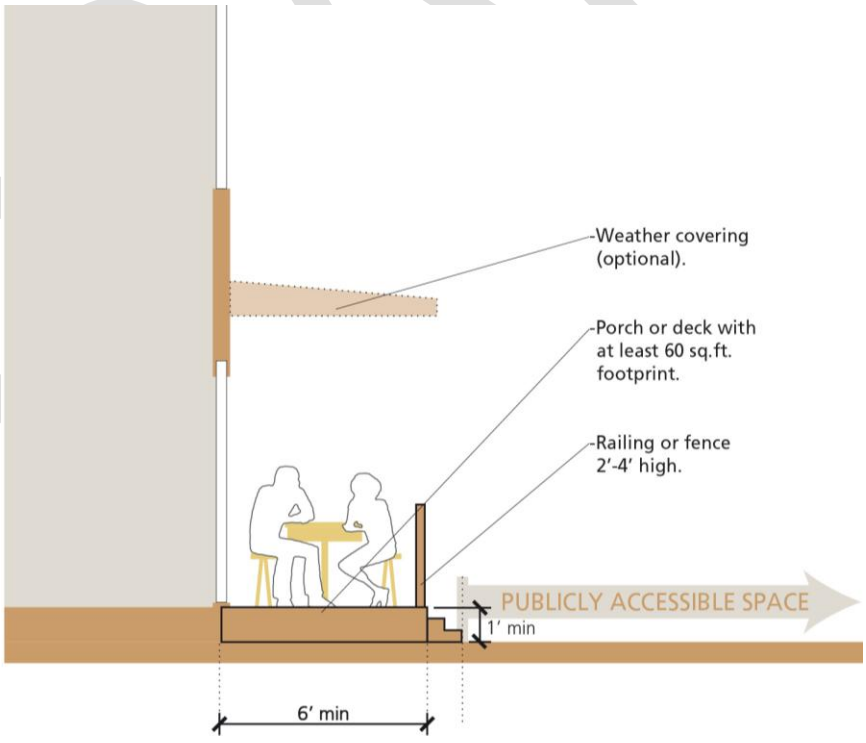

Figure 2.C.1.3-2. Deck or porch option for residence/publicly accessible space transition.

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.

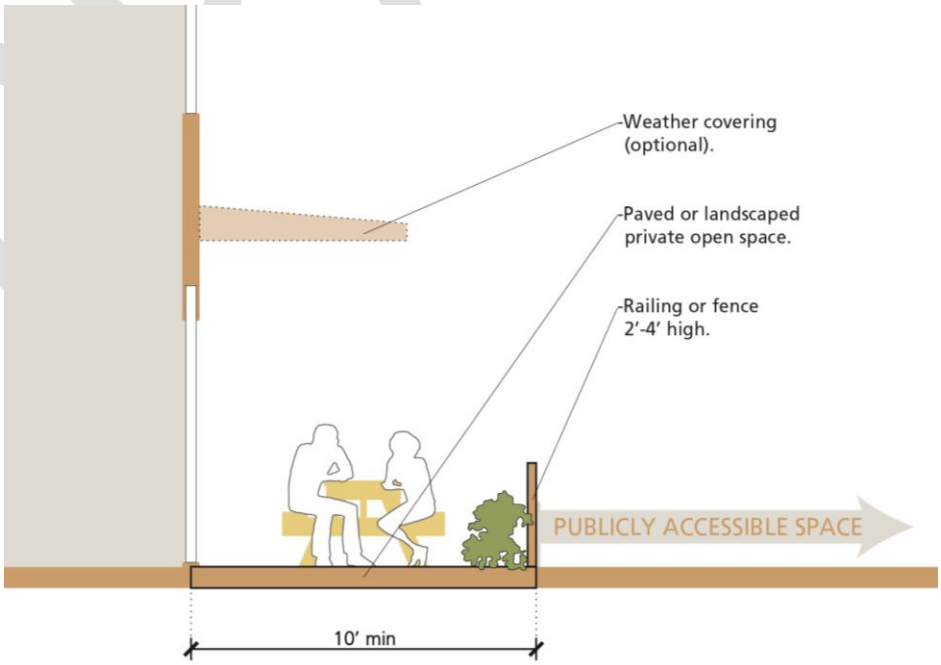

Figure 2.C.1.3-4. Private open space option for residence/publicly accessible space transition.

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 are 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 2.8.7.1.a**.

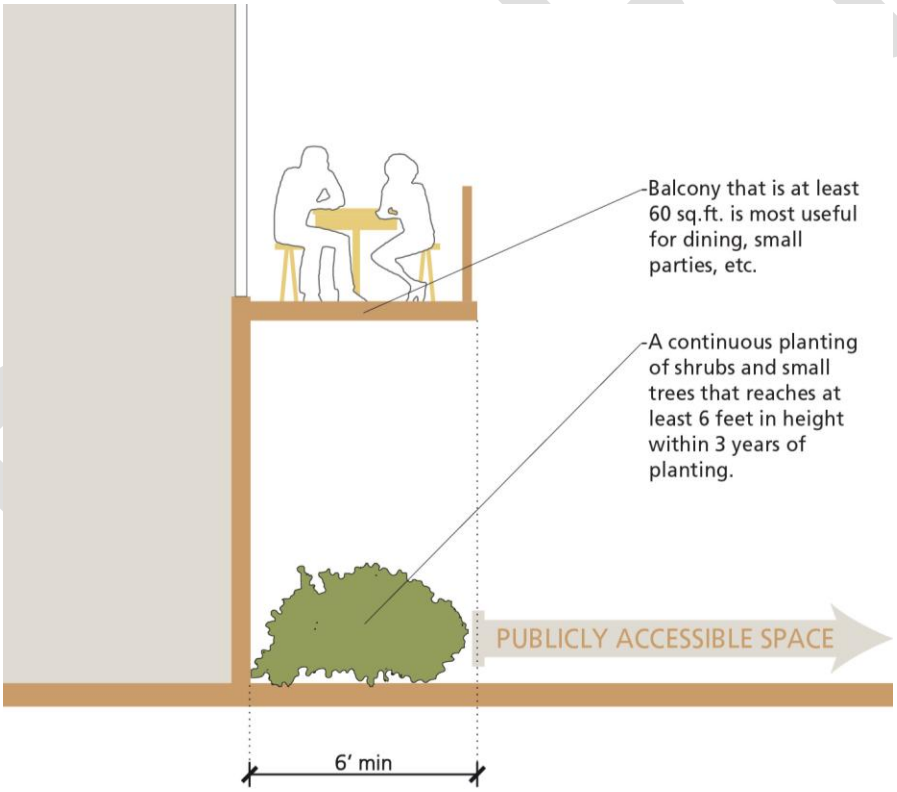

Figure 2.C.1.3-9. Planting requirements for residences without a ground floor living space fronting a publicly accessible space.

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 TMC Title 18, Zoning, 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.

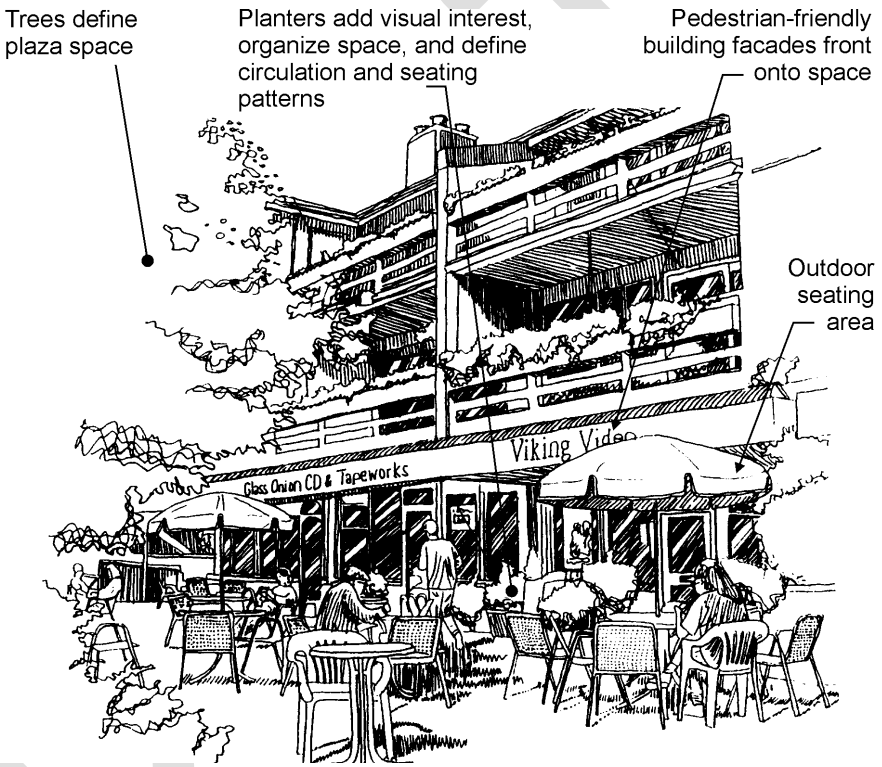

Figure 2.C.2.1-1. Example of a small Pedestrian-Oriented Open Space.

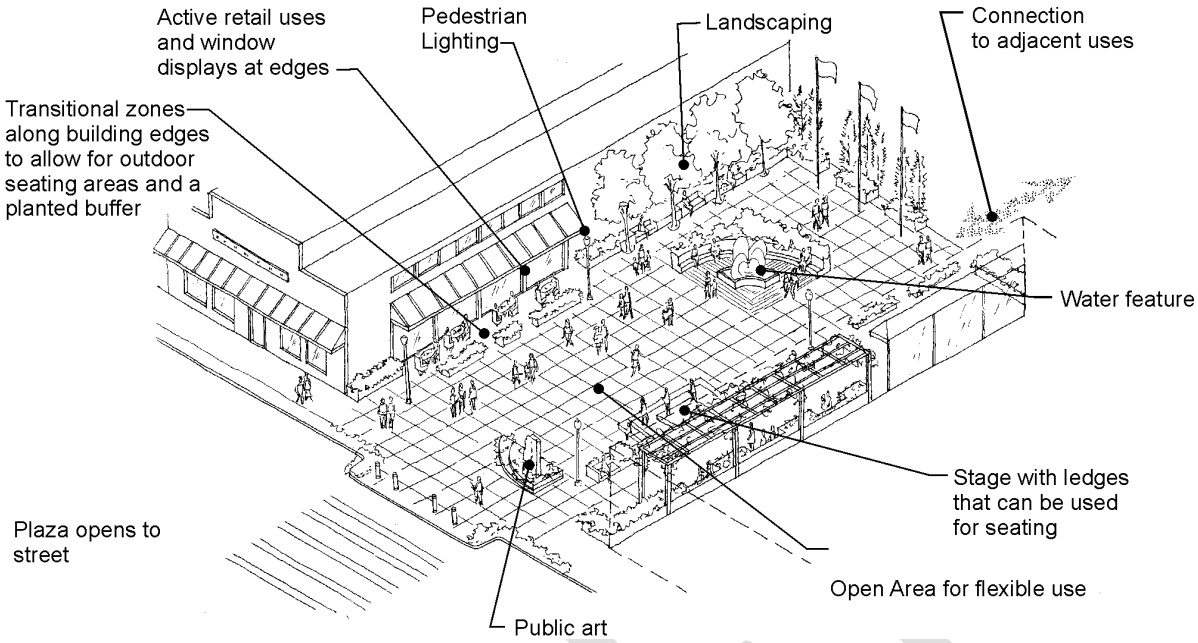

Figure 2.C.2.1-2. Example of a large Pedestrian-Oriented Open Space.

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:

a. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).

b. Group plants that have similar water use characteristics.

c. Plant selection shall consider adaptability to sun exposure, soil conditions, and the topography of the planting area. Preservation of existing vegetation is encouraged.

d. Install no plants included in the Thurston County Noxious Weed list.

e. 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.

f. 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.

g. When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows.

h. 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 MN container Class No. 2 size at time of planting in Type II, Ill, and parking area landscaping;

    (2) At least 24 inches in height at the time of planting for Type I landscaping; and

    (3) Shrubs shall be perennials.

i. Groundcovers shall be planted and spaced to result in total coverage of the majority of the required landscape area within three years.

j. 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.

k. Required street landscaping may be placed within City of Tumwater street rights-of-way subject to the permission of the City of Tumwater Transportation & Engineering Director.

l. Required street landscaping may be placed within Washington State rights-of-way subject to permission of the Washington State Department of Transportation.

m. 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.

n. 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 area 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:

a. Minimization of large parking lots between the building front is encouraged.

b. 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 Transportation & Engineering 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.

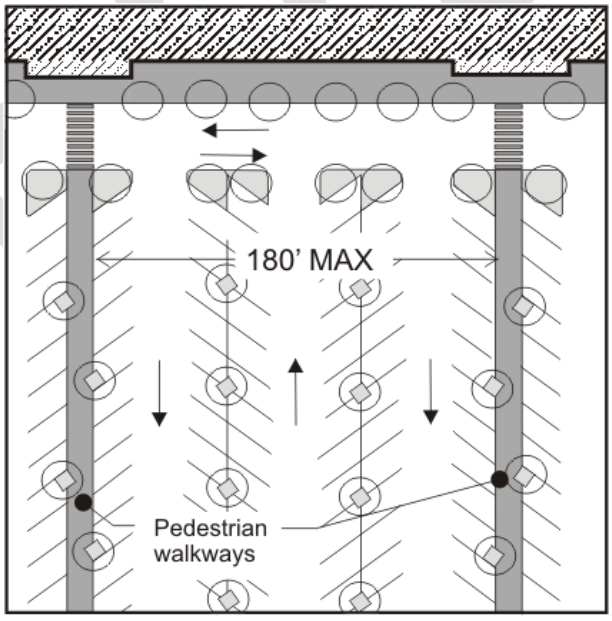

Figure 2.D.1.1-2. Example parking area pathway configuration.

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

bas 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 are 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 right-of-way and to incorporate identity (e.g.: an 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 1930s, 1950s, 1970s, and 2000s.

Although it is 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 1930s to 1970s. 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 the 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 WSDOT building on Capitol Boulevard and Tumwater Bridge Totems exemplify Art Deco architecture from the early to mid-20th century.

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, which do not meet these guidelines, are not acceptable. The Director may require revisions to the building design if they 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, which 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 cafe 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.

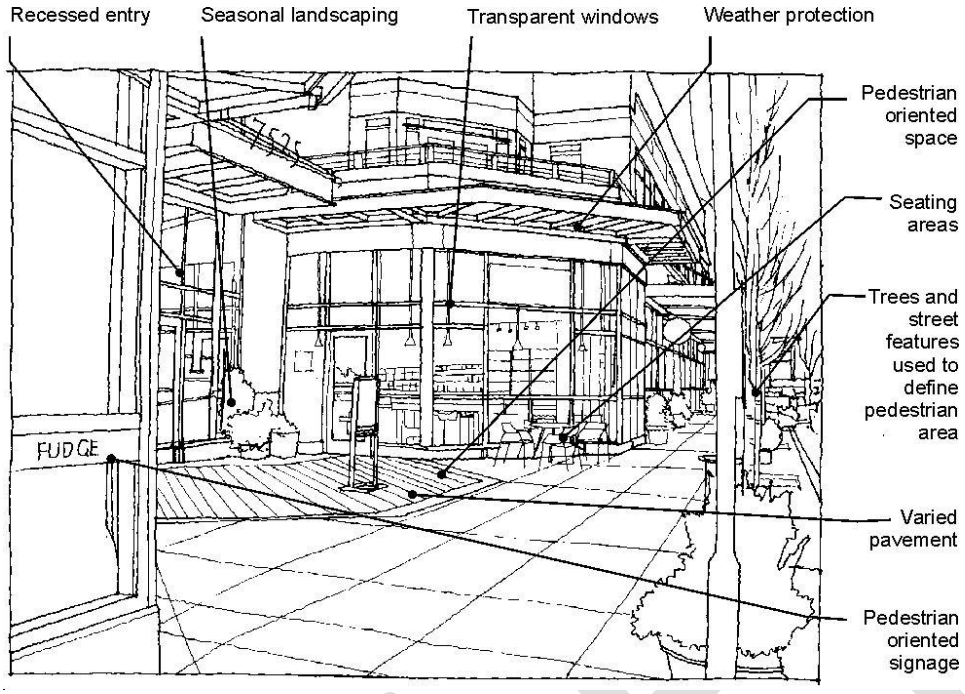

Figure 2.E.2.1-2. Illustrating a variety of human scale components on a building.

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 S 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 quality for this option.

c. Modulated roof line. Buildings may qualify for this option by modulating the roof line of all façade visible from a street, park, or pedestrian pathway consistent with the following standards:

    (1) For flat roofs or façade 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.(l)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.

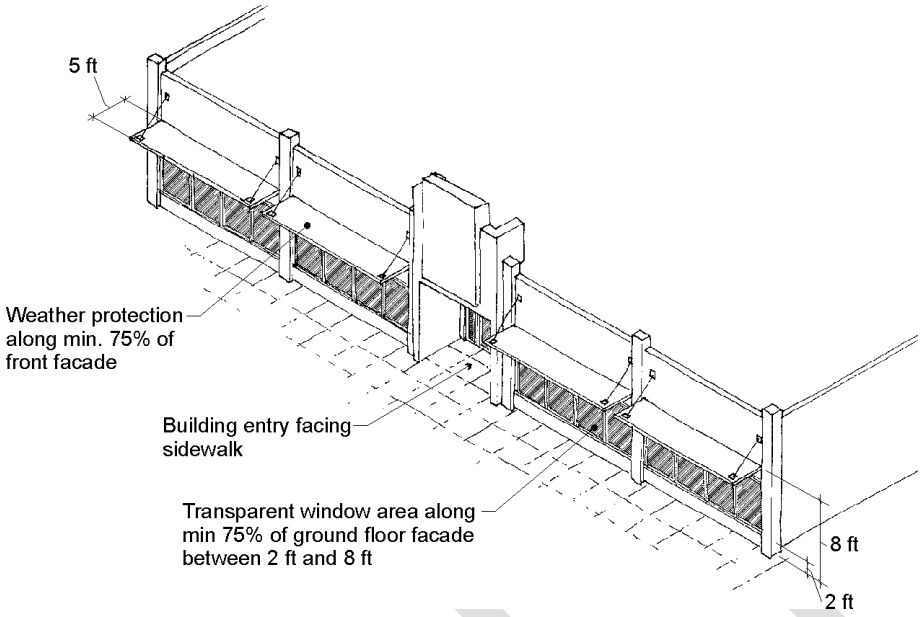

Figure 2.E.4.1-1. An example of a pedestrian-oriented façade.

b. A primary building entry facing the street front. (See **Section 2.E.9** for entry enhancement requirements.)

c. Weather protection is 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.

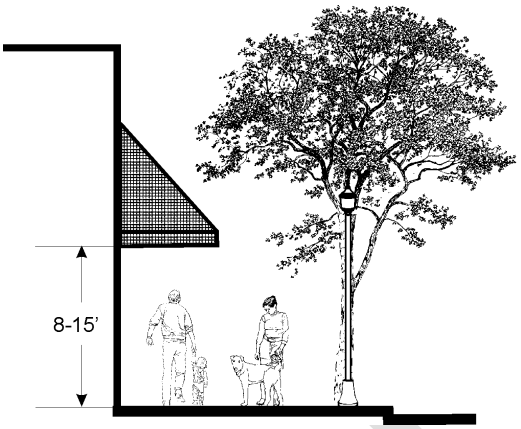

Figure 2.E.4.2-2. Height standards for weather protection features.

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. Multifamily Residential Window Details

The facades of multifamily 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 SO 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 SO percent of the wall's surface within 4 years;

c. Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least SO 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 Tumwater Municipal Code, may be used to highlight a successful treatment if such lighting complies with **Section 2.F** below.

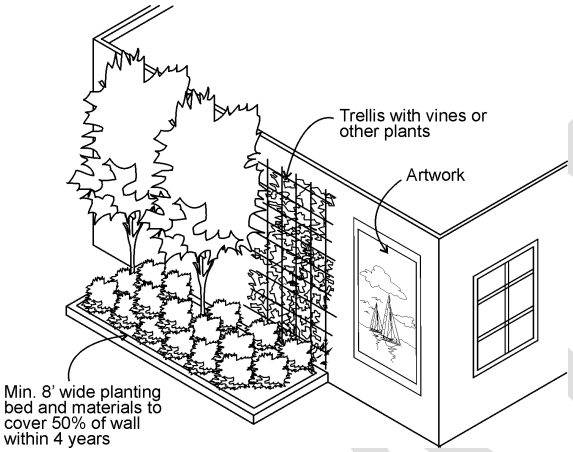

Figure 2.E.8.1-1. Blank wall treatments.

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 unit within a multifamily building).

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 Tumwater Municipal Code.

    (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, 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.

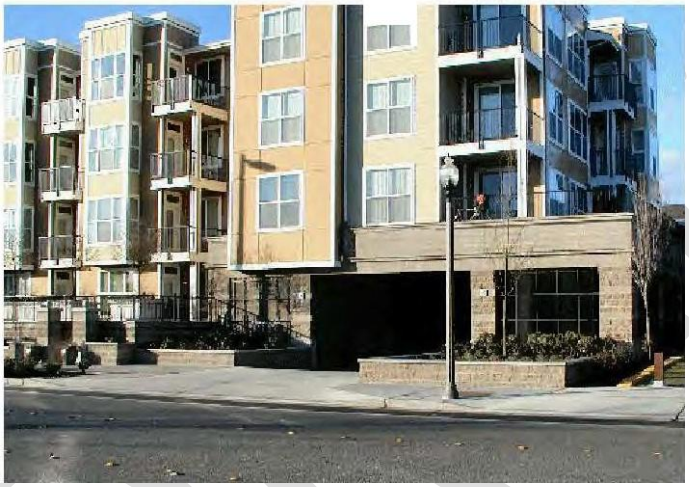

Figure 2.E.10.1-3. Design parking garages to obscure the view of parked cars. Note the landscaping that separates the garage from pedestrians.

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 displaying such goods 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 displaying such goods 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.

CHAPTER 3:
Industrial

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3.A. Applicability

This chapter applies to industrial uses. Also see **Chapter 1 Section A Applicability**.

3.B. Site Planning

3.B.1. Dimensional Standards

Table 3B.1-1 Dimensional guidelines for industrial:

Standard	Requirement
Building Modulation	Buildings over 3 stories or 100 feet of horizontal street front shall include 2 modulation features.
Horizontal Building Modulation	Balconies may qualify with 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.
Sidewalk	ADA Compliant
Landscape Strip	5-foot minimum landscape strip between the sidewalk and the street with street trees provided at least every 30 feet (average) on center
Setbacks (to exterior property lines)	11 and 20 feet from the street edge if appropriate and within 15 ft. of ROW on corners
Parking	Limited to 50% of the street front or 130 feet, whichever is greater on signature roads

3.B.2. Relationship to Street Front

INTENT:

- To create an active, safe pedestrian environment throughout Tumwater even in the city's working settings.
- 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 industrial areas.
- 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.

