

**EXHIBIT P**

**LAKEPOINTE URBAN VILLAGE SUBAREA DESIGN STANDARDS  
("SUBAREA DESIGN STANDARDS")**

**Contents**

- 1. Subarea Design. .... 3
  - 1.1. Underground Utilities ..... 3
  - 1.2. Transit Facilities ..... 3
  - 1.3. Pedestrian Circulation/Wayfinding and Street Crossings. .... 3
    - 1.3.1. Mid-Block Pedestrian Street Crossing..... 3
    - 1.3.2. Connecting Pedestrian Access Routes. .... 4
  - 1.4. Overcrossings and Underpasses ..... 4
  - 1.5. Decorative Retaining Walls. .... 4
- 2. Compatibility with Existing Residential Development along the Subarea’s Southern Boundary..... 4
  - 2.1. Green Buffer..... 4
  - 2.2. Surface Parking Lots..... 5
  - 2.3. Refuse Loading and Collection Areas..... 5
- 3. Subarea Building Design..... 5
  - 3.1. Consistency. .... 5
  - 3.2. Visual Interest. .... 5
  - 3.3. Transparency..... 5
  - 3.4. Prominent Entrances. .... 6
    - 3.4.1. Ground floor residential units..... 6
  - 3.5. Single-Family Residential Design Elements..... 6
    - 3.5.1. Diminished Garages on Detached Single Family Residential Units..... 6
    - 3.5.2. Townhouse development standards ..... 6
  - 3.6. Building Materials ..... 8
    - 3.6.1. Metal Siding Standards ..... 8
    - 3.6.2. Concrete Block Standards ..... 8
    - 3.6.3. Standards for Stucco or Other Similar Troweled Finishes. .... 8
  - 3.7. Minimum Building Height. .... 9
  - 3.8. Facade Elements. .... 9
  - 3.9. Window Design. .... 9
  - 3.10. Blank Walls..... 9
  - 3.11. Roof and Rooftop design..... 11

3.11.1.	Rooftop Landscaping/ Greenroofs.....	11
3.11.2.	Rooftop solar installations. ....	11
3.11.3.	Screening of mechanical and communication equipment .....	11
3.12.	Drive-Through Facilities. ....	11
4.	Surface Parking Lots and Parking Structures. ....	11
4.1.	Surface Parking Lots.....	11
4.2.	Exterior Parking Landscape Screening. ....	12
4.3.	Surface Parking Lot Pedestrian Walkway Design.....	12
Wheelstops. ....		13
4.4.	Multi-Purpose Parking Lot Areas. ....	13
4.5.	Parking Structure Design.....	13
5.	Storage, Service & Truck Loading Areas and Mechanical Equipment .....	14
6.	Garbage, Recyclables and Compostable Collection Enclosures.....	15
6.1.	Fully Enclosed.....	15
6.2.	Materials & Design.....	15
6.3.	Roof.....	15
6.4.	Height.....	15
6.5.	Gates. ....	15
6.6.	Layout and Location.....	15
6.7.	Landscape screening. ....	16
6.8.	Detached Single-family house and Townhouse.....	16
7.	Landscape Design.....	16
7.1.	Maintenance. ....	16
7.2.	Amount and Location.....	16
7.3.	Building Entries. ....	16
7.4.	Building Facades.....	16
7.5.	Continuity.....	16
7.6.	Suitable Plant Species. ....	17
7.7.	Irrigation.....	17
7.8.	Mulch .....	17
7.9.	Soil quality, depth, and volume. ....	17
7.10.	Trees and Groundcover Maintenance. ....	17

The following design review standards shall be applied to development within the Subarea in addition to the design review standards included in CMC Title 18 (Exhibit B of the Lakepointe Urban Village Development Agreement). In the instance where there is a conflict between the provisions of this Agreement and the CMC regarding design review standards, the most restrictive standard shall apply. When a standard uses the word “shall,” the standard is mandatory. When a standard uses the word “should,” the standard is mandatory unless the applicant can demonstrate, to the satisfaction of the Designated Official, an equal or better means of satisfying the standard and objective. All development in the Lakepointe Urban Village shall provide and incorporate the following elements to attract the interest of residents, shoppers and workers.

1. **Subarea Design.** Subarea design strategies should create or enhance natural features or systems that can be incorporated into the site design. For example, consideration should be given to landscaped bio-retention cells that are aesthetically pleasing, that would emphasize natural features and creates a pedestrian friendly environment by providing landscape designed features or areas of interest and provide separation between pedestrians and traffic.

1.1. **Underground Utilities.** All development within the Lakepointe Urban Village shall provide for the undergrounding of utility facilities (e.g. control boxes, cable television, data network, electrical, telephone, and similar distribution lines providing direct service to the site) in accordance with the City’s Design and Construction Standards. Necessary above ground facilities that have demonstrated they cannot be located underground or in an adjacent building (e.g. meters, transformers, telephone risers, signal control boxes, etc.) should be located to minimize their appearance and be integrate into the streetscape and landscaping. Artwork and/or landscape elements should be utilized to screen utility facilities that demonstrate they cannot be placed underground.

1.2. **Transit Facilities.** Transit Facilities for both public and private providers should be integrated into the design of the Lakepointe Urban Village, including bus parking/loading space, pullouts and shelters and facilities for transit users. Plans should be coordinated with public and private transit providers to maximize the interface with community wide and regional transit systems.

### 1.3. Pedestrian Circulation/Wayfinding and Street Crossings.

1.3.1. **Mid-Block Pedestrian Street Crossing.** Pedestrian crossings, may be provided if warranted, at mid-block of a street and should be provided through one or more of the following, subject to the Designated Officials approval:

- 1.3.1.1. Curb bulb-out to reduce the distance traveled in the street
- 1.3.1.2. Special paving color/texture/composition to visually accent the crossing
- 1.3.1.3. Advanced warning sign(s) to drivers of upcoming crossing

1.3.1.4. Pedestrian level lighting

1.3.2. **Connecting Pedestrian Access Routes.** A complete network of clearly defined pedestrian walkways should be provided connecting internal site walkways to uses within the site and to the larger street network and trail system in a safe and comfortable manner. Links to the open space and surrounding walkways and trails shall be provided. Pedestrian scale lighting, directional signage, plantings, benches and other similar facilities shall be provided as appropriate to further define the pedestrian space. Walkways shall be at an appropriate width to accommodate the intended user(s).

1.4. **Overcrossings and Underpasses.** Overcrossings and underpasses shall be designed to incorporate artwork and decorative features visible on approaches from the roadway, trail and sidewalk. An artist familiar with integrating art in to large infrastructure projects should be an integral part of the design team for design of any overcrossings or underpasses.

1.5. **Decorative Retaining Walls.** Any retaining walls constructed within the subarea that are visible from a street, sidewalk, trail, park or public gathering area shall be a decorative retaining wall. An artist familiar with integrating art in to large infrastructure projects should be an integral part of the design team for the retaining wall. The aesthetic treatment of retaining walls may involve items such as:

- Form liners to produce interesting and various surface finishes.
- Durable paints, stain, or colored concrete to color surfaces.
- Various wall geometrics to accommodate landscaping and any irrigation.



2. **Compatibility with Existing Residential Development along the Subarea’s Southern Boundary.** Surrounding vegetation, topography, street patterns, parking configuration, lighting and building massing should be designed in order to result in a compatible fit between the proposed development and existing residential development abutting the southern border of the subarea.

2.1. **Green Buffer.** The existing vegetation and natural topography along the southern boundary shall be retained as follows:

2.1.1. Proposed commercial uses within the subarea adjacent to existing residential uses – minimum 70 feet wide green buffer.

2.1.2. Proposed residential uses of higher density within the subarea adjacent to existing single family residential – minimum 50-foot wide green buffer.

2.1.3. Proposed residential of similar density to existing single family residential (adjacent to

the Maple Hills project)– 0’- no green buffer is required (e.g. the Maple Hills subdivision). Shire Hills Subdivision will abut an area within the subarea that will be maintained as critical area and/or native open space/tree tracts, so no additional buffer is necessary.