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. Only a few industrial zones are located along Signature Roads: the Airport Related and Light Industrial zones along Tumwater Blvd and the Light Industrial zone along Cleveland Ave near the Brewery District. As important gateway roads for Tumwater and connectors to current and future neighborhood centers, these Signature Road guidelines maintain an active development edge relatively close to the right-of-way while allowing for industrial uses. If light industrial uses are allowed in commercial or mixed used zones, these Signature Roads guidelines also ensure that more flexible standards appropriate to industrial uses apply than the **Chapter 2 Commercial, Mixed use, and Multifamily** Signature Road guidelines.

Special street front guidelines apply to Signature Roads, as stated in the **3.B.2.1** through **3.B.2.5 standards** below. In addition to the basic citywide design guidelines and the 3.B.1 Signature Roads street front standards, Signature Roads must adhere to **3.D.2.2 Parking Area Screening.**

STANDARDS/GUIDELINES:

3.B.2.1. Appearance

a. On Signature Roads, development must adhere to the following:

   (1) The primary building entrance and any associated offices and/or sales areas shall be located on the front elevation.

   (2) Building facades facing the street(s) and located within 15 feet of the ROW must feature:

i. At least 15% transparency on the ground floor façade between 3 and 8 feet above grade (unless determined by the Director to be infeasible or undesirable for the particular industrial use). If indoor activities (e.g., cabinetry, welding) are safe for viewing from the sidewalk, garage doors may count toward this if they are opened regularly.

ii. Weather protection at least 4 feet deep if the façade abuts a sidewalk.

(3) No fences or screening walls taller than 4 feet are allowed within 15 feet of the right-of-way unless required for safety, as demonstrated by appropriate documentation from the applicant. Also see TMC 18.46 fence standards.

(4) Unpainted chain link fences are prohibited.

Figure 3.B.2.1-1. This building would meet the guidelines if it oriented its main entrance to the street.

3.B.2.2. Parking Orientation

a. 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 130 feet, whichever is greater. Any parking areas along the street must be screened (see **Section 3.D.2.2**).

b. On all other streets the following guidelines apply:

(1) Minimization of large parking lots between the building front and street is encouraged.

(2) 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.

3.B.2.3. Corners

a. On Signature Roads, at a street and/or trail intersection, a building must be located within 15 feet of both right-of-ways (unless determined infeasible by the Director).

3.B.2.4. Space between Building and Street Edge

a. On Signature Roads, light industrial buildings are encouraged to locate closer to the street than TMC 18.24.050 typically allows. Buildings may be set back between 11 and 20 feet

from the street edge if appropriate. If it is infeasible for the particular use to locate closer to the street, TMC buffering and landscape requirements apply.

3.B.2.5. Streetscape

a. Development must adhere to the following streetscape standards, especially on Signature Roads:

(1) Landscape strip between sidewalk and street:

i. Minimum 5 feet

ii. Street trees provided at least every 30 feet (average) on center

(2) Sidewalk: ADA Compliant

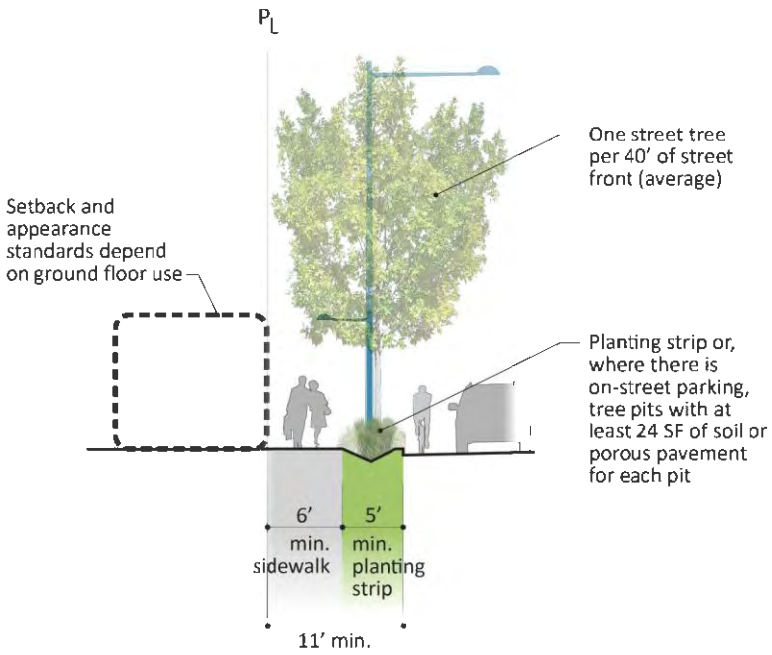


Figure 3.B.2.5-1. Signature Roads streetscape requirements

3.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:

3.B.3.1. Pedestrian Circulation in Industrial Settings

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. For developments with multiple buildings, provide for pedestrian circulation between all buildings and conform to guidelines in **Section 3.C.1**.

Figure 3.B.3.1-1. Direct pedestrian access is provided to the principle entrance from the street.

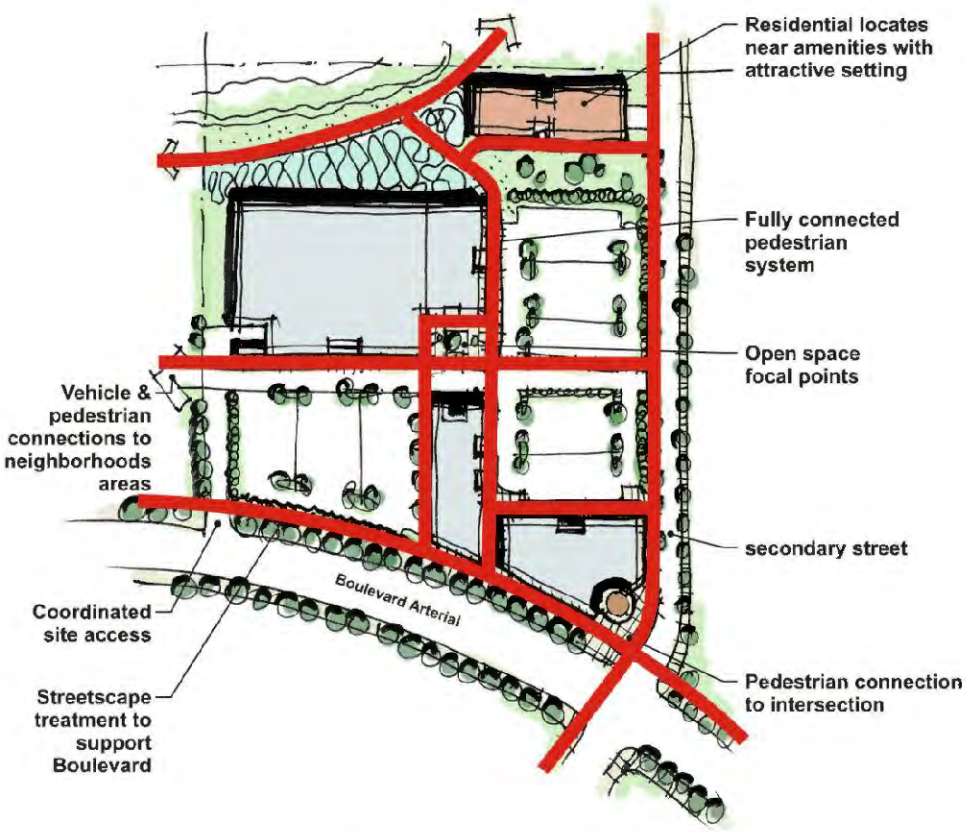


Figure 3.B.3.1-2. Internal and external pedestrian connections are important.

d. Provide direct pedestrian access to transit, rideshare and bicycle storage facilities.

e. 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.

See also **Section 3.C Pedestrian Circulation – Site Planning** and **3.B.4** below.

3.B.3.2. Adequate Sidewalks and Landscape along Street

Development must provide for:

a. A 4-foot minimum landscape strip between the sidewalk and the street with street trees provided at least every 40 feet (average) on center, and

b. A 5 foot minimum sidewalk.

Signature Roads must adhere to **3.B.1.5 Streetscape**.

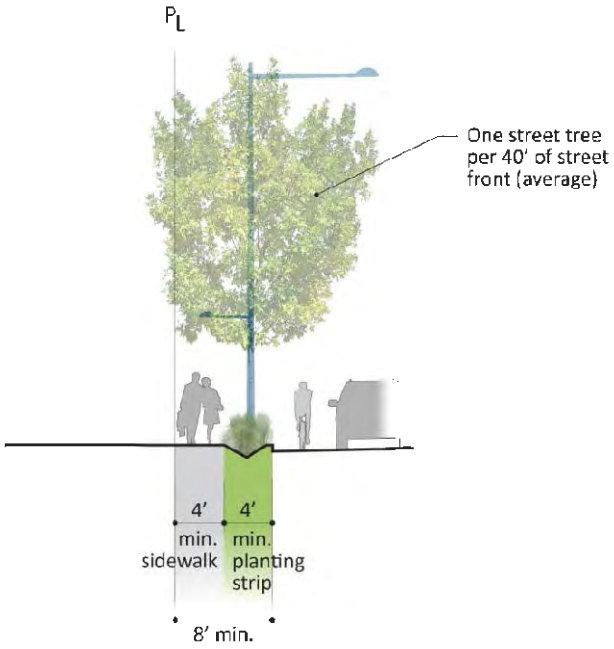


Figure 3.B.3.2-1. Other Streets streetscape requirements

3.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 3.D Parking Area Design and Guideline 3.B.1.2 Parking Orientation** for standards related to parking lot location.

3.B.4.1. Inter-site Connectivity

The provision of through vehicle access connections between 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.

3.B.4.2. Internal Roadways and Vehicular Circulation

a. Provide street trees and sidewalks on all internal access streets where through vehicle access connections have dimensions of 400 feet or greater to increase their function and appearance. In industrial zones, sidewalks must be ADA compliant with planting strips at least 5 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 replaced with 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.

   See **Section 3.F.1** regarding lighting.

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. Combining driveway access point to parking lots and reducing the number of curb cuts is encouraged.

e. 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 3.B.4.2-1. Pedestrian-oriented access streets are usually needed to provide good circulation to and through large sites.

3.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:

3.B.5.1. Unifying Site Planning Concept

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 unifying site planning concept 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 3.B.5.1-1. An example of a site plan illustrating requirements of Guideline 3.B.4.1.

3.B.6. Loading, 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.

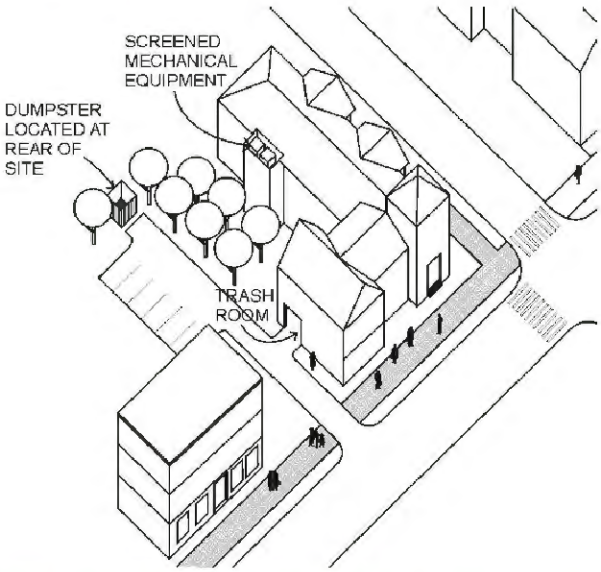


Figure 3.B.6.1-1. Locate service elements to reduce impacts on the residential and pedestrian environment, and provide appropriate enclosure.

STANDARDS/GUIDELINES:

3.B.6.1. Loading, Service Areas, Utilities and Mechanical Equipment

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

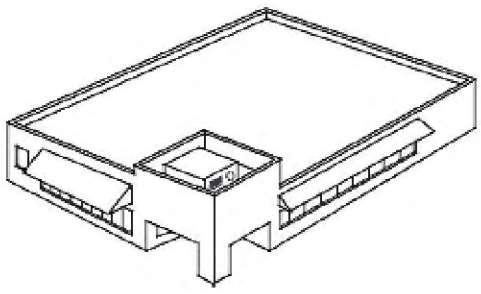
a. No loading or servicing should be conducted between a building and any public street. Loading bays shall be located on a building elevation not facing a Signature Road, and should not locate on an elevation facing a public street. For sites where loading bays must face a public street, the Director will determine the street appropriate for loading bays proximity. Other service areas (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 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 3.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. If the adjacent street or properties are topographically higher than the industrial 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. 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.



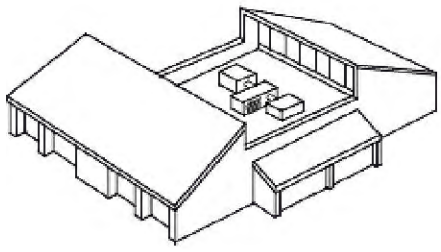


Figure 3.B.6.1-2. Examples of how to screen roof-mounted mechanical equipment.

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.

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

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 on-site utilities and service connections 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.

3.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. 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.

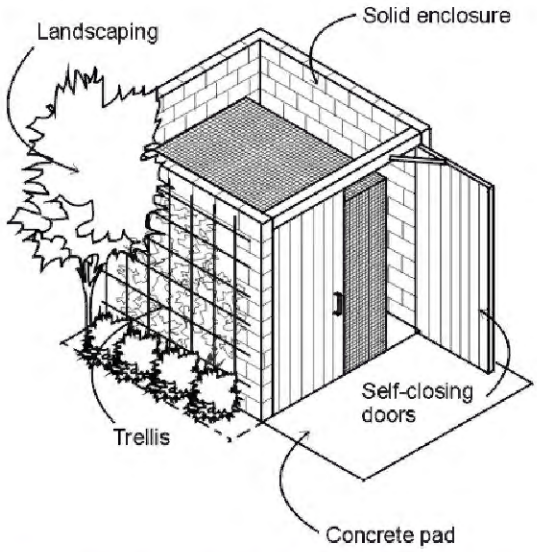


Figure 3.B.6.2-1. Examples of acceptable dumpster enclosures.

3.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:

3.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.

3.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 3.B.7.2-1. 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.

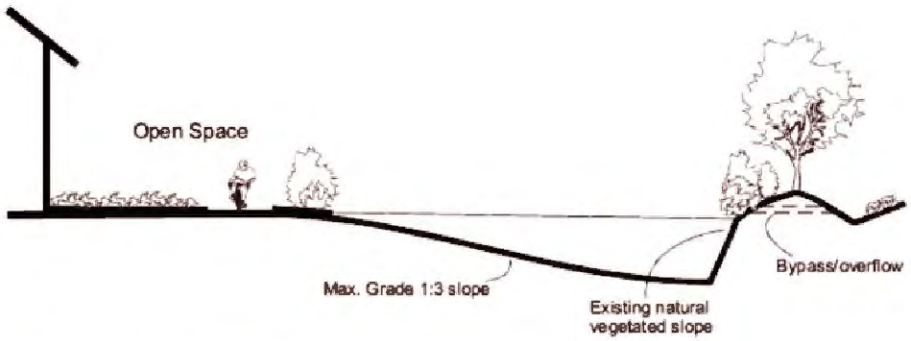


Figure 3.B.7.2-2. Examples of stormwater facilities treated as amenities.

3.B.8. Site Planning for Security

INTENT:

- To increase personal safety and property security.

STANDARDS/GUIDELINES:

3.B.8.1. 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.

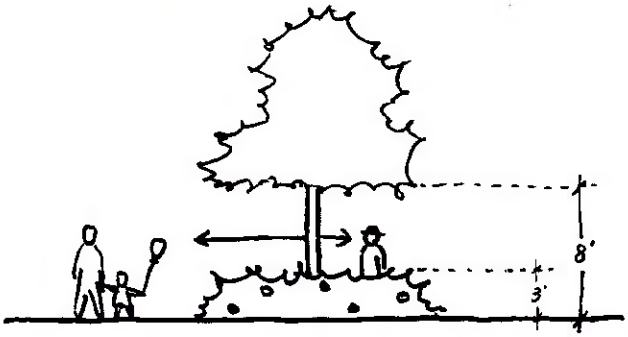


Figure 3.B.8.1-1. Keep landscaping open between 3 feet and 8 feet above grade where there is the need for visibility.

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 3.B.8.1-1.)**

3.B.8.2. 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 3.F.1.1**.

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 an 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, 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.

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

3.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:

3.C.1.1. Pedestrian Circulation – General Design

Figure 3.C.1.1-1. An example of an attractive pedestrian connection through a business park.

a. For safety and access, landscaping shall not block visibility to and from a path, especially where it approaches a roadway or driveway.

b. Pedestrian walks should be separated from structures at least 3 feet for landscaping except where the adjacent building features a transparent windows or artistic displays over at least 75 percent of the ground floor façade between 2 feet and 8 feet above grade, and weather protection at least 5 feet deep along at least 75 percent of the façade.
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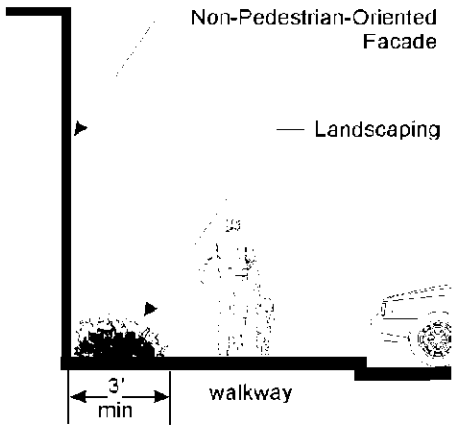

Figure 3.C.1.1-2 Provide landscaping between walkways and structures

c. For interior pathways, the applicant must demonstrate to the Director's satisfaction that the proposed walkway is of sufficient width to accommodate the anticipated number of users. For example, a 10- to 12-foot wide pathway can accommodate two couples passing one another. An 8-foot wide pathway will accommodate three persons walking abreast, while a 6-foot wide pathway will allow two individuals to pass comfortably. if a sidewalk abuts a building façade that has a ground floor entry, the pathway (i.e., sidewalk) must be at least 8 feet wide.

d. Pathways must be American with Disabilities Act (ADA) compliant.

3.C.2. Pedestrian-Oriented Open Space

INTENT:

- To provide a variety of pedestrian areas to accommodate employees and visitors.
- To provide safe, attractive, and usable open spaces that promote pedestrian activity and recreation.

STANDARDS/GUIDELINES:

3.C.2.1. Pedestrian-Oriented Open Space

Where Pedestrian-Oriented Open Space is provided, 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 3.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 **3.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.

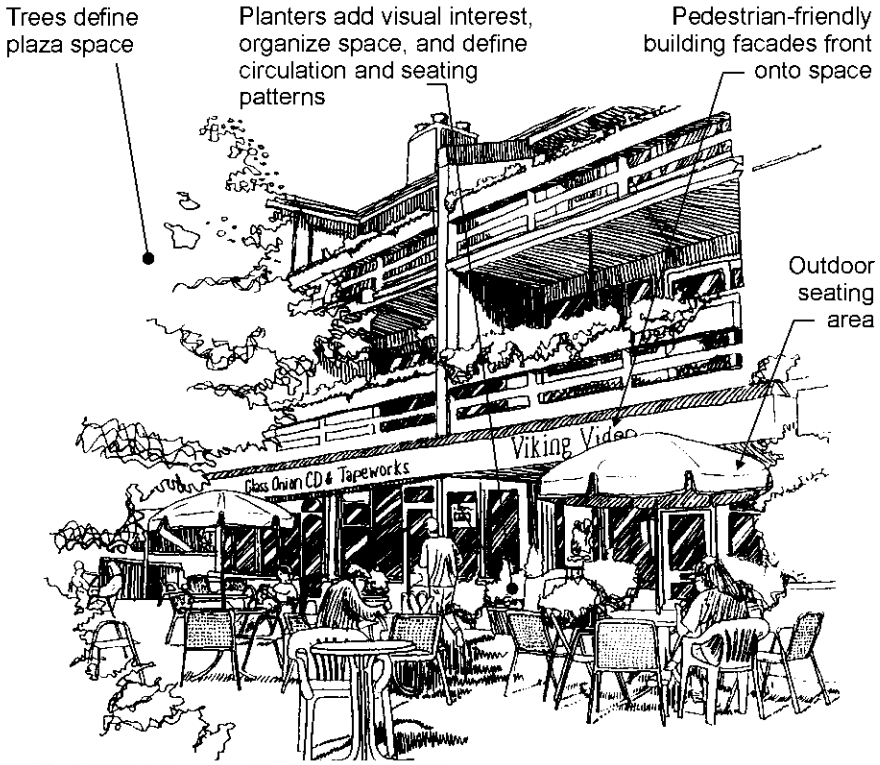

Figure 3.C.2.1-1. Example of a small Pedestrian-Oriented Open Space.

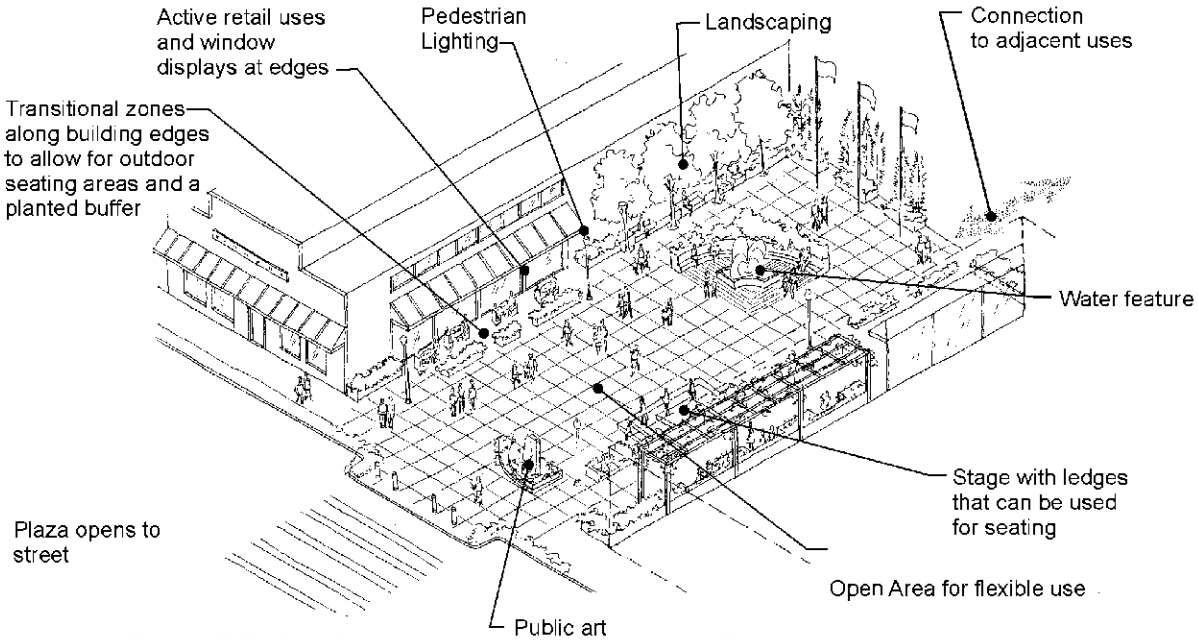

Figure 3.C.2.1-2. Example of a large Pedestrian-Oriented Open Space.