2.1.4. Trails and necessary utilities and construction of the Covington Connector and 191st Place SE extension shall be permitted within the existing vegetation and green buffer along the southern border.

2.2. **Surface Parking Lots.** Surface parking lots shall provide a landscaped buffer from ground level views of an abutting residential district of a lower intensity. Landscaped buffer may be accomplished by berms, hedges, all-season plantings, walls or combinations thereof. Surface parking lots should be located away from adjacent residential properties where possible.

2.3. **Refuse Loading and Collection Areas.** Loading and refuse collection areas should be on the side of a building facing away from an abutting residential district of a lower intensity, but not in a front yard setback, or visible from a public right of way.

### **3. Subarea Building Design.**

3.1. **Consistency.** Design details and high quality materials should be used on all sides of a structure to ensure a “four-sided” quality to the entire building and throughout all of the subarea development.

3.2. **Visual Interest.** Building facades should be designed with a variety of architectural elements that suggest the buildings’ use and how it relates to other development in the specific focus area. Building facades should provide visual interest to pedestrians. Special care should be given to landscaping, mass and roof forms of buildings to provide visual interest. Street level windows, building setbacks, on-street entrances, landscaping and articulated walls shall be implemented in the building design. Upper-story features shall be included that improve the relationship between the upper stories and the street, while reducing the apparent bulk of buildings and to maintain a pedestrian scale. Architectural features and other amenities should be used to highlight buildings, site features and entries and add visual interest.

3.3. **Transparency.** Mixed-use and commercial building frontages shall include windows or roll up doors with clear vision, non-reflective glass that allows views of indoor commercial space or product display area, on at least 60% of the area between two and twelve feet above grade for all ground floor building facades that are visible from an adjacent street. Display areas should be a minimum of sixteen inches in depth to allow for changeable displays. Tack on display cases shall not qualify as transparent window area. Windows into parking garage space shall not qualify as part of the transparency requirement. If windows are not appropriate, decorative art (such as noncommercial murals or relief sculpture), significant architectural detailing, or wall-covering landscaping may be used, as approved by the

Designated Official.

3.4. **Prominent Entrances.** Primary entrances shall be marked by landscaping and/or architectural elements such as canopies, ornamental lighting fixtures and/or fixed seating that offer visual prominence. Residential uses in the RCMU, MR and R-12 zoning districts should incorporate a porch or stoop as a transition between the sidewalk and entry if direct access is provided to the unit from the sidewalk.

3.4.1. **Ground floor residential units.** Ground floor residential uses in the RCMU and MR zoning districts fronting on a street should be designed to comply with all of the following elements:

- 3.4.1.1. The finished floor of the ground floor residential units of a mixed-use or multifamily building fronting on a street shall be elevated so the finished floor of the ground floor residential unit is at least 2 feet above sidewalk grade to provide additional privacy for the residences at the street level.
- 3.4.1.2. The finished floor of the ground floor unit if designated for ADA (Americans with Disabilities Act) accessibility may have a front door at the same grade as the street sidewalk.

### 3.5. Single-Family Residential Design Elements

3.5.1. **Diminished Garages on Detached Single Family Residential Units.** To avoid lengthy, monotonous rows of single family residential development where the garages are the predominant facade feature, the following should be considered:

- 3.5.1.1. Recess garage doors a minimum of three (3) feet back from the front porch or front living area of the home,
- 3.5.1.2. Cantilever the second story living space over the garage,
- 3.5.1.3. On three-car garages, provide one double door and one single door with either of the two recessed two feet (2) from the other,
- 3.5.1.4. Integrate color of garage door with the color scheme of the house, utilizing either the main body color or accent color,
- 3.5.1.5. Provide windows in the garage door, and
- 3.5.1.6. Provide a trellis or other architectural element above the garage door that projects a minimum 18 inches from the body of the main structure.