3.C.2.2. Pedestrian Circulation Where Facades Face Parking Areas

Where a building's main entrance faces onto a parking area rather than the street, provide wide pathways adjacent to the façades. Pathways along the front façade of buildings 100 feet or more in length (measured along the façade) that are not located adjacent to a street must be at least 6 feet wide 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 or landscaped area. 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.
b. Lighting must conform to **Section 3.F.1**.

Figure 3.C.2.2-1. Example of a successful pedestrian sidewalk between parking lot and building entry.

3.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:

3.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.

3.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:

a. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).
b. Group plants having similar water use characteristics.

c. Plant selection shall consider adaptability to sun exposure, soil conditions, and the topography of the planting area. Preservation of existing vegetation is encouraged.

d. Install no plants included in the Thurston County Noxious Weed list.

e. 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.

f. Street trees and trees internal to the development shall conform to the standards in the Tumwater Comprehensive Street Tree Plan.

g. When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows.

h. 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 and III and parking area landscaping;

   (2) At least 24 inches in height at the time of planting for Type I landscaping; and

i. 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 on 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.

3.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 3.C.3** of these standards. Where conflicts occur, the Director determines which standards control.

3.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 by a trained specialist and 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.

3.C.3.5. Landscape Character

a. Tumwater's signature landscape setting is characterized by large, mature conifer 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 3.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 3.C.2.1 Pedestrian-Oriented Open Space**.

3.D. Parking Area Design

3.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 safe 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.

3.D.1.1. 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 4 feet wide (clear) excluding vehicle overhang or wider to accommodate devices specific to the use.

Figure 3.D.1.1-1. Parking area pathway examples. Note that clear pathway width must account for vehicle overhang.

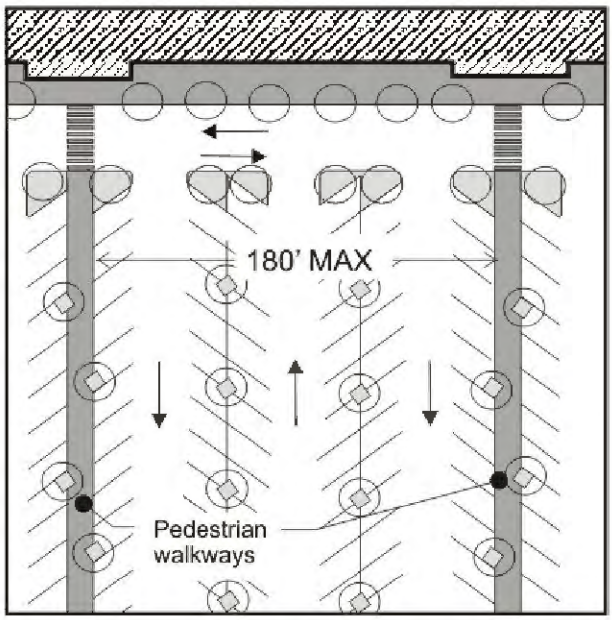

Figure 3.D.1.1-2. Example parking area pathway configuration.

3.D.1.2. Location of Parking

When possible, off-street passenger vehicle parking should be located away from the loading and service areas to minimize conflicts.

3.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:

3.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 **Guideline 3.C.3.2.** And,

f. Landscaping shall be maintained at heights for safe visibility between vehicles and pedestrians.

3.D.2.2. Parking Area Screening

On Signature Roads, 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 3.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 **Guideline 3.C.3.2**.

   (5) Groundcover per **Guideline 3.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 3.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 3.D.2.2-1. Parking area planting buffer with low wall and trellis.

3.E. Building Design

3.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 incorporate design treatments which add interest and reduce the scale of large buildings.
- To encourage functional, durable, and environmentally responsible buildings.
- To provide building design that creates safe and relatively comfortable human environments.

GUIDELINES:

3.E.1.1. Architectural Character

Unique Tumwater characteristics should inspire the building design. See the **Chapter 2 Commercial and Residential Section 2.E.1.1 Architectural Character** for a description of these characteristics. Some notable features are a signature landscape palette consisting of large conifer trees surrounded by low lying and native vegetation or ornamental landscaping and indigenous materials, such as basalt stone and timber, integrated into designs.

a. The architectural design of new development is required on Signature Roads and encouraged on other streets to reflect and add to Tumwater's design character in one or more of the three ways described below. The Director will determine whether or not the proposal meets the objectives.

(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 include Pedestrian-Oriented Open Space (see **Guideline 3.C.2.1**) 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 3.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 3.E.1.1-2. Traditional industrial uses in the region often utilized gabled roofs, clerestory lighting, and local materials (left) This character can be used in contemporary buildings as well (right).

(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 3.E**, and indigenous materials used as primary materials or accents.

Figure 3.E.1.1-3. 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 and breaking down the building's massing by providing human scale elements and articulating features..

3.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.

Figure 3.E.1.2-1 This development does not meet the requirements of 3.E.1.2 because the building color and yard ornaments are part of a business "brand".

3.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, particularly around areas where pedestrians are expected such as building entries.

STANDARDS/GUIDELINES:

3.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 and windows. While industrial buildings by their nature are not "pedestrian oriented," areas where pedestrian activity is likely, such as main entries, should feature some elements that provide pedestrian scale.

a. Incorporate a minimum of three human scale building elements into new buildings and structures near the main building entry or areas where pedestrians are expected.

Human scale measures include:

(1) Spatially defining building elements, such as a trellis, overhang, canopy, or other element, that defines space that can be occupied by people;

(2) Public art that incorporates elements of a normal human scale (e.g., life size sculpture);

(3) First floor windows;

(4) Placement of smaller building elements near the principle entry;

(5) Landscaping elements that meet these guidelines;

(6) At least 100 square feet of Pedestrian-Oriented Open Space, as described in **Guideline 3.C.2.1**, for each 100 lineal feet of building façade;

(7) A covered entry;

(8) Upper story setbacks, provided one or more of the upper stories are set back from the face of the building at least 6 feet;

(9) Pedestrian scale lighting with mounting heights less than 15';

(10) Window treatments that extend out from the building face;

(11) Balconies or decks in upper stories; and

(12) Other elements that the Director determines meet the intent of these guidelines.

3.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:

3.E.3.1. Scale of Large Buildings

New buildings over three stories or with facades longer than 100 feet measured horizontally along the street front shall provide at least two modulation and/or articulation features as described below along any façade that is visible from a street, residential zone or pedestrian pathway. Unless there is a compelling reason to the contrary the "articulation interval" at which the repetitive element repeats should not be greater than 100 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 3.E.3.1-1. Building with modulation to increase its interest and human scale.

Figure 3.E.3.1-2. Industrial building with vertical modulation created by functional elements.

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 quality 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 window patterns at intervals less than the articulation interval.

e. Providing a 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 3.E.3.1-3. Lighting and landscaping help to articulate this industrial building.

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 3.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.

3.E.4. Materials

INTENT:

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

STANDARDS/GUIDELINES:

3.E.4.1. 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.

(3) Any material that is subject to damage and deterioration from human contact 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 3.E.4.1-1. This storefront effectively combines stucco-like material and concrete block with wood trim and metal detailing.

d. Prohibited materials:

(1) Mirrored glass.

(2) Corrugated fiberglass.

(3) Chain link fencing within 50 feet of a public ROW or residential zone

(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. (Industrial panel systems such as Hardie Plank are acceptable)

(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 plastics and synthetic materials or materials that are particularly vulnerable to vandalism.

3.E.5. 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 Tumwater's character and identity.
- To ensure that all visible sides of buildings provide visual interest.

STANDARDS/GUIDELINES:

3.E.5.1. Blank Walls

All blank walls (see **Chapter 7 Definition**s) 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 20 percent of the wall's surface within 4 years;

c. Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 20 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 3.F.1** and TMC, may be used to highlight a successful treatment if such lighting complies with **Section 3.F.1** below.

3.E.6. 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:

3.E.6.1. Principal Building Entrances

The principal building entrances (i.e., the building entrance used by employees, customers, 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 3.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.

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 3.F.1** and TMC.

(4) Landscaping.

(5) Artwork.

(6) Adjacent Pedestrian-Oriented Open Space (see **Guideline 3.C.2.1**).

(7) Other enhancements approved by the Director.

Figure 3.E.6.1-1. An industrial scaled entrance enhanced by details, lighting landscaping and materials.

3.E.6.2. Secondary Public Access

Although these Guidelines require businesses on Signature Roads to front on streets rather than parking areas, a "secondary" entry off of a parking area may be used. 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 4 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 **3.F.1 Site Lighting**.

d. One or more of the design elements noted in **3.E.6.2** above must be incorporated within or adjacent to the secondary entry.

Figure 3.E.6.2-1. Example of secondary public access. Note the outdoor seating, landscaping, and weather protection.

3.F. Lighting

3.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:

3.F.1.1. Site Lighting Levels, Consistent with Illuminating Engineering Society of North America (IES) Standards

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.

3.F.1.2. Light Quality and Shielding, Consistent with US Department of Energy, Guide to FEMP-Designated Parking Lot Lighting

a. Parking area lighting fixtures shall be fully shielded; dark sky rated and mounted in accordance with IES Standards, with lower fixtures preferable so as to maintain a human scale.

b. Exterior lighting must also comply with TMC 18.40.35: Exterior Illumination

c. If lighting at maximum allowed levels, lighting must be dimmed between 10pm and 5am to the minimum or average levels described in **Guideline 3.F.1.1.a**. above.

d. Pedestrian lighting shall have a maximum height of 15 feet.

3.F.1.3. Architectural Lighting

a. The 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.

CHAPTER 4:
Institutional

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4.A. Applicability

This chapter applies to institutional uses, including educational, health, religious, correctional, military, and public (i.e., library, fire, police, and City Hall) facilities. It does not include public works facilities of an industrial nature (e.g., water treatment plants and substations).

Also see Chapter 1 Section A. Applicability.

4.B. Site Planning

4.B.1. Relationship to Street Front

INTENT:

- To create an active, safe pedestrian environment throughout Tumwater, and especially in key, designated areas (described in "Summary and Applicability" below).
- 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 4.B.1.1** through **4.B.1.6**. Properties on Pedestrian-Oriented Streets must adhere to the basic citywide design guidelines, the **4.B.1 Relationship to Street Front** guidelines, and the special provisions for Pedestrian-Oriented Streets in **4.C.2.1 Pedestrian-Oriented Open Space** (where buildings are set back from the right-of-way). In addition, **4.E.4.1 Principal Building Entrances** have heightened requirements for Pedestrian-Oriented Streets.

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 **Section 4.B.1** 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 and the Signature Roads street front standards in **4.B.1 Relationship to Street Front**.

STANDARDS/GUIDELINES:

4.B.1.1. Ground Floor Uses

a. On Pedestrian-Oriented Streets, active ground floors are required facing the street (e.g., storage areas and parking structures cannot face the street).

b. On Signature Roads, active ground floors are required facing the street (e.g., storage areas and parking structures cannot face the street).

4.B.1.2. Appearance

a. On Pedestrian-Oriented Streets, development must adhere to the following:

   (1) The primary building entrance shall be located on the front elevation.

   (2) Areas between the street right-of-way and the front building façade must be a Pedestrian-Oriented Open Space per **Section 4.C.2.1**.

   (3) Building façades facing the street(s) and located within 15 feet of the ROW must feature:

      i. At least 15% transparency on the ground floor façade between 3 and 8 feet above grade (unless determined by the Director to be infeasible or undesirable for the particular use).

      ii. Weather protection at least 4 feet deep.

   (4) Refer to TMC 18.46 for fence requirements.

b. On Signature Roads, development must adhere to the following:

   (1) The primary building entrance shall be located on the front elevation.

   (2) Building façades facing the street(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 (unless determined by the Director to be infeasible or undesirable for the particular use), and

      ii. Weather protection at least 3 feet deep.

   (3) Refer to TMC 18.46 for fence requirements.

4.B.1.3. 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 applicable) 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) unless an alternative orientation is approved by the Director based on a demonstrated functional need and character enhancement of the street (e.g., through extensive landscaping). Parking is limited to 50% of the street front or 65 feet, whichever is narrower, unless an alternative is approved by the Director (based on functional need and enhanced character). Any parking areas along the street must be screened (see **Guideline 4.D.2.2**).

c. On all other streets, the following guidelines apply:

   (1) Minimization of large parking lots between the building front and the street is encouraged.

   (2) On-site parking may be supplemented with on street parking along the development frontage if consistent with City policies and regulations and approved by the Public Works Director.

4.B.1.4. Corners

a. On Pedestrian-Oriented Streets at a street and/or trail intersection, a building must be located within 15 feet of both ROWs, unless the Director determines that necessary functions are inhibited. Alternatively, a Pedestrian-Oriented Open Space (see **Section 4.C.2**) 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, unless the Director determines that necessary functions are inhibited. If the Signature Road intersects a Pedestrian-Oriented Street, the building must orient toward the Pedestrian-Oriented Street.

4.B.1.5. Space between Building and Street Edge

Note, also see TMC Title 18 for setback requirements.

a. On Pedestrian-Oriented Streets, the building should be set as close to the ROW as possible while far enough back from the street edge to allow for a 13-foot sidewalk and planting area. (See **4.B.1.6. Streetscape** below for more detail.)

b. On Signature Roads, building location requirements are as follows:

   (1) Front maximum: 10 feet from the right-of-way unless a Pedestrian-Oriented Open Space **(Section 4.C.2)** is provided between the building and the right-of-way.

(2) Front minimum: Enough to allow for an 11-foot sidewalk and planting area (i.e., space between building façade and edge of street). (See **4.B.1.6. Streetscape** below for more detail.)

(3) **Exceptions:** Departures from maximum setbacks may be allowed to preserve existing large trees.

4.B.1.6. 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 space is constrained and 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 4.C.3.2**.

(2) Sidewalk: Minimum 8 feet. Wider sidewalks encouraged.

b. On Signature Roads, development must adhere to the following streetscape standards:

(1) Landscape strip between sidewalk and street:

i. Minimum 5 feet

ii. Street trees provided at least every 40 feet (average) on center

(2) Sidewalk: Minimum 6 feet. Wider sidewalks encouraged.

4.B.2. 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:

4.B.2.1. Pedestrian Circulation

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

Figure 4.B.2.1-1. Good example of a clearly identified entrance and pedestrian access from the public street (image: AIA Southwest Washington).

d. For developments with multiple buildings, provide for pedestrian circulation between all buildings and conform to guidelines in **Section 4.C.1**.

e. New developments must provide direct pedestrian access to adjacent properties if the Director determines it is feasible and desirable. Direct pedestrian access to an abutting residential or industrial zone is not required unless the Director determines it benefits both uses.

f. Provide direct pedestrian access to transit, rideshare, and bicycle storage facilities.

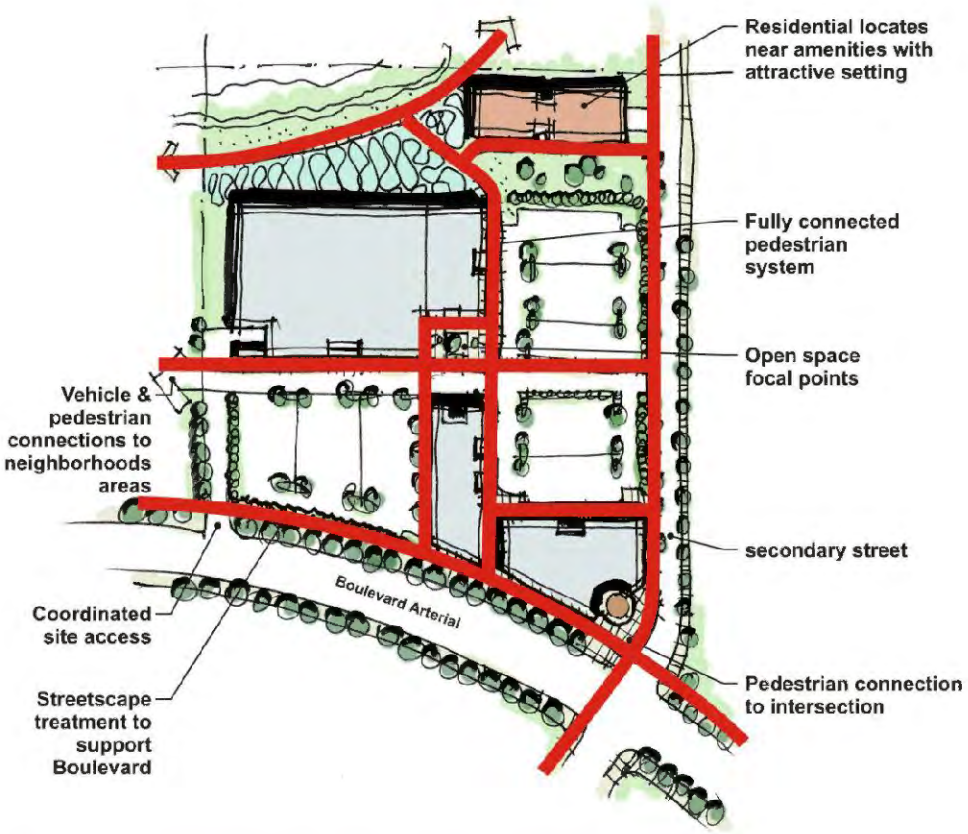

Figure 4.B.2.1-2. Internal and external pedestrian connections are important.

Figure 4.B.2.1-3. Internal pedestrian path connects Green River Community College to retail and parking.

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.

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 4.C Pedestrian Access, Amenities, and Open Space Design**.

4.B.2.2. Adequate Sidewalks and Landscape along Street

On streets other than Pedestrian-Oriented Streets or Signature Roads, development must provide for:

a. A 4-foot minimum landscape strip between the sidewalk and the street with street trees provided at least every 40 feet (average) on center, and

b. A 5-foot minimum sidewalk.

Pedestrian-Oriented Streets and Signature Roads must adhere to **Guideline 4.B.1.6 Streetscape**.

4.B.3. 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 4.D Parking Area Design** and **Guideline 4.B.1.3** for standards related to parking lot location.

4.B.3.1. Inter-site Connectivity

The provision of through vehicle access connections between 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 4.B.3.1-1. Good example of an institutional campus with inter-site circulation (image: UIS Campus Master Plan).

4.B.3.2. Internal Roadways and Vehicular Circulation

a. Provide street trees and sidewalks on all internal access and private through streets on sites with any dimension 400 feet or greater to increase their function and appearance. Sidewalks widths must be at least 5 feet wide with planting strips at least 4 feet wide and 1 street tree for every 40 feet of street frontage. The Director may require wider sidewalks in situations with high pedestrian volumes (e.g., schools). 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 replaced with 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.

   See **Section 4.F** regarding lighting.

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 4.B.3.2-1. Pedestrian-oriented access roads are usually needed to provide good circulation to and through large sites.

4.B.4. 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.

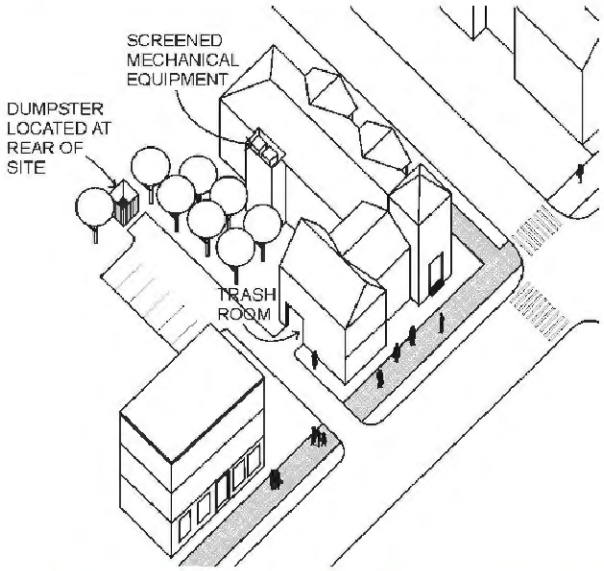

Figure 4.B.4-1. Locate service elements to reduce impacts on the residential and pedestrian environment, and provide appropriate enclosure.

STANDARDS/GUIDELINES:

4.B.4.1. 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 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 4.B.4.2**.

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. If the adjacent street or properties are topographically higher than the industrial lot ground level so that complete screening is not feasible, equipment location and screen should be used to hide the equipment to the maximum extent practical, and screening should be used to hide the equipment to the maximum extent practical. 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.

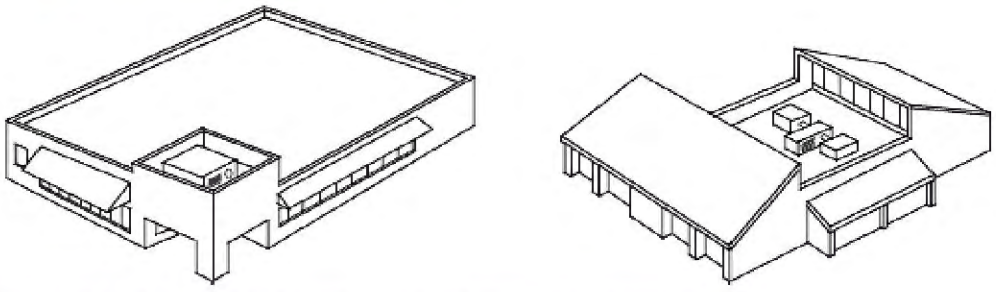

Figure 4.B.4.1-1. Examples of how to screen roof-mounted mechanical equipment.

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 4.B.4.1** 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 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.

4.B.4.2. 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.

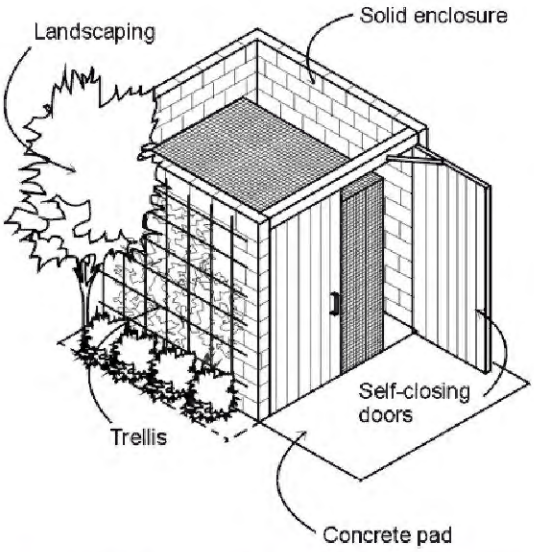

Figure 4.B.4.2-1. Examples of acceptable dumpster enclosures.

4.B.5. 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:

4.B.5.1. Compliance with City Stormwater Manual.

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

4.B.5.2. 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 4.B.5.2-1. 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 (image: AIA).

Figure 4.B.5.2-2. Green roofs can be used to hold and treat rainwater in ways that mimic natural systems.

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.

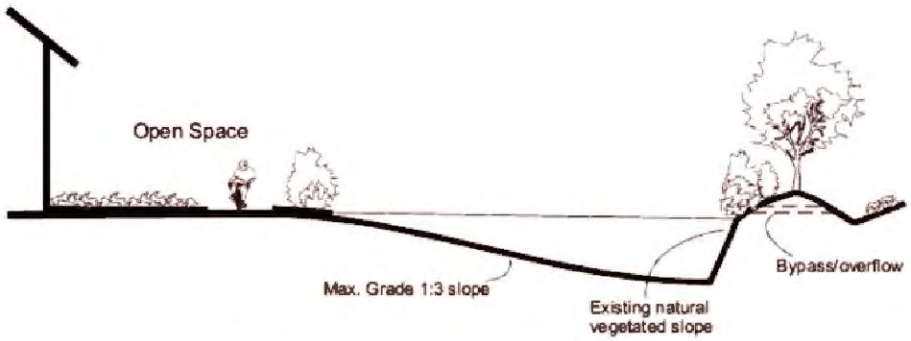

Figure 4.B.5.2-3. Examples of stormwater facilities treated as amenities (top left image: ASLA, top right: Albert Vecerka/Esto).

4.B.6. Site Planning for Security

INTENT:

- To increase personal safety and property security.

STANDARDS/GUIDELINES:

4.B.6.1. 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.

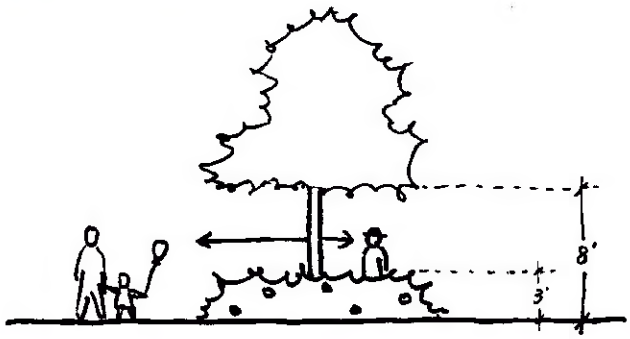

Figure 4.B.6.1-1. Keep landscaping open between 3 feet and 8 feet above grade where there is the need for visibility.

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 4.B.6.1-1.**)

4.B.6.2. 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 4.F.1.1.**

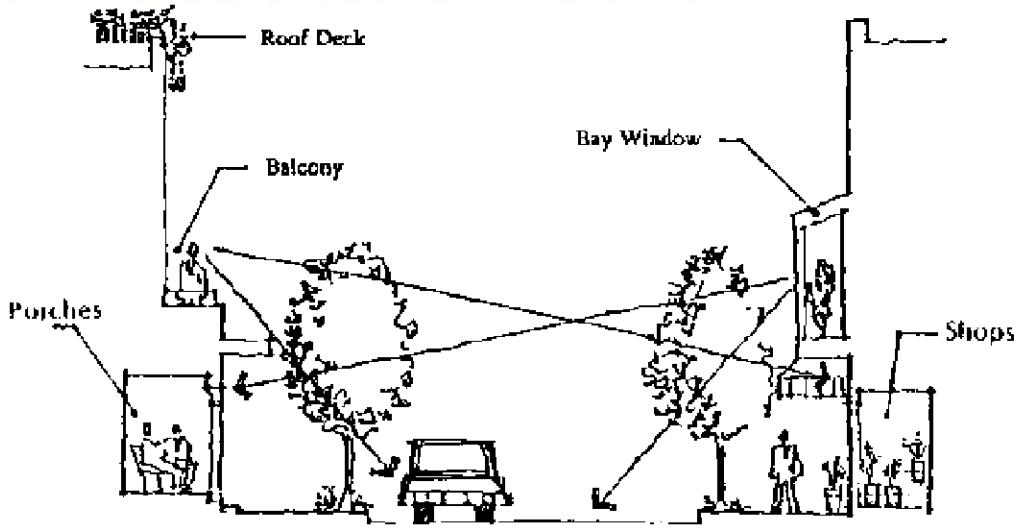

Figure 4.B.6.2-1. Passive surveillance or the ability of people in buildings or traveling along roadways to see outdoor spaces, increases security.

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, 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.

4.B.6.2-2. Green River Community College incorporates passive surveillance, territorial definition, active ground floors, and good visibility and lighting to provide a secure open space in front of their building.

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

4.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:

4.C.1.1. Pedestrian Circulation – General Design

a. For safety and access, landscaping shall not block visibility to and from a path, especially where it approaches a roadway or driveway.

b. Pedestrian walks shall be separated from structures at least 3 feet for landscaping except where the adjacent building features a Pedestrian-Oriented Façade per **Section 4.E.2**. 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.

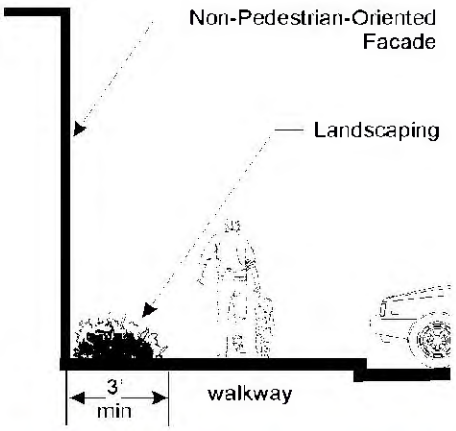

Figure 4.C.1.1-1 Provide landscaping between walkways and structures except in front of Pedestrian-Oriented Façades.

Figure 4.C.1.1-2. This university interior pathway features landscaping and seating on one side, a Pedestrian-Oriented Façade on the other, and special pedestrian lighting (image: Northwest Metabolomics Medical Research Center).

Figure 4.C.1.1-3. Snoqualmie City Hall uses landscaping that also treats stormwater between the street and building and street trees in grates to provide a pleasant pedestrian path to the entrance.

c. For interior pathways, the applicant must demonstrate to the Director's satisfaction that the proposed walkway is of sufficient width to accommodate the anticipated number of users. For example, a 10- to 12-foot wide pathway can accommodate two couples passing one another. An 8 foot wide pathway will accommodate three persons walking abreast, while a 6-foot wide pathway will allow two individuals to pass comfortably. If a sidewalk abuts a building façade that has a ground floor entry, the pathway (i.e. sidewalk) must be at least 8 feet wide.

d. Public pathways must be American with Disabilities Act (ADA) compliant.

e. When a pedestrian path is between the façade and a parking area, trees, as approved by the Director, must be placed at an average of 30 feet on-center. 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.

f. Lighting must conform to **Section 4.F.1.**

4.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:

4.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 **Section 4.B.1 Relationship to Street Front**) 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 open space from a street, private access road, or non-vehicular courtyard.

(2) Visual access from the interior of the building (i.e., maximize "eyes on the space").

(3) Paved walking surfaces of either concrete or approved unit paving.

(4) Lighting must conform to **Section 4.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.

Figure 4.C.2.1-1. This college provides a plaza with seating and trees in a high use pedestrian area (image: Perkins+Will).

(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 **4.D.2.2 and 4.B.4.2.**

(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.

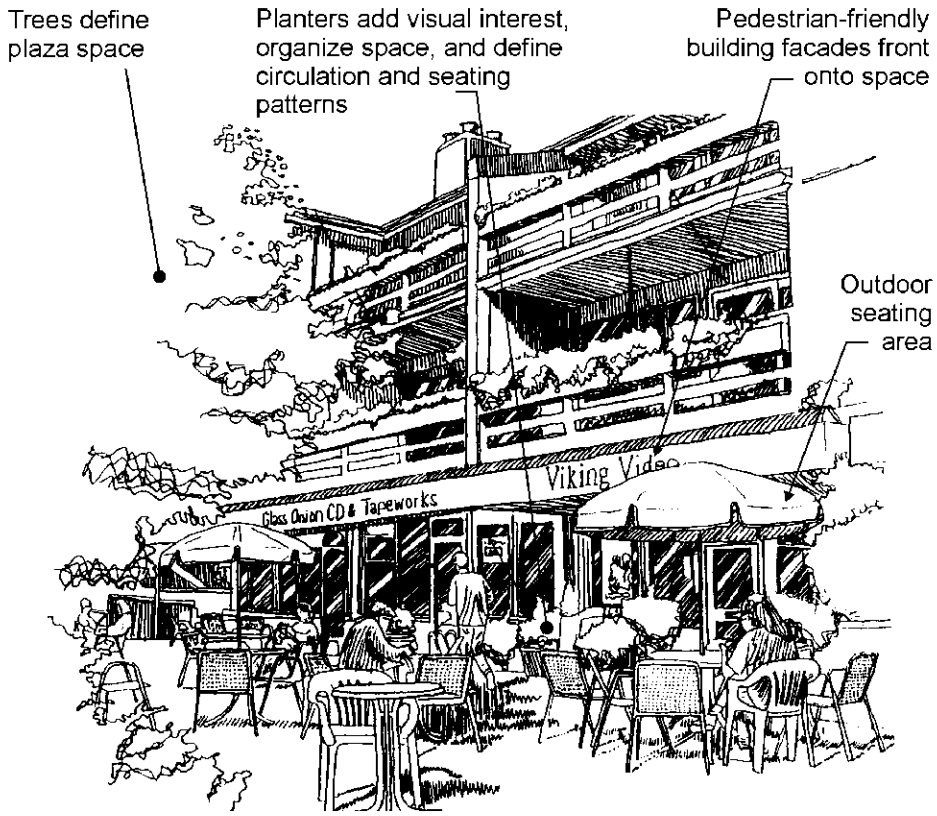

Figure 4.C.2.1-2. Example of a small Pedestrian-Oriented Open Space.

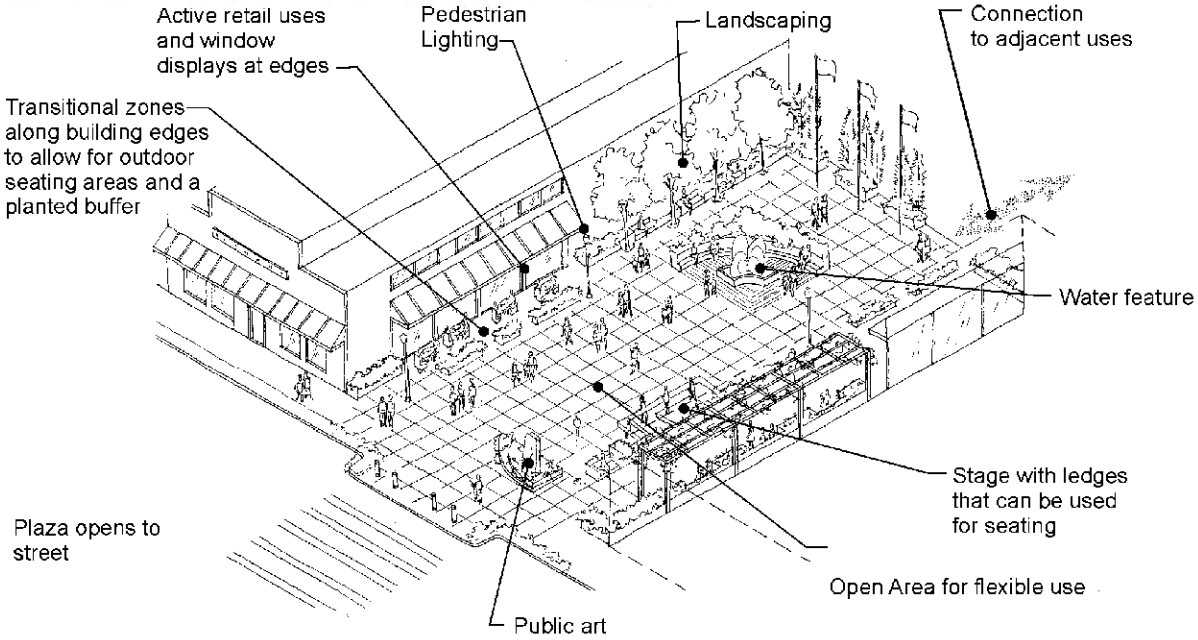

Figure 4.C.2.1-3. Example of a large Pedestrian-Oriented Open Space.

4.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:

4.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.

4.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:

a. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).

b. Group plants having similar water use characteristics.

c. Plant selection shall consider adaptability to sun exposure, soil conditions, and the topography of the planting area. Preservation of existing vegetation is encouraged.

d. Install no plants included in the Thurston County Noxious Weed list.

e. 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.

f. Street trees and trees internal to the development shall conform to the standards in the Tumwater Comprehensive Street Tree Plan.

g. When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows.

h. 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

i. 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 on 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.

4.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 4.C.3** of these standards. Where conflicts occur, these standards control.

4.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 by a trained specialist and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;

c. Plantings next to buildings shall be trimmed to provide at least 12 inches of clear space between the building and vegetation.

d. 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

e. Landscape areas shall be kept free of trash, mulched, and weeded.

4.C.3.5. Landscape Character

a. Tumwater's signature landscape setting is characterized by large, mature conifer 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 large (8 inch diameter or larger), 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 4.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 4.C.2.1 Pedestrian-Oriented Open Space**.

4.D. Parking Area Design

4.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.

4.D.1.1. Parking along Street Fronts

Parking lots may occupy up to 50% of the street front or 130 feet, whichever is greater, unless an alternative orientation is approved by the Director based on a demonstrated functional need and character enhancement of the street (e.g., through extensive landscaping). Pedestrian-Oriented Streets and Signature Roads must follow **4.B.1.3 Parking Orientation**.

4.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 4 feet wide (clear) excluding vehicle overhang.

Figure 4.D.1.2-1. Parking area pathway examples.

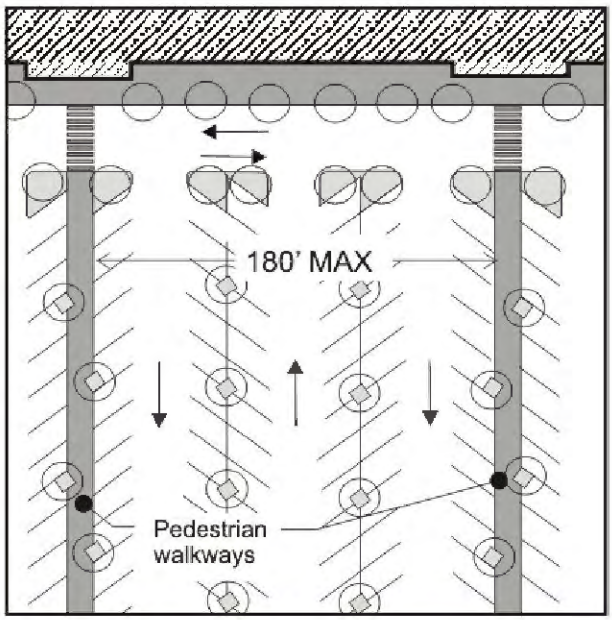

Figure 4.D.1.2-2. Sample parking area pathway configuration.

4.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:

4.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. Once trees have matured to a sufficient height, the bottom branches shall be trimmed to an 8 foot height to provide for visibility for security and light to lower vegetation;

(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 4.C.3.2**. And,

Figure 4.D.2.1-1. A Portland Middle School's parking area landscaping also serves stormwater purposes.

f. Landscaping shall be maintained at heights for safe visibility between vehicles and pedestrians.

4.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 5-foot wide planting bed, at least 5 feet wide, that incorporates a continuous 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 4.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 4.C.3.2**.

   (5) Groundcover per **Section 4.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 4.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 4.D.2.2-1. Parking area planting buffer with low wall and trellis.

4.E. Building Design

4.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:

4.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 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 4.C.3.2** 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 4.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 façades, 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 4.E.1.1-2. Tumwater City Hall exemplifies approach 2: traditional forms and materials (image: KOMO News).

(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 4.E Building Design**, and indigenous materials used as primary materials or accents.

Figure 4.E.1.1-3. A successful application of approach 3: contemporary forms and treatments (image: Mike Jensen).

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.

4.E.2. Pedestrian-Oriented Façades

INTENT:

- To create a safe, attractive, welcoming pedestrian environment.

STANDARDS/GUIDELINES:

4.E.2.1. Pedestrian-Oriented Façades

Where Pedestrian-Oriented Façades are used, 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. The windows may look into the building's interior or be configured as display windows. The building must be designed so that the windows satisfying the requirement for Pedestrian-Oriented Façades do not look into service or storage areas or other unsightly rooms.

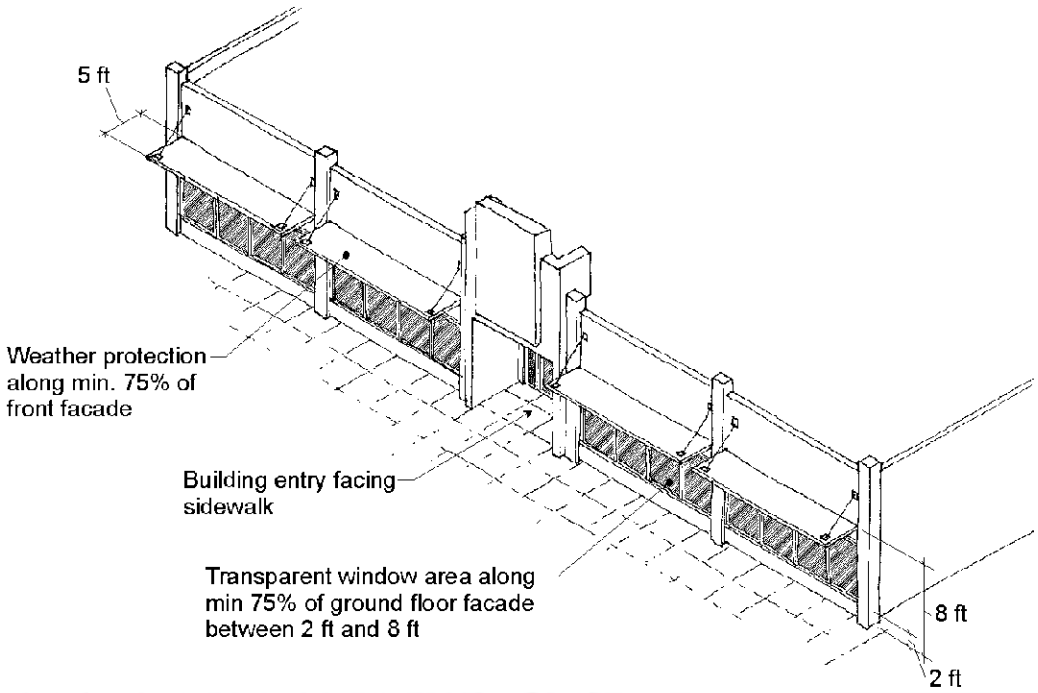

Figure 4.E.2.1-1. An example of a pedestrian-oriented façade.

a. A primary building entry facing the streetfront. (See **Section 4.E.4** for entry enhancement requirements.)

b. Weather protection at least 5 feet wide over at least 65 percent of the front façade.

4.E.3. 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 ensure that all visible sides of buildings provide visual interest.

STANDARDS/GUIDELINES:

4.E.3.1. Blank Walls

All blank walls (see **Chapter 7 Definitions**) within 50 feet of the street, pedestrian pathway, park, or adjacent property, and also visible from that street, pedestrian pathway, park, or adjacent property, 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, large container plants, 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 4.F.1** and TMC, may be used to highlight a successful treatment.

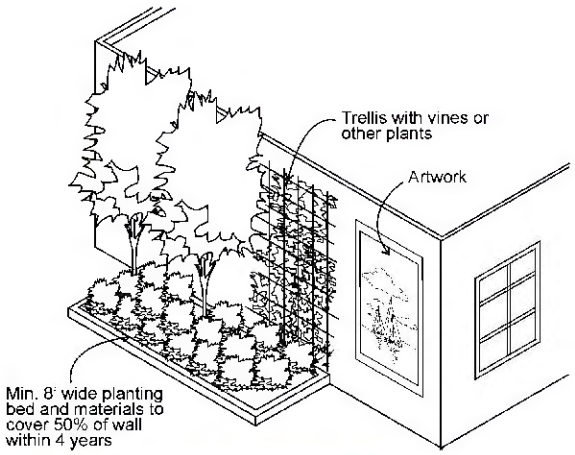

Figure 4.E.3.1-1. Blank wall treatments.

Figure 4.E.3.1-2. Terraced planting beds, artwork and landscaping can effectively treat a blank wall.

4.E.4. Building Entrances

INTENT:

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

STANDARDS/GUIDELINES:

4.E.4.1. Principal Building Entrances

The principal building entrances (i.e., the building entrance used by visitors, employees, students, etc.) 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 **4.F.1. Site Lighting.**

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.

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 **4.F.1 Site Lighting** and TMC.

(4) Landscaping.

(5) Artwork.

(6) Adjacent Pedestrian-Oriented Open Space.

(7) Other enhancements approved by the Director.

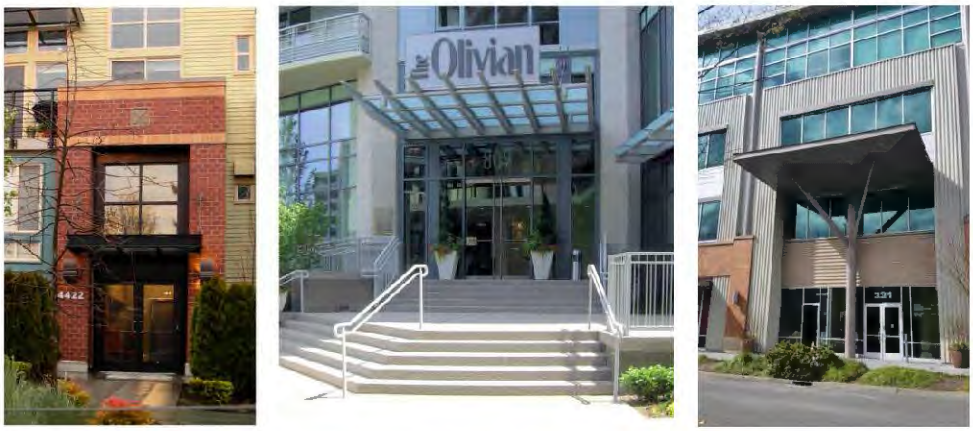

Figure 4.E.4.1-1 Entrances enhanced by details and materials, complex architectural elements, site features and lettering.

4.E.4.2. Secondary Public Access

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 4 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 **4.F.1 Site Lighting**.

d. One or more of the design elements noted in **4.E.4.1.h** above must be incorporated within or adjacent to the secondary entry.

Figure 4.E.4.2-1. Example of secondary public access. Note the planters, window sign, and awning.