3.5.2. **Townhouse development standards.** For the purposes of these design standards

“Townhouse” is defined as a single family dwelling unit in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides. Townhouse design, style, scale and aesthetics shall blend with the subarea development. Townhouse development should respond to the topography of the site and to break up the bulk and scale of what otherwise would be a large rectangular building. There shall be no repetitive side-by-side development of buildings without changes to color, window treatments and other architectural treatments to differentiate each unit. Townhouse development shall incorporate varying types and styles to make for a pleasant streetscape experience.

3.5.2.1. *Townhouse Design.*

3.5.2.1.1. *Townhouse Repetition with Variety.* Townhouse developments shall employ one or more of the following “repetition with variety” guidelines:

- 3.5.2.1.1.1. Reversing the elevation of two out of four dwellings for townhouses;
- 3.5.2.1.1.2. Providing different building elevations for external townhouse units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns;
- 3.5.2.1.1.3. Adding a different dwelling design or different scale of the same design, such as incorporating a two-story version of the basic dwelling design where three stories are typical; and/or
- 3.5.2.1.1.4. Other design treatments that add variety or provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the guidelines.

3.5.2.2. *Entries.* Townhouses fronting on a street must all have individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited;

- 3.5.2.2.1. Separate covered entries a minimum of three feet deep are encouraged for all dwelling units;
- 3.5.2.2.2. For sites without alleys or other rear vehicular access, buildings must emphasize individual pedestrian entrances over private garages to the extent possible by using the following measures:
- 3.5.2.2.3. Enhance entries with a trellis, small porch, or other architectural features that provide cover for a person entering the unit and a transitional space between outside and inside the dwelling; and

3.5.2.2.4. Provide a planted area in front of each pedestrian entry of at least twenty square feet in area. Provide a combination of shrubs or ground cover and a street tree; and

3.5.2.3. *Garages and Driveways.*

3.5.2.3.1. Townhouse garage or off-street parking is preferred to be accessed from rear alleys where practical.

3.5.2.3.2. A driveway width (including a walkway leading to the front door) restricted to 10 feet for access to a single car or tandem garage in the front wall of the townhouse

3.5.2.4. *Internal Drive Aisle Standards.*

3.5.2.4.1. Must meet minimum fire code widths;

3.5.2.4.2. Minimum building separation along uncovered internal drive aisles shall be twenty-five feet. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and provide adequate light and air on both sides of the dwelling units and drive aisles, which often function as usable open space for residents; and

3.5.2.4.3. Upper level building projections over drive aisles are limited to three feet.

3.6. [Building Materials](#). Consistent with CMC 18.35.310(g) the use of sustainably harvested, salvaged, and recycled or reused products is encouraged.

3.6.1. [Metal Siding Standards](#). Metal siding, is discouraged, but may be used if it is incorporated with other permitted materials and it complies with the following:

3.6.1.1. It features visible corner molding, trim and does not extend lower than grade unless the material is at least as durable as masonry, concrete, or other durable material; and

3.6.1.2. Metal siding shall be factory finished, with a matte, nonreflective surface unless it is Corten Steel.

3.6.2. [Concrete Block Standards](#). Concrete block is discouraged but may be used if it is incorporated with other permitted materials and it complies with the following:

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

3.6.3. [Standards for Stucco or Other Similar Troweled Finishes](#). Such material/finishes, are discouraged but may be used if it is incorporated with other permitted materials and it complies with the following:



- 3.6.3.1. Stucco and similar troweled finishes (including exterior insulation and finish system or “EIFS”) must be trimmed in wood, masonry, or other material. Departures to this standard will be considered by the city provided design treatments are included to enhance the visual character of the building at all observable scales;
- 3.6.3.2. Horizontal surfaces exposed to the weather must be avoided; and
- 3.6.3.3. Stucco, EIFS, and similar surfaces should not extend below two feet above the ground plane unless the material is at least as durable as concrete, masonry, or other durable material.

~~3.7.~~ **Minimum Building Height.** One-story structures located adjacent to the public right of way in the RCMU and MR zoning districts shall be a minimum of 15 feet.

3.8. **Facade Elements.** All facades of multifamily, commercial and mixed-use buildings shall be designed to be pedestrian friendly through the inclusion of at least six (6) of the following elements:

- 3.8.1. Kick plates for storefront windows,
- 3.8.2. Transom windows,
- 3.8.3. Roll-up windows/doors,
- 3.8.4. Recessed entry, with decorative door, landscaped trellises or other decorative element that incorporates landscaping near the building entry,
- 3.8.5. Projecting window sills,
- 3.8.6. Exterior lighting sconces,
- 3.8.7. Containers for seasonal plantings,
- 3.8.8. Window box planters,
- 3.8.9. Benches and seat walls along 15% of the length of the façade,
- 3.8.10. Decorative paving in the sidewalk,
- 3.8.11. Decorative brick, tile or stone work on the ground floor façade,
- 3.8.12. 3rd story setback- building areas stepped back above the third story to reduce apparent bulk. The setback area should be a usable and accessible space such as a terrace for outdoor seating, gardening etc., or
- 3.8.13. A feature not on the list that meets the intent and is approved by the Designated Official.

3.9. **Window Design.** Multi-family, Commercial and Mixed-Use buildings should employ techniques to recess or project individual windows above the ground floor from the facade or incorporate window trim that features color that contrasts with the base building color. Departures will be considered by the Designated Official where buildings employ other distinctive window or facade treatment that adds a sense of depth to the facade and/or visual interest to the building.

3.10. **Blank Walls.** Blank walls should be avoided. Building details and proportions on all sides should be addressed with design details to ensure a “four-sided” quality to the entire building including upper-story features that improve the relationship between the

upper stories and the street. Any blank commercial, mixed-use or multifamily wall shall incorporate at least six (6) of the following features:

- 3.10.1. An architectural plinth (a stone or masonry base at least 36" high);
- 3.10.2. Belt course(s) of masonry or other element consistent with the structure architecture;

3.10.3. A Green wall (For the purposes of this subsection, a "Green Wall" is defined as a vertical trellis or cable/ wire net systems installed as part of the building envelope system where climbing plants or cascading groundcovers are trained to cover these specially designed supporting structures (also commonly referred to as biowalls, vertical gardens, modular living walls). A



Green Wall should be located in association with a raised planter at least 2 feet high and 3 feet wide integrated into the building design. Any structure proposing a green wall shall indicate its structural integrity can support the additional load of the proposed landscaping. A Green Wall shall be planted with climbing vines or plant materials sufficient to obscure or screen at least 60% of the wall surface within 3 years. The use of this element will require the developer to post a 3-year bond to ensure that the planting meets the intent of the design guideline.;

- 3.10.4. Distinct breaks along the wall with recesses at least 4 feet wide and 2 feet deep, must use a variety of surfaces; monotonous designs will not meet the intent of this feature;
- 3.10.5. Overhanging roof;
- 3.10.6. Decorative tile work;
- 3.10.7. Accent lighting;
- 3.10.8. Artwork that does not contain a commercial message;
- 3.10.9. Landscape planting bed at least 5 feet wide, or raised planter bed at least 2 feet high and three feet wide (interior width), in front of the wall. Such planting areas shall include plant materials sufficient to obscure or screen at least 60% of the wall surface within 3 years. The applicant shall utilize plant materials that complement the natural character of the Pacific Northwest; are adaptable to the climatic, topographic, and hydrologic characteristics of the site; should include native species and should be a mix of landscaping that provides visual interest year-round;
- 3.10.10. Seating (benches or ledges);
- 3.10.11. Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the intent of this feature; or
- 3.10.12. A feature not on the list that meets the intent, as approved by the Designated Official.

### 3.11. Roof and Rooftop design

3.11.1. **Rooftop Landscaping/ Greenroofs.** Rooftop Landscaping and Green Roofs shall be permitted primarily on commercial and multi-family structures and may include a roof-top garden in raised planter beds and/or standalone pots or a green roof system also called an eco-roof, is a light-weight, vegetated roof over a protective root barrier and roof membrane. All rooftop landscaping shall be designed, irrigated and maintained in accordance with the city's adopted stormwater manual. Any structure proposing rooftop landscaping or green roofs shall indicate its structural integrity can support the additional load of the proposed landscaping.