4.F. Lighting

4.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:

4.F.1.1. Site Lighting Levels

a. All publicly accessible areas shall be lighted with average minimum and maximum 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) Parking lots – minimum 1 foot-candle (private lots minimum 0.2 foot-candles), and maximum 4 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.

4.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

4.F.1.3. Architectural Lighting

a. The 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.

~~CHAPTER 5:~~

~~Cottage Housing~~

~~**DRAFT VERSION SEPTEMBER 22, 2025**~~

~~December 2025~~

~~Ordinance No. O2025-011~~

CITY OF TUMWATER

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5.A. Administrative

5.A.1. Applicability

This chapter applies to cottage housing uses. Cottage housing refers to clusters of small detached dwelling units arranged around a common open space. Cottage housing development shall be permitted in the following zones, consistent with the development standards in this chapter:

A. Single Family Low Density Residential (SFL 4-7 dwellings per acre).

B. Single Family Medium Density Residential (SFM 6-9 dwellings per acre).

Multi-Family Medium Density Residential (MFM 9-15 dwellings per acre).

C. Multi-Family High Density Residential (MFH 14-29 dwellings per acre.).

D. Mixed Use (MU).

Also see **Chapter 1 Section A. Applicability**.

Figure 5.A.1-1. Cottage housing examples.

5.A.2. Intent

1. To provide an opportunity for small, detached housing types clustered around a common open space;
2. To ensure that cottage developments contribute to the overall character of residential areas;
3. To provide for centrally located and functional common open space that fosters a sense of community;
4. To provide for semi-private area around individual cottages to enable diversity in landscape design and foster a sense of ownership;
5. To minimize visual impacts of parking areas on the street and adjacent properties and the visual setting for the development; and
6. To promote conservation of resources by providing for clusters of small dwelling units on a

property;.

7. To Pprovide the opportunity for more affordable housing units;.
8. To Pprovide energy efficient dwelling units;.
9. To Pprovide more opportunity for infill development; and.
10. To Pprovide incentives for green building certified and low-impact development.

5.A.3. Lot Configuration

Cottages may be configured as condominiums or fee-simple lots provided they meet the standards herein.

5.B. Density and Dimensional Standards

5.B.1. Dimensional Standards

Table 5.B.1-1 Dimensional standards for cottages:

Standard	Requirement
Maximum floor area, excluding porches, garages, areas accessible only by ladders, or accessory structures	1,200 SF
Maximum footprint	1,000 SF
Minimum common space (See subsection C.4 below for more info)	300 SF/unit
Minimum private open space (See subsection C.5 below for more info)	200 SF/unit
Maximum height for cottages	26 35 ft. (all parts of the roof above 18 ft. shall be pitched with a minimum roof slope of 6:12)
Maximum height for cottages accessory structures	18 ft.
Setbacks (to exterior property lines)	See TMC 18.42.040
Minimum distance between structures (Including accessory structures)	10 ft.
Minimum parking spaces per cottage:	See TMC 18.50
Balconies	Minimum depth 4 ft
Porches	Minimum depth 4 ft
Patios and Decks	Minimum depth 6 ft
For a balcony or porch to qualify as open space	Minimum dimensions 8 ft X 8 ft

5.C. Site Design Standards

5.C.1. Residence Orientation

Cottage housing developments shall generally be oriented in a "cluster" or group of residences around a common open space or landscaped pathway, or along a publically accessible street to encourage a sense of community among the residents. Clusters must contain a minimum of 4 and a maximum of 12 cottages. A development site may contain more than one cottage housing cluster.

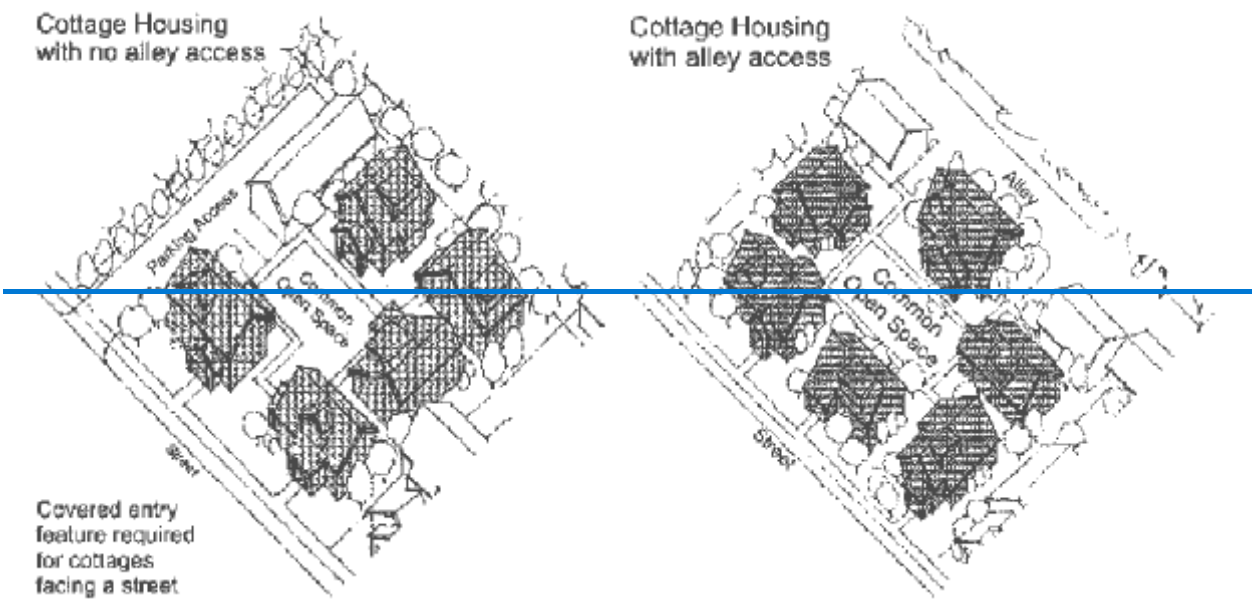

Figure 5.C.1-1. Typical cottage housing layouts.

5.C.2. Parking and Driveway Location and Design

1. Parking shall be located on the same property as the cottage development;
2. Where lots abut an alley, the garage or off-street parking area shall take access from the alley unless the Director finds that there is a compelling reason to the contrary;

Figure 5.C.2-1. Vehicle access from an alley is preferred.

3. Parking areas shall be located to the side or rear of cottage clusters and not between a street and cottages, except where the parking is from an alley. Parking is prohibited in the front and interior setback areas;
4. Parking and vehicular areas shall be screened from public street and adjacent residential uses by landscaping conforming to TMC 18.50. The director may consider alternative landscaping techniques provided they effectively mitigate views into the parking area from the street or adjacent residential uses and enhance the visual setting for the development;
5. Parking shall be located in clusters of not more than 10 to 12 adjoining uncovered spaces (except where adjacent to an alley). The Director may consider alternate configurations provided they improve the visual setting for development;

Figure 5.C.2-2. Vehicle access from a shared drive.

6. Garages may be attached to individual cottages provided all other standards herein are met and the footprint of the ground floor, including garage, does not exceed 1,000 square feet. Such garages shall be located away from the common open spaces; and

7. No more than one driveway per cottage cluster shall be permitted, except where clusters front onto an alley or more than one street.

5.C.3. Pedestrian Circulation

1. 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 5.C.3-1. Direct pathways between the street and dwelling units are required.

2. 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.

3. Direct pedestrian access shall be provided to adjacent publicly accessible parks, open space, and trails, and transit, rideshare and bicycle storage facilities.

Figure 5.C.3-2, An example of an attractive pedestrian connection through a cottage housing development.

4. For safety and access, landscaping shall not block visibility to and from a path, especially where it approaches a roadway or driveway.
5. Pedestrian walks shall be separated from structures at least 3 feet for landscaping.
6. Public pathways must be at least 4' wide and meet American with Disabilities Act (ADA) standards.

Cottage Entry Requirements

All cottages shall feature a roofed porch at least 60 square feet in size with a minimum dimension of five feet on any side facing the street and/or common open space.

Community Building

- A cottage housing development shall contain no more than one community building.
- A community building shall have no more than 2,400 square feet of net floor area, excluding attached garages.
- A community building shall have no minimum off-street parking requirement.

Open Space Requirements

Open space shall be provided equal to a minimum of 20 percent of the lot size. This may include

common open space, private open space, setbacks, critical areas, and other open space.

5.C.4. Common Open Space Requirements

- At least one outdoor common open space is required.

1. Open space shall abut at least 50 percent of the cottages in a cottage housing development;

1. Open space shall have cottages abutting on at least 2 sides. At least half of cottage units in the development shall abut a common open space and have the primary entrance facing the common open space;

2. Cottages shall be oriented around and have the main entry from the common open space or the most important path or street;

2. Cottages shall be within 60 feet walking distance of the common open space;

3. Open space shall include at least 1 courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet, and

- There shall be at least 300 square feet of common open space per unit. Each common open space shall have a minimum dimension of 15 feet on any side;

- Parking areas and vehicular areas shall not qualify as common open space; and

3. Critical areas and their buffers, including steep slopes, shall not qualify as common open space.

4.

5.C.5. Required Private Open Space

All residential units must include at least 200 square feet of private open space adjacent to the residence that usable and conducive open space for passive human activities such as dining, resting, sun bathing, gardening or picnicking. The open space may consist of a porch, balcony, garden, patio, roof deck or similar feature. The smallest dimension of the open space (deck, patio, etc.) must not be less than 6 feet. Above grade balconies must be at least 4 feet wide in the smallest dimension.

Figure 5.C.5-1. Common open space may accommodate a variety of uses and feature a variety of landscape elements and characters.

5.C.6. Stormwater Facility Planning

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. 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.

Figure 5.C.6-1. A preferred method of handling stormwater is through retention systems, such as rain gardens, incorporated as site amenities. Other /ow-impact development techniques are encouraged, and in many cases, required.

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.

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.

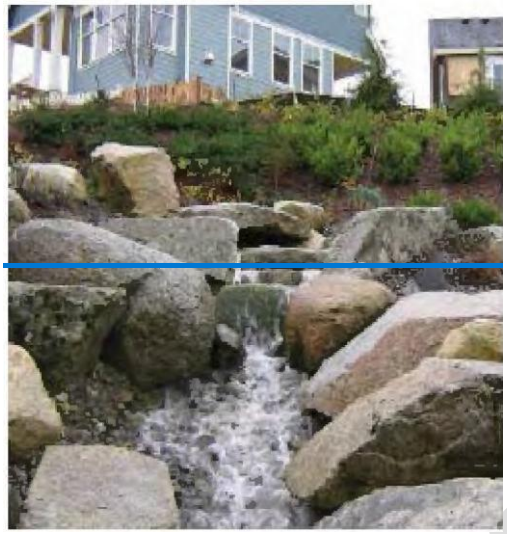

Figure 5.C.6-2. Example now control system incorporated into the site design as an amenity, High Point West, Seattle.

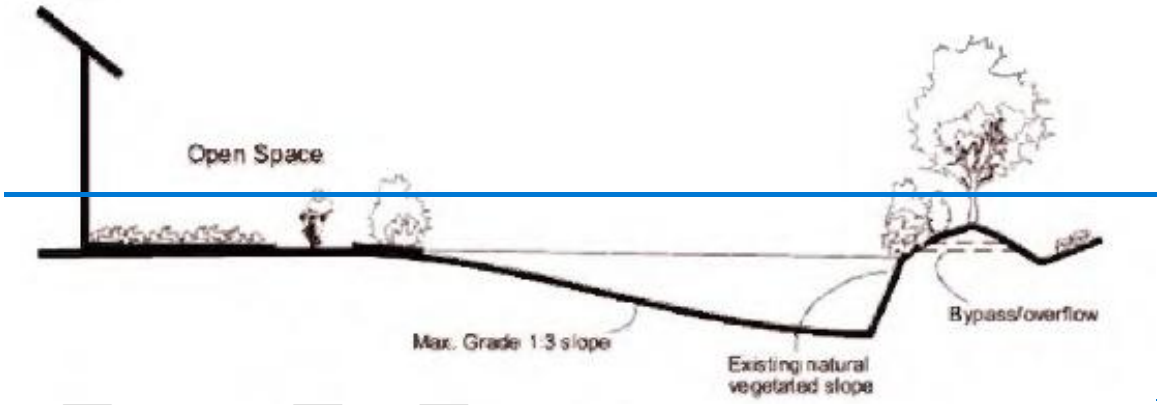

Figure 5.C.6-3. Grading to allow stormwater facilities to be treated as an amenity.

5.C.7. Landscape Design and Materials

1. Reference to TMC 18.47. The landscaping standards of TMC 18.47 shall apply. These standards are intended to supplement those standards.
2. Landscaping - General Standards for All Landscape Areas. All new landscape areas proposed for a development shall be subject to the following provisions:
    a. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).
    b. Group plants having similar water use characteristics.
    c. Plant selection shall consider adaptability to sun exposure, soil conditions, and the topography of the planting area. Preservation of existing vegetation is encouraged.

d. Install no plants included in the Thurston County Noxious Weed list.

e. 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.

f. Street trees and trees internal to the development shall conform to the standards in the Tumwater Comprehensive Street Tree Plan and Title 16.08 Protection of Trees and Vegetation.

g. 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.

h. Shrubs shall be dwarf varieties unless demonstrated that other varieties can thrive if maintained at 42 inches. Shrubs shall also be as follows:

i. At least an MN container Class No. 2 size at time of planting in Type II, III and parking area landscaping;

j. At least 24 inches in height at the time of planting for Type I landscaping; and

k. Shrubs shall be perennials.

l. Groundcovers shall be planted and spaced to result in total coverage of the majority of the required landscape area within three years.

m. 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.

n. 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.

o. Required street landscaping may be placed within Washington State rights-of-way subject to permission of the Washington State Department of Transportation.

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 S.C.7 of these standards. Where conflicts occur, these standards control. The required landscaping shall be installed no later than three months after issuance of a certificate of occupancy for the project or project phase. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season.

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 and 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.

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 5.C.7-1. 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 these guidelines.

5.C.8. Site Lighting

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) 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

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.

2. Light Quality and Shielding, Consistent with US Department of Energy, Guide to FEMP-Designated Parking Lot Lighting

a. Parking area lighting fixtures shall be fully shielded; dark sky rated and mounted in accordance with IES Standards, with lower fixtures preferable so as to maintain a human scale.

b. Exterior lighting must also comply with TMC 18.40.35: Exterior Illumination

5.C.9. Site Planning for Security

1. 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.

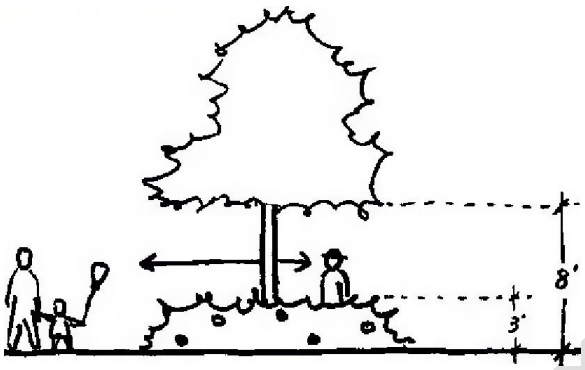

Figure 5.C.9-1. Keep landscaping open between 3 feet and 8 feet above grade where there is the need for visibility.

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.

2. 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 5.C.9-1**.)

Figure 5.C.9-2. Fences that prevent visibility from public ROW and open spaces can decrease security.

3. 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 5.0.7.

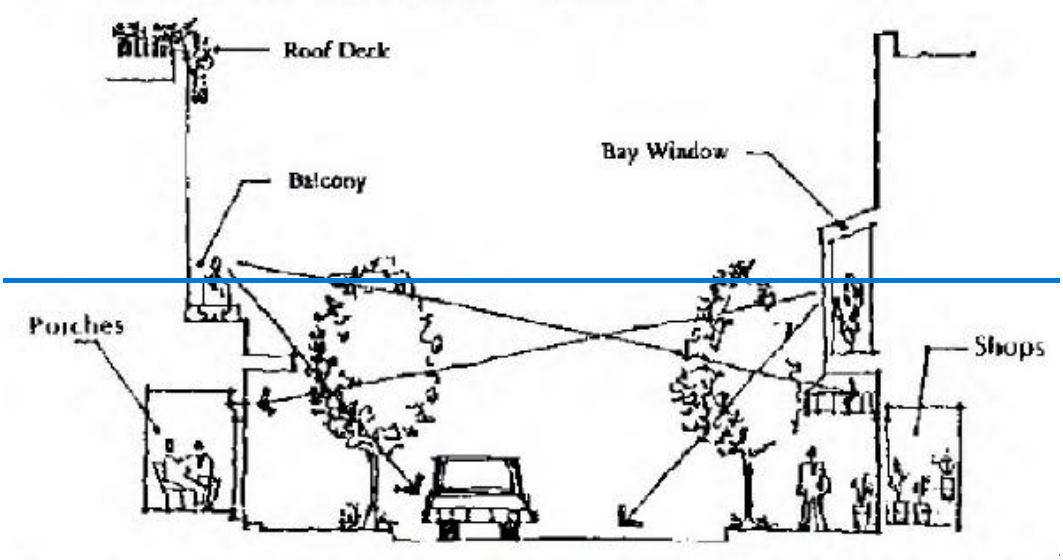

Figure 5.C.9-3. Passive surveillance or the ability of people in buildings or traveling along roadways to see outdoor spaces, increases security,

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 5.C.9.4. This residential complex incorporates passive surveillance, territorial definition, and good visibility and lighting to provide a more secure pathway and open

space.

5.D. Building Design Standards

5.D.1. Windows on the Street

At least 10 percent transparency is required on facades (all vertical surfaces) of all cottages facing the street and common open space. For facades facing north, the amount of transparency may be reduced to 8 percent.

For cottages, transparency shall be calculated as follows:

> % transparency = area (square feet) of transparent surfaces on the side of the cottage area divided by the façade area (square feet) of the same side cottage, excluding eaves and exposed foundation.

Transparent surfaces include window panes that are mostly clear. (Decorative treatments such as stained glass are allowed.) Mullions do not count against the transparent area of a window.

5.D.2. Porches

Cottage facades facing the common open space, common pathway or street shall feature a roofed porch at least 40 square feet in size with a minimum dimension of 4 feet on any side. The porch area may be counted as required private open space if it has minimum dimensions of 8 feet by 8 feet to enable sitting and other activities.

5.D.3. Covered Entry and Visual Interest

Cottage facades facing a public street, common pathway or common open space shall provide:

1. A covered entry feature (with a minimum dimension of 6 feet by 6 feet) visible from the street;
2. At least 10 feet of landscaped open space between the residence and the street o pathway; and
3. At least 2 architectural details, such as:
    a. Decorative lighting;
    b. Decorative trim;
    c. Special door;
    d. Trellis or decorative building element; and/or
    e. Bay window.
    f. Similar feature approved by the Director.

5.D.4. Character and Diversity

Cottages and accessory buildings within a particular cluster shall be designed within the same "family" of architectural styles. This shall be accomplished by incorporating building elements of similar character. Examples of such elements include:

1. Similar building/roof form and pitch;
2. Similar siding materials;
3. Similar porch detailing; and/or
4. Similar window trim;

A diversity of cottages can be achieved within a "family" of styles by:

1. Alternating porch styles (such as roof forms);
2. Alternating siding details on facades and/or roof gables; and/or
3. Different siding color.

5.D.5. 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.

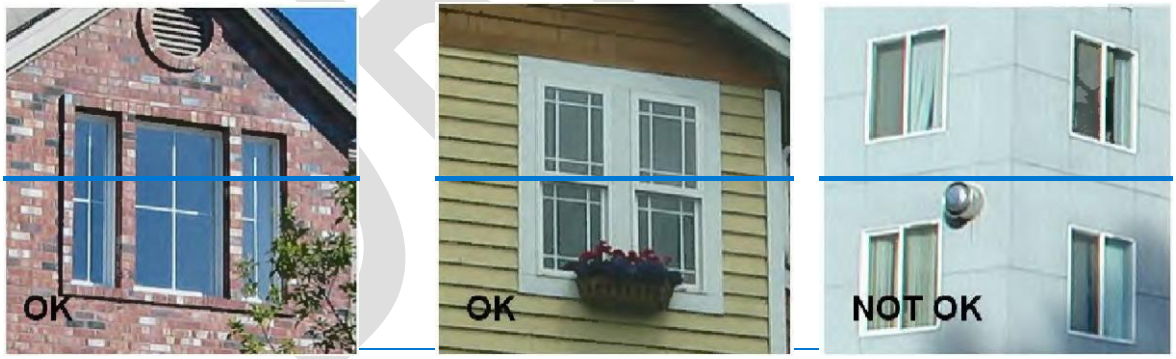

Figure 5.0.5-1 Acceptable (left and center examples) and unacceptable (right example) window treatments.

5.D.6. Materials

1. 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:

- Visible window and door trim painted or finished in a complementary color.
- Color and edge trim that cover exposed edges of the sheet metal panels.
- 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.)
- 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.

e. Use of flat sheet materials such as fiber cement panels (e.g., Hardie Panel) 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 5.D.6-1. An example of acceptable materials with detailing and textures.

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.: shotcrete) 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 such as vinyl siding 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.

5.D.7. Architectural Lighting

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.

CHAPTER 5:

Middle Housing, Single Family Detached Dwellings, and Accessory Dwelling Units

DRAFT VERSION SEPTEMBER 26, 2025

December 2025

Ordinance No. O2025-011

CITY OF TUMWATER

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5.A Administrative

5.A.1 Applicability

This chapter applies to new middle housing, single family detached dwellings, and accessory dwelling units. Additions to these types of residences shall not increase the level of non-conformance to these guidelines.

5.A.2 Intent

1. Provide more opportunities for a variety of lower intensity housing types in existing and new neighborhoods;
2. Promote the compatibility, livability, and environmental quality of lower density residential neighborhoods;
3. Reduce the emphasis of garages, driveways, and parking areas as major visual elements along the street;
4. Maintain safety for pedestrians and to create a more welcoming and interesting streetscape;
5. Provide clear and accessible pedestrian routes between buildings and streets and usable yard space for residents;
6. Conserve resources by allowing multiple dwelling units on a property;
7. Provide the opportunity for more affordable housing units and more opportunities for infill development; and
8. Implement cottage housing as provided by state law.

5.A.3 Lot Configuration

New middle housing, single family detached dwellings, and accessory dwelling units may be configured as condominiums or fee-simple lots provided they meet the standards herein.