3.11.2. **Rooftop solar installations.** Solar panels shall be permitted on all structures. However, the placement and design of the solar panels shall be reviewed and approved by the master development's Design Review Committee prior to installation. All solar installations should be designed to integrate into the building form. Solar panels shall be located as to not cause substantial glare for adjacent structures.

3.11.3. **Screening of mechanical and communication equipment.** Any utility, elevator, or mechanical equipment on the roof shall be screened from public view in such a manner that they are not clearly visible from public streets, sidewalks, parks, trails, open space, gathering spaces, or adjacent residential areas. For rooftop equipment, the screening materials shall be at a height to properly screen the mechanical equipment. Mechanical equipment requiring screening includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork, meters, utility boxes and transformers.

3.12. **Drive-Through Facilities.** Drive-through facilities shall only be allowed in the RCMU zoning district north of the Covington Connector. In addition to the requirements of CMC 18.50.080, Stacking spaces and restrictions for drive-through facilities, the following standards shall apply.

3.12.1. All stacking lanes must be clearly identified, through the use of means such as striping, landscaping, and signs;

3.12.2. The proposed parking and circulation plan for a drive through facility shall provide adequate area for safe queuing and maneuvering of vehicles, not block parking spaces, and the site design shall provide adequate buffering of the use from adjoining land uses; and

3.12.3. The proposed location of the drive-through facility may not result in adverse impacts upon the vicinity after giving consideration to traffic impacts on adjacent right-of-way, a litter clean-up plan, the hours of operation, and the site plan.

## 4. Surface Parking Lots and Parking Structures.

4.1. **Surface Parking Lots.** Surface parking lots shall be landscaped to reduce and break up large areas of asphalt and paving. The landscape design shall incorporate low impact development techniques to manage runoff from parking lot pavement.

A ratio of one tree for every six parking spaces shall be provided throughout any surface parking lot. Of the total number of trees required, 50 percent shall be a minimum of 3 caliper inch, and 50 percent shall be a minimum of 2 caliper inch as measured in compliance with the American Standard for Nursery Stock. Plant a mixture of evergreen and deciduous shrubs and groundcovers for year-round greenery. Select types of trees, such as sapless trees, that do not impact parked cars.

Planting areas for trees required within the parking rows of a surface parking lot shall be achieved by one of the following:

- 4.1.1. A continuous landscape strip, a minimum of four feet wide (interior dimension), between rows of parking spaces, or
  - 4.1.2. Tree wells, eight feet wide, resulting from the conversion of two opposing full sized spaces to compact spaces, or
  - 4.1.3. Tree wells, at least five feet square, placed diagonally between standard or compact spaces, or
  - 4.1.4. A design or layout that incorporates innovative drainage control measures such as swales or treatment island or pervious pavements, not on the list that meets the intent, as approved by the Designated Official.
- 4.2. [Exterior Parking Landscape Screening](#). Where practical, all grade-level parking (including parking structures and ramps) shall be separated from the street and from pedestrian view from a sidewalk or trail by a minimum of 10-foot wide landscaping buffer and may include landscape elements such as planted berm, decorative masonry wall, all-season landscaping at least 3- feet in height and a minimum of 24 inches in width, or other comparable plantings or landscaping methods approved by the Designated Official.
- 4.3. [Surface Parking Lot Pedestrian Walkway Design](#). Pedestrian walkways should be provided through all parking lots with more than 40 stalls. Establish a direct and continuous pedestrian network within and adjacent to parking lots to connect building entrances, parking spaces, public sidewalks, transit stops and other pedestrian destinations. Integrate landscaping, bicycle parking, shopping cart corrals, lighting, pedestrian amenities, public art, and other applicable site elements into the design and layout of the parking lot to delineate safe and comfortable pedestrian circulation within the site. Provide at least one pedestrian route between the main building and the public sidewalk that minimizes interruption by surface parking and driveways. Parking lot design and layout should take in to consideration the following:
- 4.3.1. Design pedestrian pathways for safe travel through the parking lot between buildings and public spaces.
  - 4.3.2. The width, number and orientation of pedestrian routes should match the anticipated flow of pedestrian traffic through the site.
  - 4.3.3. Consider the space requirements for equipment related to parking lot use, such as

shopping carts, strollers and mobility aids, when planning the width and location of pedestrian routes.