5.B Density and Dimensional Standards

5.B.1 Dimensional Standards

Table 5.B.1-1 Dimensional standards for middle housing, single family detached dwellings, and accessory dwelling units:

Standard	Requirement
Minimum common space	400 square feet/unit for middle housing and single family detached dwellings. Not required for accessory dwelling units.
Minimum private open space	200 square feet/unit
Pedestrian Access	Minimum three feet wide and separate from driveway(s). Pedestrian access should be combined, where possible, for sites with more than one dwelling unit.
Open Space	Ten percent of lot size, not in front yard, and minimum 12 feet on all sides. Not required for infill development without subdivision.
Setbacks (to exterior property lines)	See TMC 18.42.040: Yards - Setbacks
Garages	Set back from the public street at least five feet further than the enclosed portion of the residential structure unless the structure is set back from the street at least 80 feet. Driveways and curb cuts should be combined to the maximum extent for sites with more than one dwelling unit.
Balconies	Minimum depth four feet/unit
Porches	Minimum depth six feet/unit for middle housing, single family detached dwellings. Minimum depth four feet/unit for cottage housing.
Patios and Decks	Minimum depth six feet/unit

Standard	Requirement
Maximum floor area for cottage houses, excluding porches, garages, areas accessible only by ladders, or accessory structures	1,200 square feet
Maximum footprint for cottage houses, excluding porches, garages, areas accessible only by ladders, or accessory structures	1,000 square feet
Maximum floor area for accessory dwelling, excluding porches, garages, areas accessible only by ladders, or accessory structures	1,000 square feet

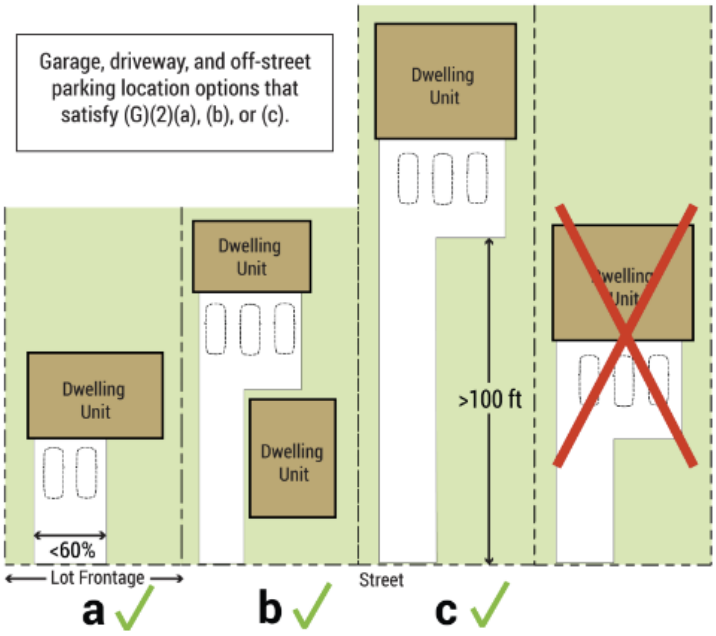
5.C Site Design Standards

5.C.1 Parking and Driveway Location, Design, and Standards

1. Parking shall be located on the same lot as the middle housing structure, single family detached dwelling, or accessory dwelling unit.
2. No more than one driveway per lot shall be permitted, except where there are more than one residential unit and development fronts onto an alley or more than one street, up to a maximum of two driveways.
3. Where lots abut an alley, the garage or off-street parking area shall take access from the alley unless the Director finds that there is a compelling reason to the contrary.

Figure 5.C.1-1. Vehicle access from an alley is preferred.

4. Lots without access to an alley and taking vehicular access from a street shall meet the following standards:
    a. Garages, carports, driveways, and off-street parking areas shall not be located between a building and a street, except when any of the following conditions are met:
        (1) The combined width of all garages, carports, driveways, and off-street parking areas does not exceed a total of 60 percent of the length of the street frontage property line. This standard applies to structures and not individual units;
        (2) The garage, carport, driveway, or off-street parking area is separated from the street property line by a dwelling; or
        (3) The garage, carport, driveway, or off-street parking is located more than 100 feet from a street.



b. All detached garages and carports shall not protrude beyond the front building façade.

c. Requirements for driveway separation and access from collector streets and arterial streets shall apply.

5. Where a new driveway on a street is permitted, the following standard applies:

   a. No more than one driveway per dwelling unit.

   b. Driveways and curb cuts should be combined to the maximum extent for sites with more than one dwelling unit.

5.C.2 Pedestrian Circulation

1. Clear and obvious pedestrian access between a dwelling unit and the sidewalk and street are required, except for flag lots and other non-traditional lot shapes, which are subject to Director approval.
2. Such walkways between a dwelling unit and the sidewalk and street should be constructed in the most efficient path for the site and combined where possible for sites with more than one dwelling unit.
3. The walkway must be at least three feet wide and separate from the driveway.
4. 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 5.C.2-1. Direct walkways between the street and dwelling units are required.

5. The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units that abut the street, the sidewalk may be used to meet this standard.
6. For safety and access, landscaping shall not block visibility to and from a walkway, especially where it approaches a roadway or driveway.
7. Walkways shall be separated from structures and driveways by at least three feet for landscaping.
8. Public walkways must meet the development guide regulations and American with Disabilities Act (ADA) standards.

5.C.3 Minimum Useable Open Space

1. Cottage housing open space requirements are addressed in Section 5.D.8.2.
2. Aside from cottage housing, which is regulated under 5.D.8.2 and accessory dwelling units which are not required to meet open space requirements, all new middle housing and single family detached dwellings shall allow for a contiguous open space equivalent to ten percent of the lot size, excluding area within an adjacent alley, easement, or public right-of-way.
3. Such open space shall not be located within the front yard, unless it is a covered porch that is counted as part of the required open space requirements in Section 5.D.2.
4. The required open space shall feature a minimum dimension of 12 feet on all sides. For example, a 6,000 square foot lot would require a contiguous open space of at least 600 square feet in area.
5. Driveways shall not count in the calculations for usable open space. However, yard setbacks,

decks, and covered areas (such as a covered patio or outdoor cooking area) may be included.

6. Additions to middle housing and single family detached dwellings shall not create or increase any non-conformity with this standard.
7. Adding an accessory dwelling unit to a property shall not increase any non-conformity with this standard.

5.C.4 Stormwater Facility Planning

1. Compliance with City Stormwater Manual. Adhere to the City of Tumwater Stormwater Management standards in TMC 13.12.020: Stormwater Management. The following guidelines are intended to supplement the stormwater management regulations.
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 do not 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 25% 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.

Figure 5.C.4-1. 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.

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.

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 the 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.

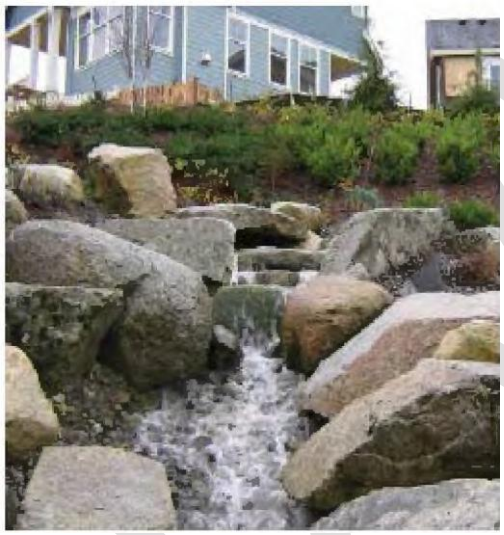


Figure 5.C.4-2. Example now control system incorporated into the site design as an amenity, High Point West, Seattle.

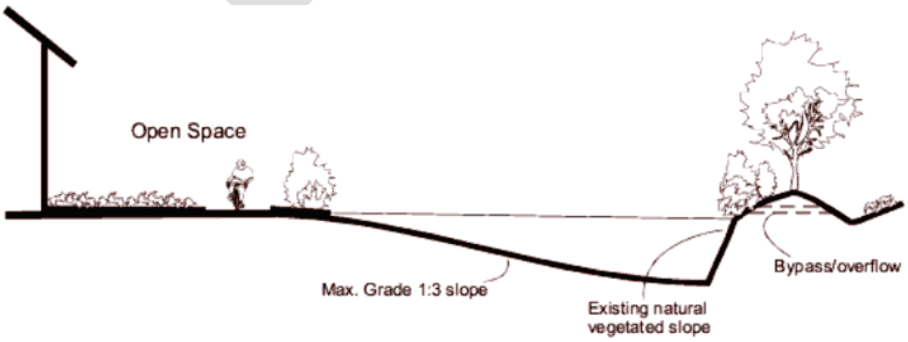


Figure 5.C.4-3. Grading to allow stormwater facilities to be treated as an amenity.

5.C.5 Site Lighting

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 four foot-candles;
        (2) Pedestrian areas and building entries - minimum one foot-candle, maximum five foot- candles, preferred average two foot-candles;
        (3) Public parking lots - minimum one foot-candle, maximum four foot-candles; and
    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.
    d. Solar or high efficiency lighting is encouraged where feasible.
2. Light Quality and Shielding, Consistent with US Department of Energy, Guide to FEMP - Designated Parking Lot Lighting
    a. Parking area lighting fixtures shall be fully shielded; dark sky rated and mounted in accordance with IES Standards, with lower fixtures preferable so as to maintain a human scale.
    b. Exterior lighting must also comply with TMC 18.40.35: Exterior Illumination

5.D Building Design Standards

5.D.1 Windows on the Street

1 At least ten percent transparency is required on façades (all vertical surfaces) of all residential units facing a street.

2 Transparency shall be calculated as follows:

% transparency = area (square feet) of transparent surfaces on the side of the residential unit area divided by the façade area (square feet) of the same side residential unit, excluding eaves and exposed foundation.

3 Transparent surfaces include windowpanes that are mostly clear.

4 Decorative treatments such as stained glass are allowed.

5 Mullions do not count against the transparent area of a window.

5.D.2 Covered Porch and Visual Interest

Middle housing and single family detached dwellings façades facing the street or a common open space or walkway shall provide:

1. At least one roofed porch at least 60 square feet in size with a minimum dimension of six feet on any side.
    a. The porch area may be counted as part of the required open space if it has minimum dimensions of eight feet by eight feet to enable sitting and other activities.
    b. Covered entries may project up to six feet into the front yard.
2. No more than three homes of the same variety are allowed to be constructed next to each other in order to avoid monotony of design.
3. At least ten feet of landscaped open space between the façades of middle housing or single family detached dwellings and the street or walkway; and
4. At least two architectural details, such as:
    a. Decorative lighting;
    b. Decorative trim;
    c. Special door;
    d. Trellis or decorative building element; and/or
    e. Bay window.
    f. Similar feature approved by the Director.

5.D.3 Character and Diversity

Residential units on the same lot shall be designed within the same "family" of architectural styles. This shall be accomplished by incorporating building elements of similar character. Examples of such elements include:

1. Similar building/roof form and pitch;
2. Similar siding materials;
3. Similar porch detailing; and/or
4. Similar window trim;

A diversity of residential styles can be achieved within a "family" of styles by:

1. Alternating porch styles (such as roof forms);
2. Alternating siding details on façades and/or roof gables; and/or
3. Different siding color.

5.D.4 Residential Window Details

The façades of residential 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 5.D.4-1. Acceptable (left and center examples) and unacceptable (right example) window treatments.

5.D.5 Materials

1. 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, walkway, 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:
            - Visible window and door trim painted or finished in a complementary color.
            - Color and edge trim that cover exposed edges of the sheet metal panels.
            - A base of masonry, stone, or other approved permanent material extending up to at least two feet above grade that is durable and satisfies the Intent of the Guidelines. The intent is to provide more durable materials near grade

level.

- Other detail/color combinations for metal siding approved by the Director, provided design quality and permanence meet the intent of this section.

Figure 5.D.5-1. Acceptable matte finish metal siding examples in a neutral/earth tone (left example) and in a dulled blue- gray tone (right example).

Figure 5.D.5-2. Visible window trim painted or finished in a complementary color. Note that the windows in the brick building on the left are recessed from the façade while the windows in the middle images include trim. The image on the right includes no trim or recess/projection and would not be permitted.

Figure 5.D.5-3. Residence with color and edge trim that cover exposed edges of sheet metal panels.

Figure 5.D.5-4. Structures with a base of stone (left) or masonry (center) extending up to at least two feet above grade. Example on the right includes metal siding all the way to the ground, which is prohibited.

b. Concrete block walls. Concrete block construction used over 25 percent of a building façade visible from a public roadway, walkway, 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.

- Acceptable and unacceptable concrete block examples. The left example uses a mixture of split-faced colored concrete block and smooth-faced concrete block, together comprising just under 50 percent of the whole facade. The large expanse of smooth-faced concrete block on the right is not desirable. (Source: Ellensburg Municipal Code of Ordinances Design Guidelines)

(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.

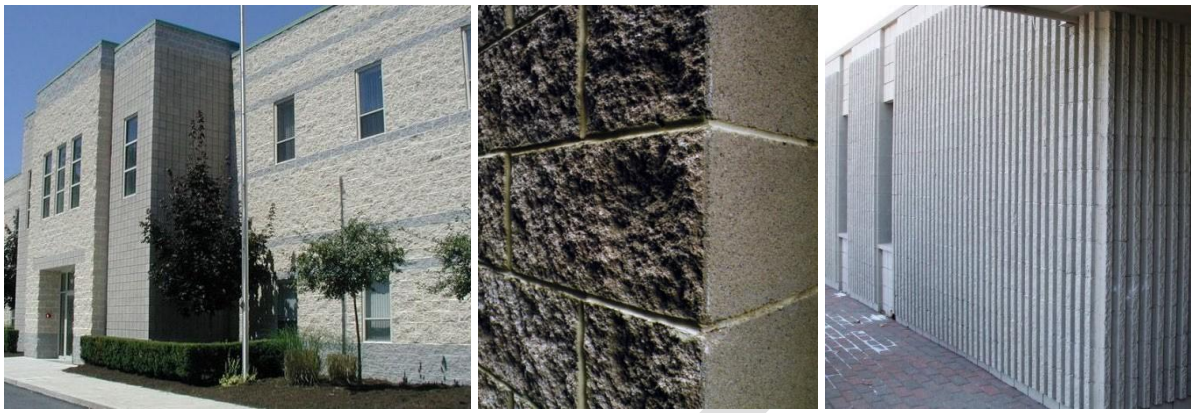


Figure 5.D.5-5. Acceptable concrete block textures, including a mixture of split-faced concrete block and smooth-faced concrete block (left and middle examples) and fluted or grooved concrete block (right example).

Figure 5.D.5-6. Acceptable architectural treatments for concrete block construction, including the use of brick in conjunction with concrete block (left example), decorative coursing (middle example), and matching colored mortar (right example).

c. Requirements for stucco, stucco-like, and similar troweled finishes:

(1) To avoid deterioration, the finished material must be trimmed and/or sheltered from extreme weather by roof overhangs or other methods.

(2) The finished material may only be used in conjunction with other approved building materials.

Figure 5.D.5-7. Acceptable examples of stucco finishes with roof overhangs and in conjunction with other materials.

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

Figure 5.D.5-8. Acceptable examples illustrating the use of fiber cement panels with a different pedestrian-scale material on the ground floor façade (left and middle examples). The example on the right uses fiber cement panels on the ground floor façade, which is not acceptable.

e. Prohibited materials:

(1) Mirrored glass.

(2) Corrugated fiberglass.

(3) Crushed colored rock or tumbled glass.

(4) Any sheet materials, such as wood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials.

(5) Any spray-on materials (e.g.: shotcrete) not specifically approved by the Director.

(6) 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 such as vinyl siding 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.

5.D.6 Architectural Lighting

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. Lighting shall meet lighting requirements within TMC 18.40.035.

5.D.7 Garage Placement and Design

1. Garages must be set back from the public street at least five feet further than the enclosed portion of the residential structure unless the structure is set back from the street at least 80 feet.

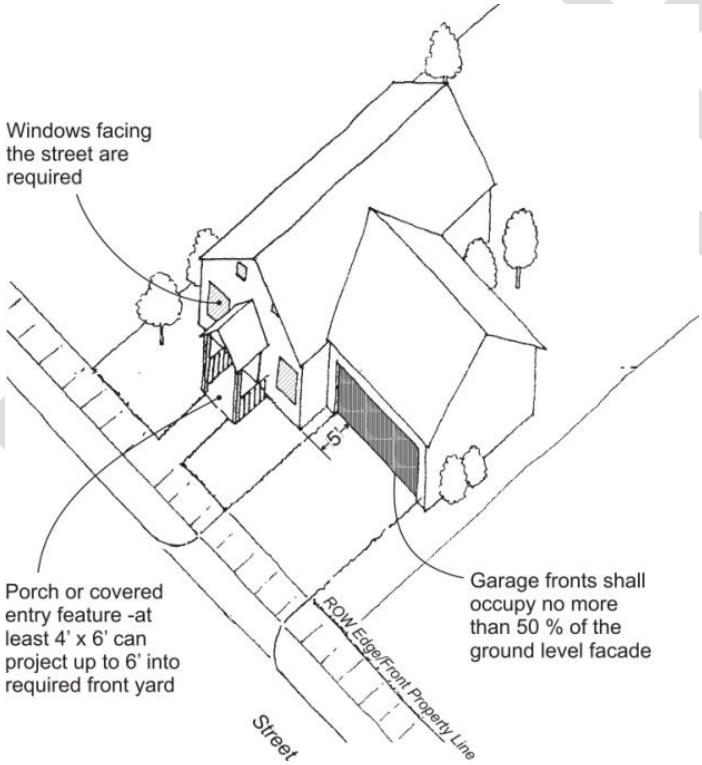


Figure 5.D.7-1. Street facing design requirements.

2. The garage doors shall occupy no more than 50 percent of the ground-level façade facing the street.

   Exception: garage doors may exceed this limit up to a maximum of 65 percent of the ground level façade facing the street provided at least two of the following design details are

incorporated:

a. A decorative trellis over the entire garage door(s);

b. A window or windows are placed above the garage on a second story or attic space under roofline;

c. A balcony or second story that extends out over the garage at least two feet in front of the garage doors;

d. Utilizing all single vehicle car doors as an alternative to wider garage doors suitable for two car garages;

e. Multi-paned or decorative windows on the garage door;

f. Uniquely paneled or decorative details on the garage door. Standard square panels on a garage door will not qualify as a decorative detail; or

g. Other design techniques that meet the intent, as determined by the Director.

Figure 5.D.7-2. Garage design detail examples.

3. Townhome style units can have the garage flush with the façade of the home and shall not protrude in front of the façade.
4. Garages constructed off of alleys do not need to meet the requirements listed in 5.D.7.2 above.

5.D.8 Cottage Housing

The following are additional guidelines that apply to cottage housing developments.

5.D.8.1 Community Building

1. A cottage housing development shall contain no more than one community building.
2. A community building is required for cottage housing developments. Written justification of the building's size should be provided with the design guideline narrative to analyze the needs of the proposed development.
3. A community building shall have no minimum off-street parking requirement.

5.D.8.2 Open Space Requirements

1. Open space shall be provided equal to a minimum of 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.
2. Common Open Space Requirements

Figure 5.D.8.2-1. Common open space may accommodate a variety of uses and feature a variety of landscape elements and characters.

a. At least one outdoor common open space is required.

b. At least half of the residential units in the development shall abut a common open space;

c. Residential units shall be oriented around and have the main entry from the common open space or the most important walkway or street;

d. There shall be at least 300 square feet of common open space per residential unit. Each common open space shall have a minimum dimension of 15 feet on any side;

e. Parking areas and vehicular areas shall not qualify as common open space; and

f. Critical areas and their buffers, including steep slopes, shall not qualify as common open space.

3. Required Private Open Space

a. All residential units must include at least 200 square feet of private open space adjacent to the residential unit that is usable and conducive open space for passive human activities such as dining, resting, sunbathing, gardening, or picnicking.

b. The private open space may consist of a porch, balcony, garden, patio, roof deck, or similar features.

c. The smallest dimension of the open space (deck, patio, etc.) must not be less than six feet.

d. Above grade balconies must be at least four feet wide in the smallest dimension.

CHAPTER 6:

Definitions

DRAFT VERSION SEPTEMBER 22, 2025

December 2025

Ordinance No. O2025-011

CITY OF TUMWATER

NOTE: These definitions apply to these design guidelines only and not to other sections of the Tumwater Municipal Code.

Access Street. A private street that is independent of parking area circulation and connects public rights-of-way or provides primary access to and within a site.

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.

Art, Artwork. A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the Director, may be considered artwork provided they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered art.

Balcony. An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.

Bas-relief. A sculptural carving, embossing, or casting that projects very little from the background.

Bay Window. A window that protrudes from the main exterior wall. Typically, the bay contains a surface which lies parallel to the exterior wall, and two surfaces which extend perpendicularly or diagonally out from the exterior wall. To qualify as a bay, the bay must contain a window pane which extends at least 60 percent of the length and 35 percent of the height of the surface of the bay which lies parallel to the exterior wall. There need not be windows in the surface which extend out from the exterior wall.

Blank Walls. Walls subject to "blank wall" requirements meet the following criteria:

- Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature.
- Any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section.

Courtyard. A landscaped space enclosed on at least three sides by a single structure.

Curb Cut. A depression in the curb for the purpose of accommodating a driveway that provides vehicular access between private property and the street.

Deck. An outdoor space built as an above-ground platform projecting from the wall of a building and connected to the ground by structural supports.

Director. The Tumwater Community Development Director or their designee.

Exterior Insulation and Finish System (EIFS): EIFS is an exterior wall cladding that utilizes rigid insulation

boards on the exterior of the wall sheathing with a plaster appearance exterior skin.

Feasible. For the purpose of these guidelines, an action or element is "feasible" if it can be accomplished within standard construction and development practices, as determined by the Director. Generally, an action or element is considered infeasible only if it is physically impossible, if the action causes immitigable significant adverse impacts or unsafe conditions, or if it substantially alters the intent of the project. An element or action may be considered feasible even if it raises the cost of that aspect or element of the project.

Frontage. As used in the code, frontage refers to the length of a property line along a street.

Front Yard. The area between the street and the nearest building façade.

Gross Floor Area. The sum of all at or above grade building floor areas measured at the exterior walls, including covered exterior areas such as porches or covered parking areas or decks. If the building includes more than one story, the floor area of upper stories is calculated as part of Gross Floor Area. Awnings or canopies along building fronts less than 8 feet in width (measure perpendicularly to the building front) are not counted as Gross Floor Area.

Horizontal Modulation. Refers to upper level building step backs. For example, this could include a building where two floors of the building front directly on the sidewalk, but the third floor is set back a distance from the front façade, and thus it may not even be visible from the sidewalk and portions of the street below.

Landscaping. An area is considered to be landscaped if it is:

- Planted with vegetation in the form of hardy trees, shrubs, or grass or evergreen ground cover maintained in good condition.
- Occupied by sculptures, fountains or pools, benches, or other outdoor furnishings.
- Occupied by such recreational facilities as playground equipment, swimming pools, game courts, etc.

Modulation. In the Guidelines, 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.

Pedestrian-Oriented Façades. Ground floor façades which meet the requirements of E.4.1 Pedestrian-Oriented Façades (e.g., transparency along at least 75 percent of the ground floor façade between 2 and 8 feet above the sidewalk).