4.3.4. Install raised concrete pavement, subject to fire department review and approval, where pedestrian walkways traverse between parking stall and/or is adjacent to vehicular circulation. Incorporate decorative paving or a change in paving material/color to emphasize edges, pedestrian routes and crossings, entrances, loading areas and other special features within the parking lot.

4.3.5. Amenities such as seating, lighting, and planters should be provided to encourage pedestrian circulation. Provide pedestrian-scaled lighting, such as bollards or lower-scale pole fixtures along pedestrian routes.

4.3.6. Parking lot lighting fixtures should be designed and shielded to confine emitted light to the parking area. The height of the light fixtures within parking lots should not exceed 16 feet.

4.4. **Wheelstops.** All surface parking areas must be constructed so that the car wheels are kept at least two feet from pedestrian and landscape areas.

4.5. **Multi-Purpose Parking Lot Areas.** Surface parking areas can provide parking as well as public gathering areas, such as places for special neighborhood functions (markets, gatherings), cultural events (outdoor theater, music), and recreational activities. Examples of elements for public gathering areas include: special surface treatments, art, fountains and seating, locations for removable bollards or other elements to restrict automobile access to public spaces when not used for parking. Use lighting to create a safe environment while minimizing glare onto adjacent properties and sidewalks. Surface parking areas in the RCMU and MR zones should incorporate these elements within surface parking areas to facilitate this multi-purpose use.

4.6. **Parking Structure Design.** Exterior elevations of any portion of a parking structure above grade shall incorporate design components and materials utilized and compatible with the primary building(s).

4.6.1. Design parking structure facades with architectural elements of appropriate proportions and high quality materials that are compatible with the streetscape and nearby buildings.

4.6.2. The facade should be designed to visually screen cars.

4.6.3. Design entries to be clearly visible and accessible. Building and circulation design shall direct pedestrians towards the pedestrian entrances and minimize the dominance of the vehicular entrance.

4.6.4. Wrap the ground level of parking structures with retail or other activity generating uses, when visible from a city street. Retail or other activity generating uses should be incorporated at the ground level of the parking structure, where appropriate. If less than 50% of the street frontage is wrapped with retail oriented facades, additional landscaping area shall be provided in that location to create a separation from the pedestrian use and the function of structured parking.

4.6.5. Minimize the visual monotony of repetitive structural elements at ground level by varying the facade treatments from bay to bay, integrating green walls, and/or incorporating landscaping along long undifferentiated expanses of wall.



4.6.6. Parking structure walls facing residential buildings or residential zoning districts should minimize openings to avoid noise and light impacts.

4.6.7. Landscaping, such as trees and shrubs, and pedestrian elements, such as benches and tables, should be incorporated around the perimeter of parking structures when appropriate.

4.6.8. Parking structures shall include a high level of architectural detail at the pedestrian level. Architectural details may include elements such as trellises, awnings, planters, and landscaping, or street furnishings. (See facade and blank wall element requirements)

4.6.9. Clearly delineate a distinct base, middle, and top for the parking structures. The upper levels of the building should appear to have less visual weight than those at street level.

5. **Storage, Service & Truck Loading Areas and Mechanical Equipment.** Any storage, service and truck loading areas, elevator and mechanical equipment on the ground, walls or roof shall be screened from public view in such a manner that they are not clearly visible from public streets, sidewalks, parks, trails, open space, gathering spaces, or adjacent residential areas (Highway 18 excluded).

5.1. Consideration shall be given to development of common service courts in the interior of blocks.

5.2. Service areas should accommodate loading, solid waste, recycling facilities, storage areas, utility cabinets, utility meters, transformers etc.