Pedestrian-Oriented Open Space. An area between a building and a street, access road, an area along a pedestrian path, or other open space such as plaza or outdoor seating area which promotes visual and pedestrian access onto the site, and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc. See **Section C.2**.

Pedestrian-Oriented Use (or Business). A commercial enterprise whose customers commonly arrive by foot; or whose signage, advertising, window display, and entryways are oriented toward pedestrian

traffic. Pedestrian-oriented businesses may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows), and similar establishments.

Scale, Human. The perceived size of a building relative to a human being. A building is considered to have "good" human scale if there is an expression of human activity or use that indicates the building's size. For example, traditionally sized doors, windows, and balconies are elements that respond to the size of the human body, so these elements in a building indicate a building's overall size.

Scale, Architectural. The perceived relative height and bulk of a building relative to that of neighboring buildings. A building's apparent height and bulk may be reduced by modulating façades.

Site. The legal property parcel or lot on which the development is to be constructed. If the development involves more than one parcel or lot, then all are considered part of the "site."

Streetscape. The streetscape is the visual character of a street as determined by various elements such as structures, greenery, open space, views.

TMC. Tumwater Municipal Code.

Vertical Modulation. A stepping back or projecting forward vertical walls 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.

Delete Entire Chapter and Replace with new Chapter 6 Definitions

CHAPTER 6:
Single Family Residences

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CHAPTER 6: Single Family Residences 1

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6.A. Administrative

6.A.1. Applicability

This chapter applies to new single family residences. Additions to existing single family residences shall not increase the level of non-conformance to these guidelines.

6.A.2. Intent

1. To maintain the livability, design compatibility, and environmental quality of single family neighborhoods.
2. To maintain "eyes on the street" for safety to pedestrians and to create a more welcoming and interesting streetscape;
3. To deemphasize garages and driveways as major visual elements along the street; and
4. To provide usable yard space for residents.
5. To enhance the character of the street;

6.B. Design Guidelines

6.B.1. Dimensional Standards

Table 6B.1-1 Dimensional standards for single family:

Standard	Requirement
Minimum common space	400 SF/unit
Minimum private open space	200 SF/unit
Pedestrian Access	Min. 3 ft. wide and separate from driveway
Open Space	10% of lot size, not in front yard, and min. 12 ft. on all sides
Setbacks (to exterior property lines)	See TMC 18.42.040
Garages	Set back from the public street at least 5' further than the enclosed portion of the house unless the house is set back from the street at least 80 feet.
~~Parking/Driveway Curb Cut~~	~~10 ft. wide~~
Balconies	Minimum depth 4 ft
Porches	Minimum depth 4 ft
Patios and Decks	Minimum depth 6 ft

6.B.2 Entries and Façade Transparency

1. Clear and obvious pedestrian access between the public sidewalk and the building entry is required for new homes, except for flag lots and other non-traditional lot shapes. The path or walkway must be at least 3 feet wide and separate from the driveway. Porous pavement or pavers are encouraged.
2. All new houses shall provide an entry weather protection (porch, etc) with a minimum area of 6 feet by 6 feet. Covered entries may project up to 6 feet into the front yard.
3. At least 8 percent of the front façade (all vertical surfaces facing the street) shall include transparent windows or doors.

6.B.3 Garages Placement and Design

4. Where lots abut an alley, the garage or off-street parking area must to take access from the alley unless the Director finds that there is a compelling reason to make an exception (such as a steep slope or setback requirement makes alley access infeasible.

5. Garages must be set back from the public street at least 5' further than the enclosed portion of the house unless the house is set back from the street at least 80 feet.

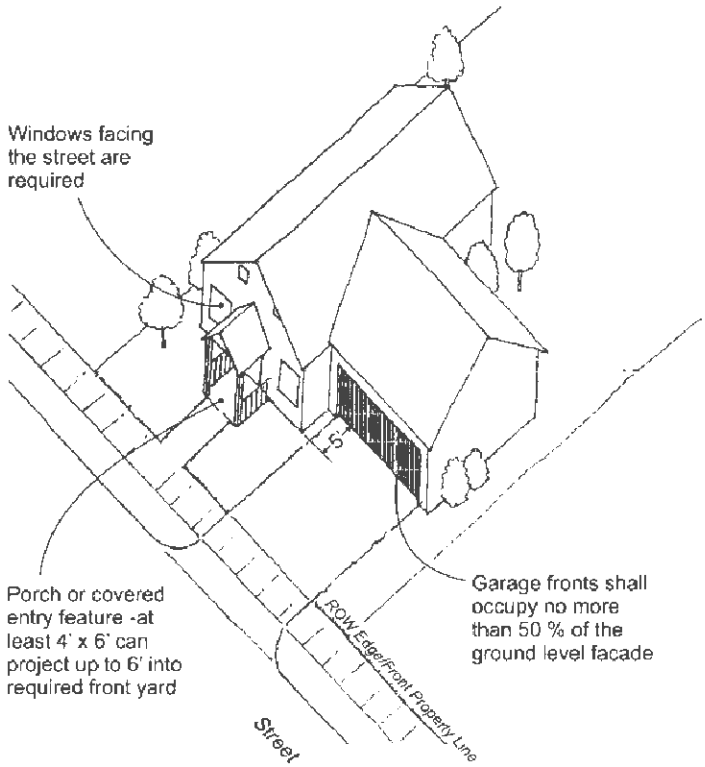


Figure 6.B.3-1. Single family design requirements.

6. The garage doors shall occupy no more than 50 percent of the ground-level façade facing the street.

   Exception: garage doors may exceed this limit up to a maximum of 65 percent of the ground level façade facing the street provided at least 2 of the following design details are incorporated:

   a. A decorative trellis over the entire garage door(s);

   b. A window or windows are placed above the garage on a second story or attic space under roofline;

   c. A balcony or second story that extends out over the garage at least 2' in front of the garage doors;

   d. Utilizing all single vehicle car doors as an alternative to wider garage doors suitable for two car garages;

   e. Multi-paned or decorative windows on the garage door;

   f. Uniquely paneled or decorative details on the garage door. Standard square panels on a garage door will not qualify as a decorative detail; or

   g. Other design techniques that meet the intent, as determined by the Director.

Figure 6.B.3-2. Garage design detail examples.

6.B.4 Driveway Standards

Where a new driveway off of a street is permitted, the following standards apply:

7. No more than one driveway per dwelling unit; ~~and~~
8. ~~Driveway curb cuts for individual lots may be up to 10 feet in width. To accommodate this requirement~~, ~~tandem parking configurations may be used for 2-car garages in single family structures not to exceed 36 feet in length.~~

The width of properties with non-parallel side lot lines shall be determined at the plane of the garage door when determining conformance with the standards above.

Figure 6.B.4-1. Tandem garage design detail example.

6.B.5 Minimum Useable Open Space

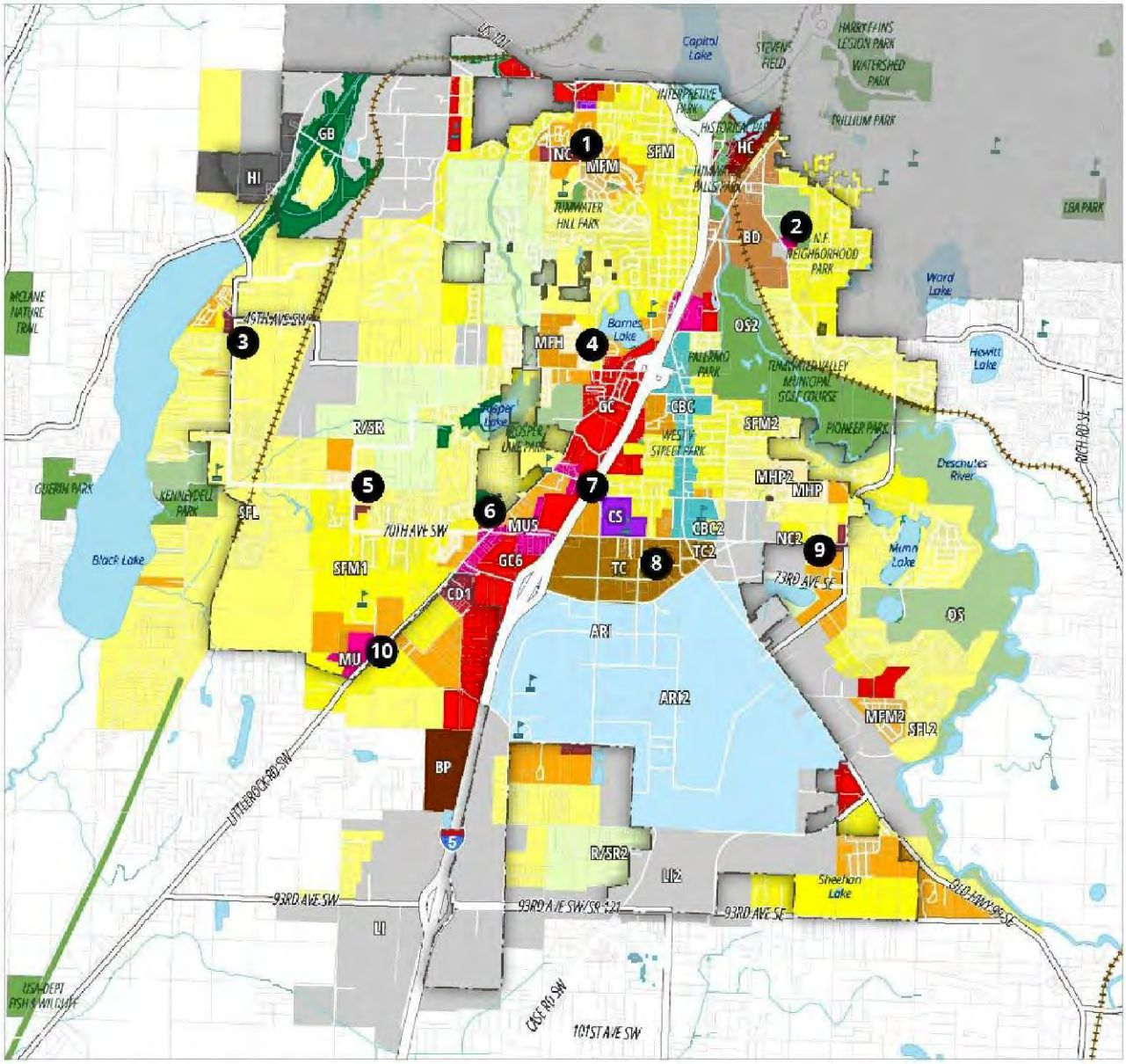
All new single-family residences shall provide a contiguous open space equivalent to 10 percent of the lot size (excluding area within an adjacent alley, easement or public right-of-way). Such open space shall not be located within the front yard. The required open space shall feature a minimum dimension of 12 feet on all sides. For example, a 6,000 square foot lot would require a contiguous open space of at least 600 square feet in area. Driveways shall not count in the calculations for usable open space. However, yard setbacks, decks and covered areas (such as a covered patio or outdoor cooking area) may be included.

Single family additions shall not create or increase any non-conformity with this standard.

APPENDIX A:

Street Designations

Street Designations Key Map



Street Designation Areas

Neighborhood center or gateway

1. Tumwater Hill
2. Cleveland Avenue
3. Lamberts Corner (Black Lake)
4. Trosper Rd and Littlerock Rd
5. 70th Ave SW and Kirsop Rd SW
6. Littlerock Rd at Israel Rd
7. Littlerock Rd at Tumwater Middle School and BPA Easement
8. Town Center
9. Henderson Blvd SE and Tumwater Blvd SE
10. Littlerock Rd at Black Hills High School

Zone Districts

- Brewery District
- Capitol Boulevard Community
- Mixed Use
- Historic Commercial
- Commercial Development
- Neighborhood Commercial
- General Commercial
- Town Center
- Community Services
- Business Park
- Heavy Industrial
- Light Industrial
- Airport Related Industrial
- Multi-Family High Density
- Multi-Family Medium Density
- Manufactured Home Park
- Single Family Medium Density
- Single Family Low Density
- Residential/Sensitive Resource
- Open Space
- Green Belt

Other

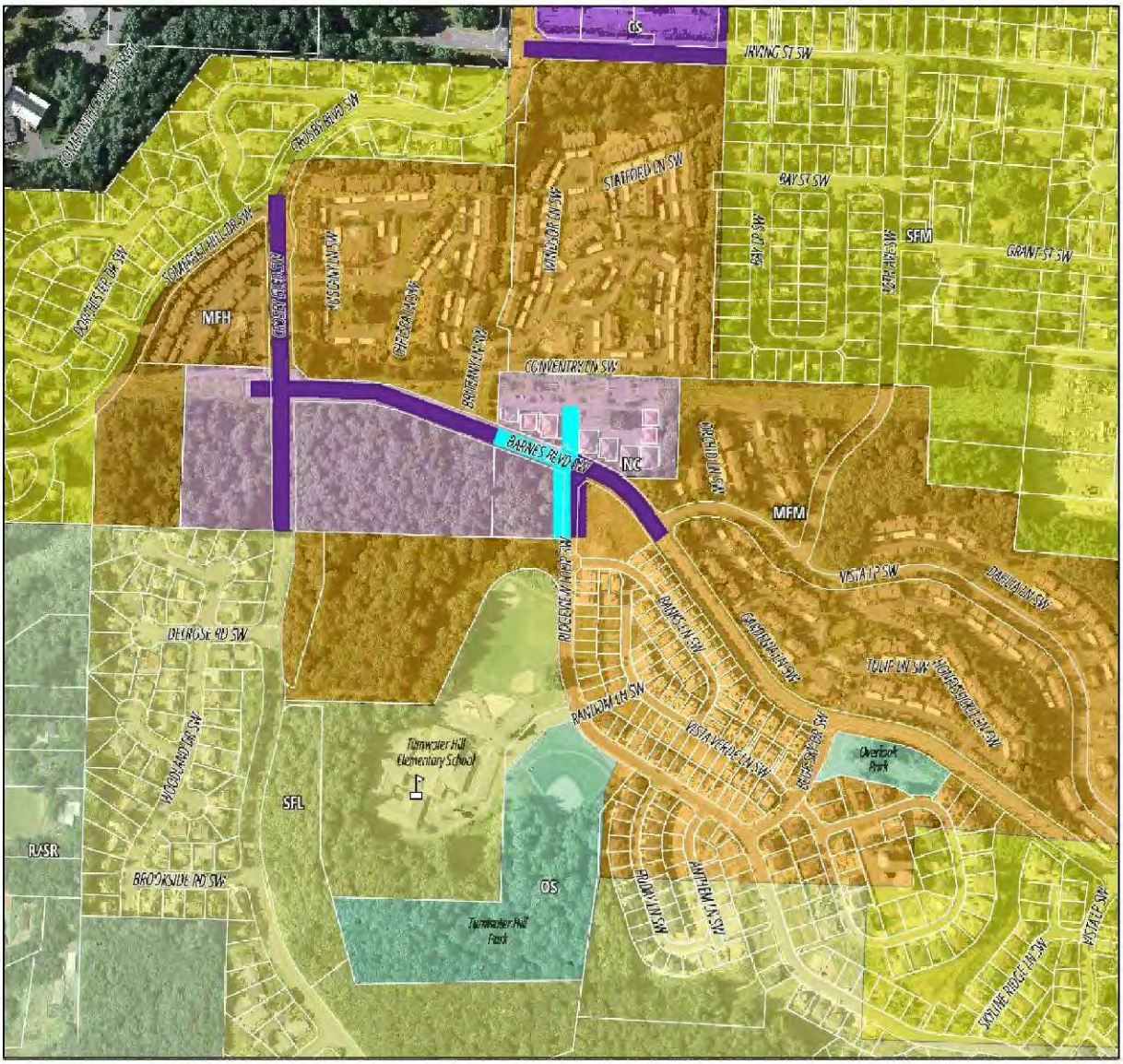
- School
- Parks
- Tumwater
- Olympia

0 0.25 0.5 1 Miles

N

Tumwater Street Designations

❶ Tumwater Hill



Street Designations

- Pedestrian-oriented street
- Signature road

Zone Districts

- Neighborhood Commercial
- Community Services
- Multi-Family High Density
- Multi-Family Medium Density
- Single Family Medium Density
- Single Family Low Density
- Residential/Sensitive Resource
- Park

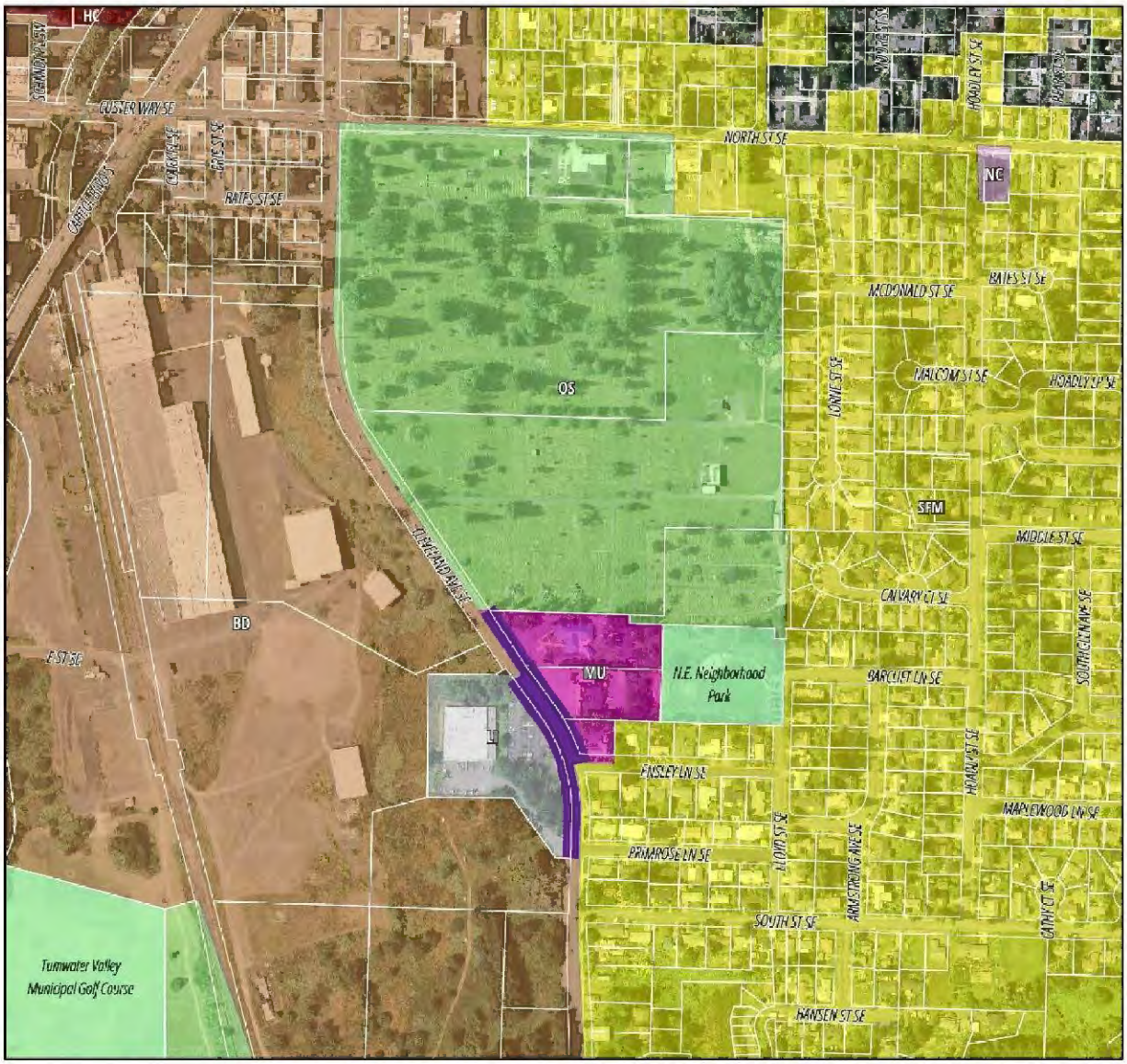
Tumwater

0 250 500 1,000 Feet

N

Tumwater Street Designations

2 N.E. Neighborhood Park



Street Designations

- Pedestrian-oriented street
- Signature road
- Tumwater

Zone Districts

- Brewery District
- Mixed Use
- Historic Commercial
- Neighborhood Commercial
- Light Industrial
- Single Family Medium Density
- Open Space
- Park

0 250 500 1,000 Feet

N

Tumwater Street Designations

3 Lamberts Corner (Black Lake)

Street Designations

- Pedestrian-oriented street
- Signature road

Zone Districts

- Neighborhood Commercial
- Multi-Family Medium Density
- Single Family Medium Density
- Single Family Low Density

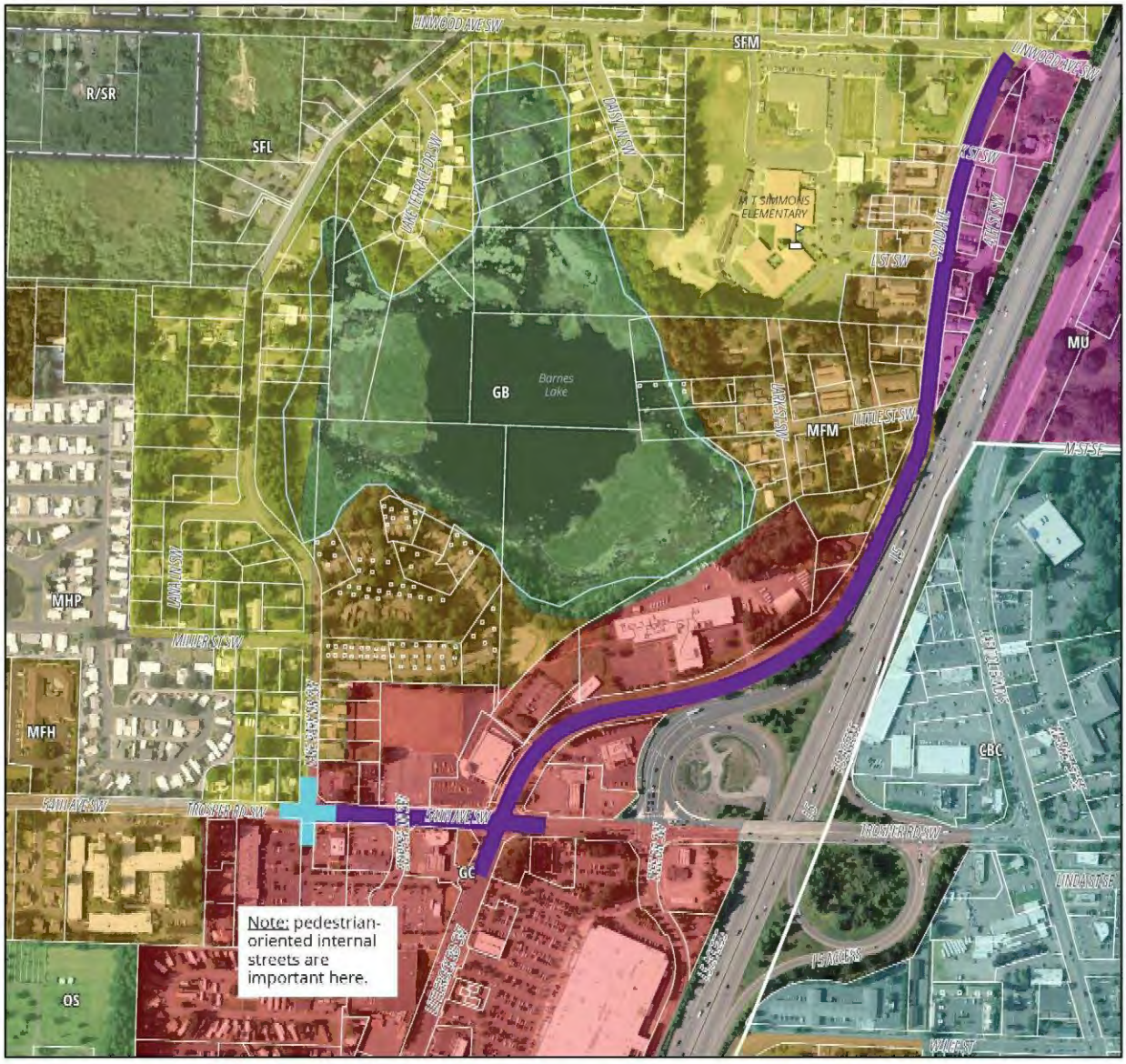
0 250 500 1,000 Feet

N

Tumwater

Tumwater Street Designations

4 Trosper Rd and Littlerock Rd



Street Designations

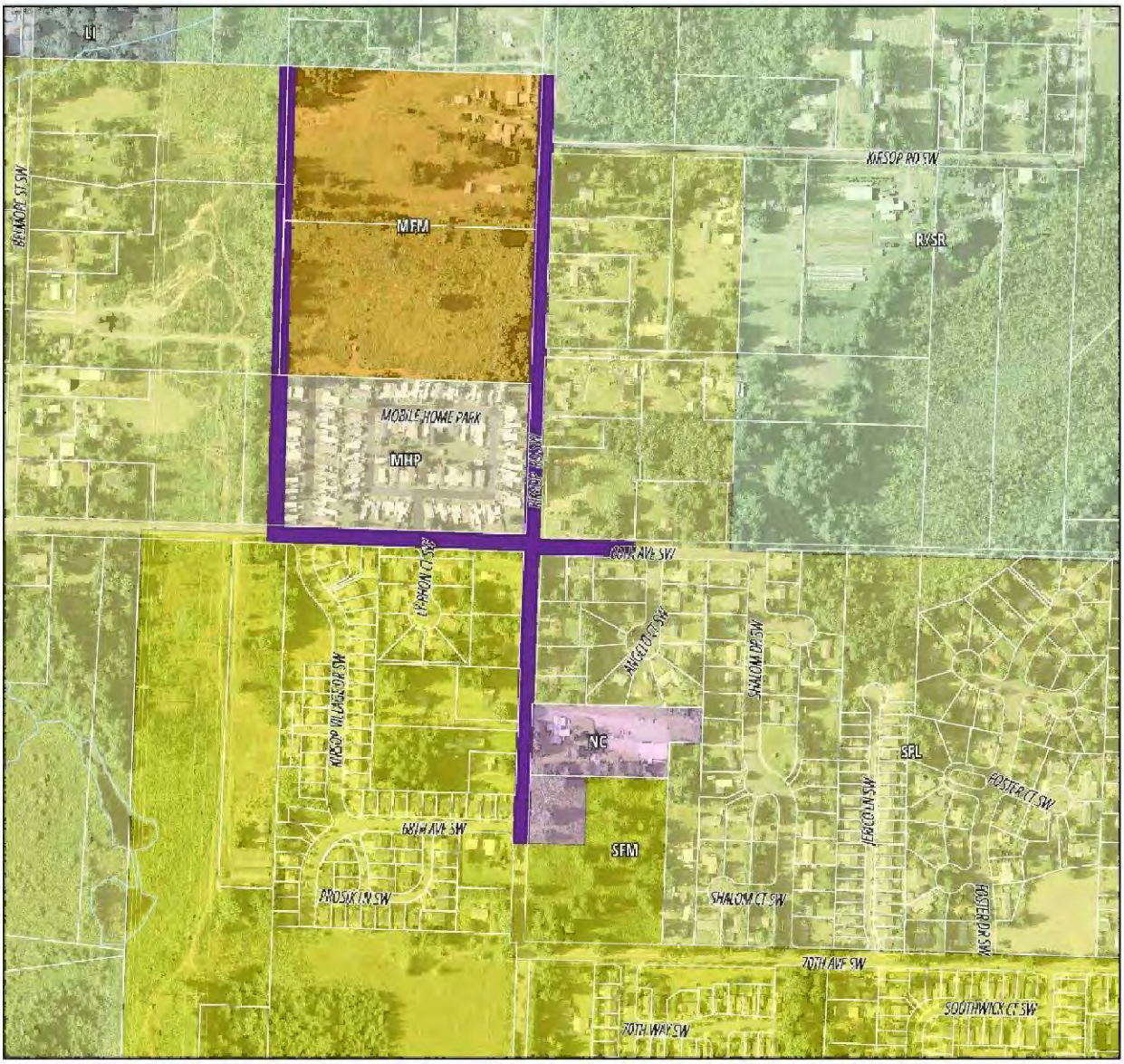
- Pedestrian-oriented street
- Signature road
- Tumwater

Zone Districts

- General Commercial
- Multi-Family High Density
- Multi-Family Medium Density
- Manufactured Home Park
- Single Family Medium Density
- Single Family Low Density
- Residential/Sensitive Resource
- Open Space
- Green Belt

Tumwater Street Designations

5 70th Ave SW and Kirsop Rd SW



Street Designations

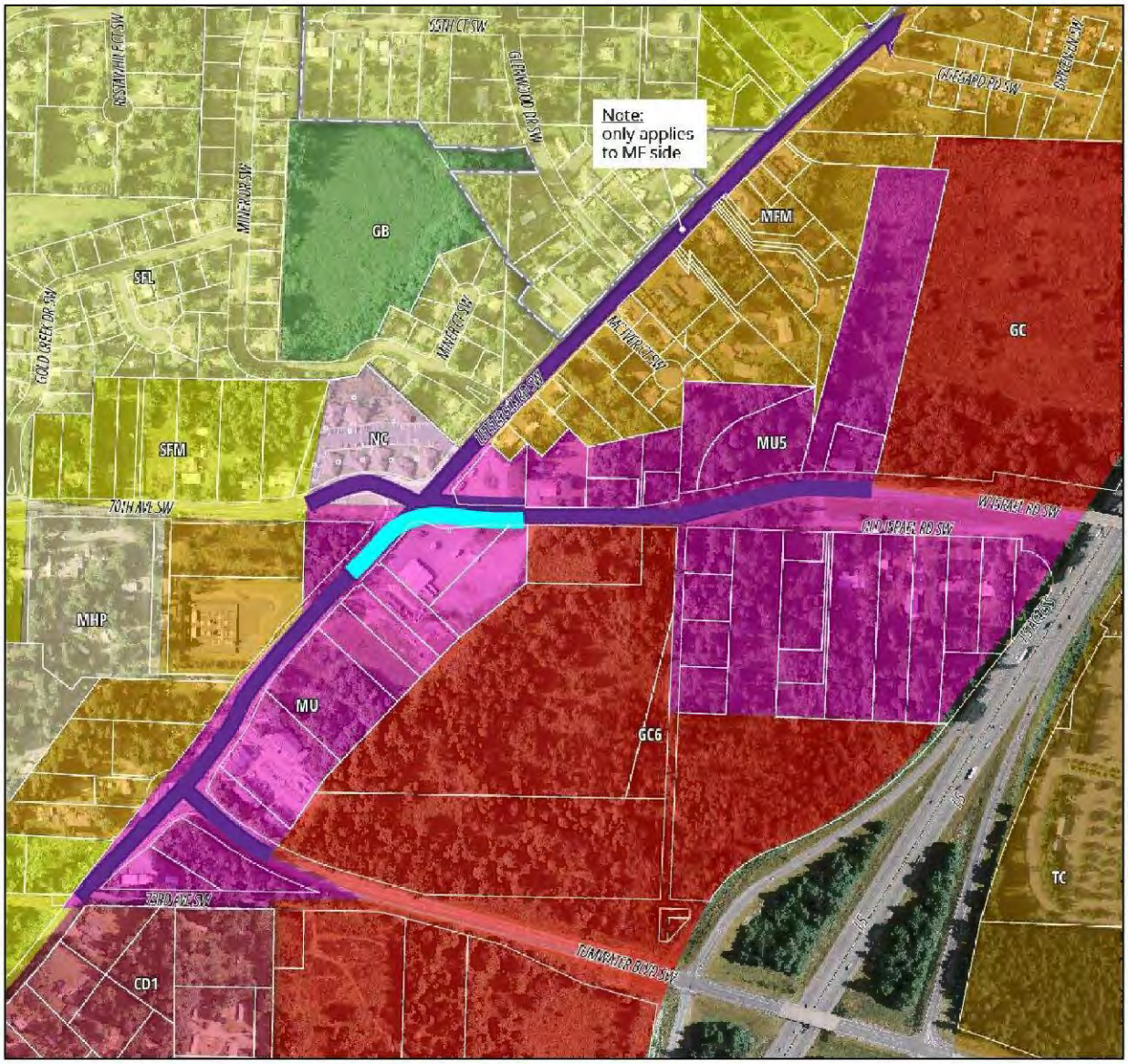
- Pedestrian-oriented street
- Signature road
- Tumwater

Zone Districts

- Neighborhood Commercial
- Light Industrial
- Multi-Family Medium Density
- Manufactured Home Park
- Single Family Medium Density
- Single Family Low Density
- Residential/Sensitive Resource

Tumwater Street Designations

6 Littlerock Rd at Israel Rd



Street Designations

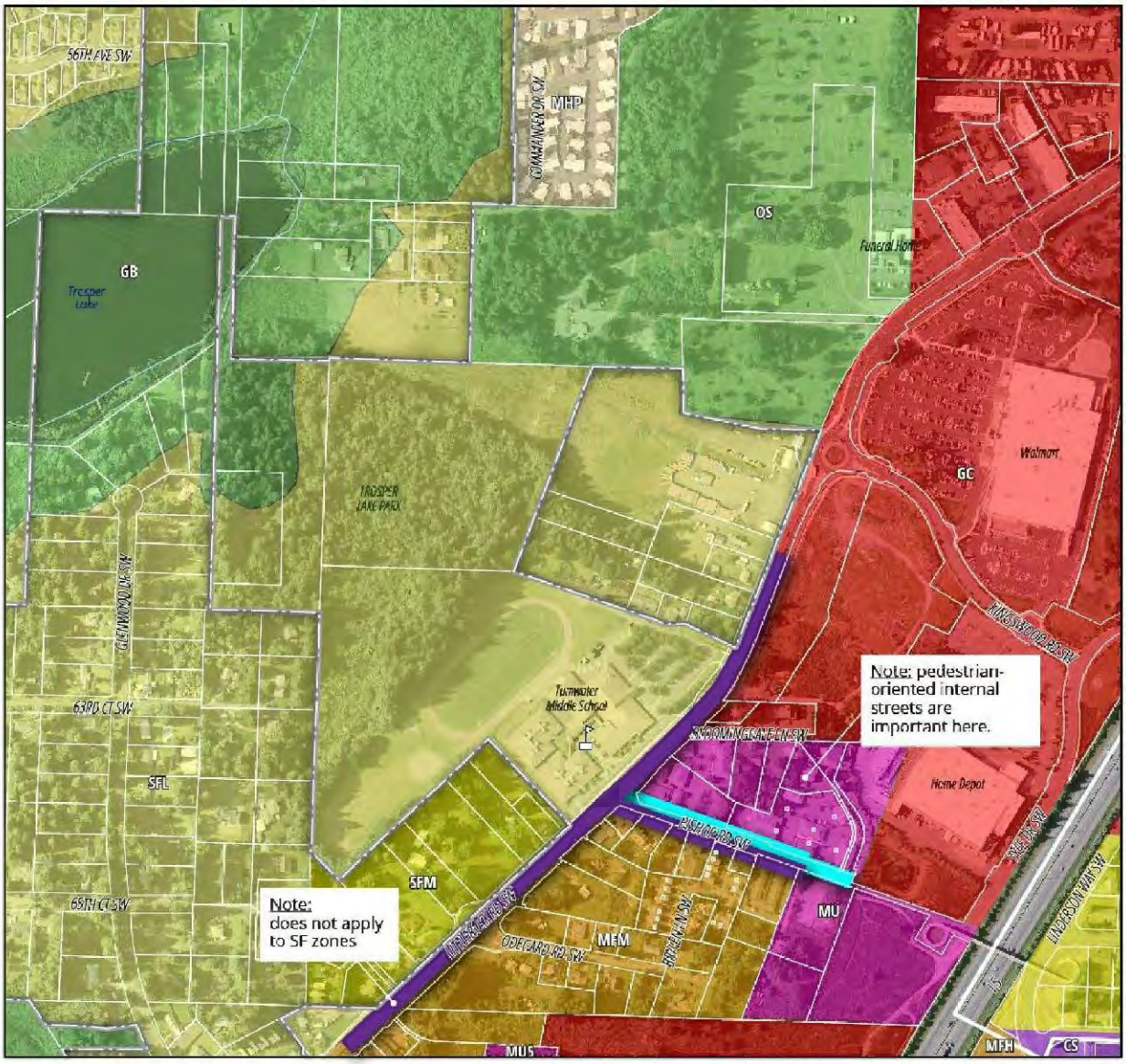
- Pedestrian-oriented street
- Signature road
- Tumwater

Zone Districts

- Mixed Use
- Commercial Development
- Neighborhood Commercial
- General Commercial
- Town Center
- Airport Related Industrial
- Multi-Family Medium Density
- Manufactured Home Park
- Single Family Medium Density
- Single Family Low Density
- Green Belt

Tumwater Street Designations

7 Littlerock Rd at Tumwater Middle School and BPA Easement



Street Designations

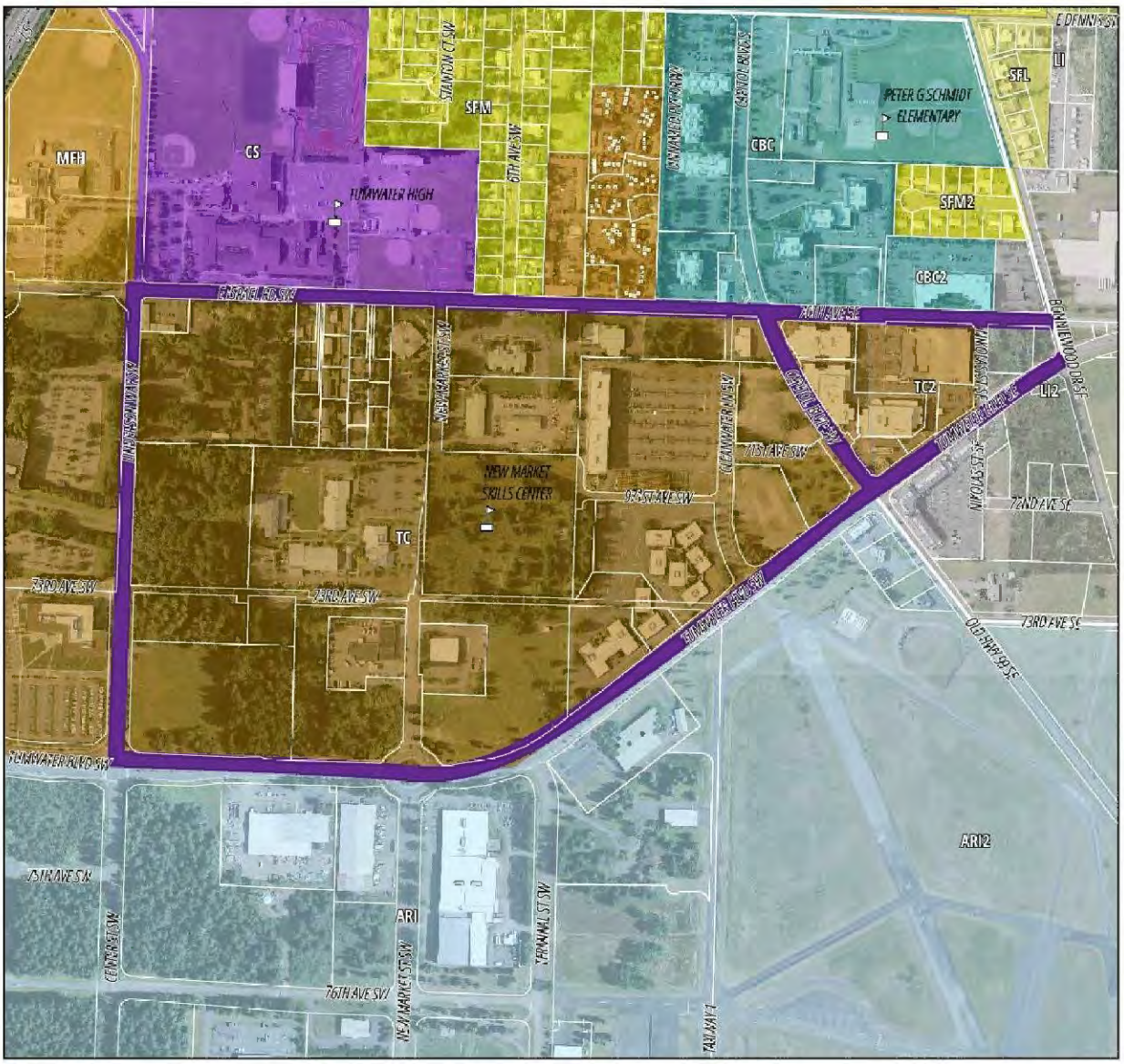
- Pedestrian-oriented street
- Signature road
- Tumwater

Zone Districts

- Mixed Use
- General Commercial
- Community Services
- Multi-Family High Density
- Multi-Family Medium Density
- Manufactured Home Park
- Single Family Medium Density
- Single Family Low Density
- Open Space
- Green Belt

Tumwater Street Designations

8 Town Center



Street Designations

- Pedestrian-oriented street
- Signature road
- Tumwater

ZONE DISTRICTS

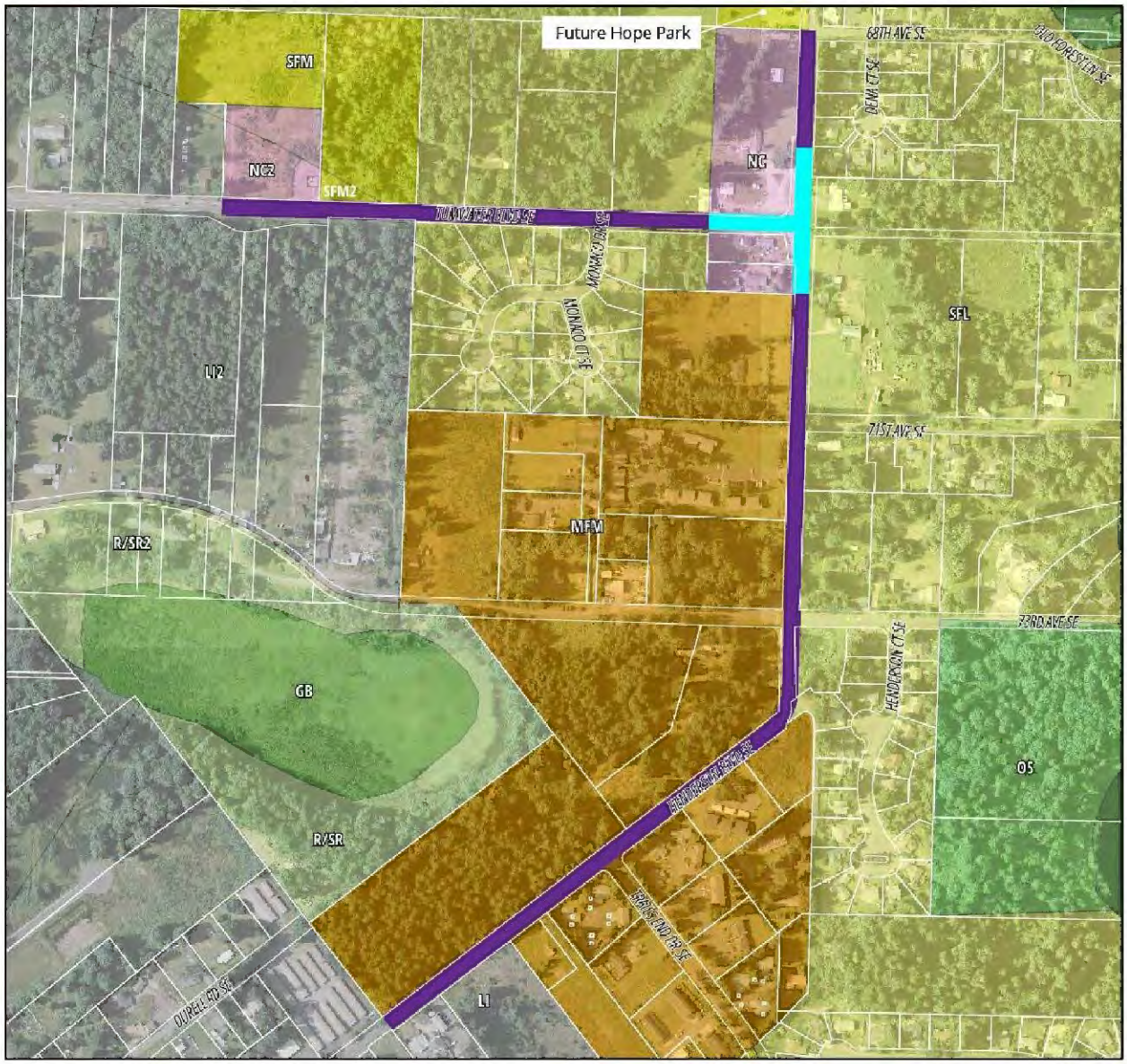
- Capitol Boulevard Community
- Town Center
- Community Services
- Light Industrial
- Airport Related Industrial
- Multi-Family High Density
- Multi-Family Medium Density
- Single Family Medium Density
- Single Family Low Density

0 250 500 1,000 Feet

N

Tumwater Street Designations

9 Henderson Blvd SE and Tumwater Blvd SE



Street Designations

- Pedestrian-oriented street
- Signature road

Tumwater

Zone Districts

- Neighborhood Commercial
- Light Industrial
- Multi-Family Medium Density
- Single Family Medium Density
- Single Family Low Density
- Residential/Sensitive Resource
- Open Space
- Green Belt

0 250 500 1,000 Feet

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Tumwater Street Designations

10 Littlerock Rd at Black Hills High School