5.3. Service areas shall be located and designed for easy access by service vehicles and for convenient access by each tenant.

5.4. Any emission of noise, vapor, heat or fumes shall be mitigated.

- 5.5. Loading activities shall be concentrated and located where they will not create a nuisance for adjacent uses.
- 5.6. Loading docks and other services areas shall include roofs or overhead protections to appropriately meet required stormwater standards. Drainage shall be designed to meet applicable NPDES standards.
- 5.7. Exterior mechanical equipment, except solar collectors, shall be screened from view on all sides by architectural features that are compatible in color and design with the primary structure. Mechanical equipment requiring screening includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork, meters, utility boxes and transformers.

## **6. Garbage, Recyclables and Compostable Collection Enclosures.**

- 6.1. **Fully Enclosed.** Garbage, recyclables and compostable collection areas shall be fully enclosed, including a roof as required in subsection 6.3, such that they are screened from public view.
- 6.2. **Materials & Design.** The enclosure shall be constructed of durable and high quality materials, and shall be compatible and consistent in design with the structure to which it is associated. Enclosure areas should be constructed on a concrete pad, for longevity and safety of handlers. Gravel, packed dirt and rutted asphalt are not allowed. The property owner is responsible for regular maintenance of the enclosure and containers and keeping the enclosure fully functional and clean. Drainage shall be designed to meet applicable National Pollutant Discharge Elimination System (NPDES) standards.
- 6.3. **Roof.** All garbage, recyclable and composting area enclosures that are not located inside a building shall have roofs to prevent contaminants from washing into the storm drain system. The lowest part of the ceiling cannot be lower than nine (9) feet high. The roof should not overhang the front gate so that garbage trucks can access the bins.
- 6.4. **Height.** All enclosures shall have walls a minimum height of six (6) feet.
- 6.5. **Gates.** Gates on the enclosure shall be self-closing and constructed of durable material and match the enclosure. Gates should be positioned to swing clear of the enclosure's front width. Gate pins should be installed to hold gates open for integrity and safety.
- 6.6. **Layout and Location.** Enclosures shall be located in an area not visible from public streets. Consideration shall be given to developing common service courts at the interior of blocks. Enclosures shall be designed to provide adequate space for collecting and storing solid waste and recyclable materials, including mixed recycling, separate cardboard, yard waste and food waste/organics (when appropriate). All solid waste, recycling and composting enclosures shall be designed to provide for adequate capacity, based on the volume and tonnage generated by

the development activity as estimated by the Designated Official. Loading and refuse collection areas should be on the side of a building facing away from an abutting residential district of a lower intensity, but not in a front yard setback, or visible from a public rights of way.

- 6.7. **Landscape screening.** In instances where the enclosure is visible from public spaces, a minimum three (3) foot wide landscape strip running the length of the three (3) non-gated enclosure walls shall be provided to allow for vines or large shrubs to shield the walls and discourage graffiti.
- 6.8. **Detached Single-family house and Townhouse.** Refuse and recycling containers will be located within each individual unit of a single-family house or townhouse or screened by a fence or an enclosure meeting all setback requirements in order to reduce visual impact.
7. **Landscape Design.** Consistent applicable standards provided CMC Title 18, all planted areas shall include climate-appropriate, all-season landscaping to frame and soften structures, to define site functions, to enhance the quality of the environment, to screen undesirable views and to create identity. Trees and landscaping shall be incorporated into the site design in order to soften and screen the visual impact of hard surfaces such as parking lots, service areas, walls, pedestrian walkways, public rights-of-way, sidewalks and gathering places. Outdoor furniture and fixtures shall be compatible with the project architecture and should be carefully considered as integral elements of the landscape. Whenever possible development should include seating areas and be enhanced by such features as trees and flower displays, fountains, art and open spaces.
  - 7.1. **Maintenance.** All landscaping shall be maintained, as approved, in good condition for the life of the development. Maintenance shall include regular watering, pruning, mowing, clearance of trash, debris and weeds, removal and replacement of dead plants and repair and replacement of irrigation systems. Damaged branches shall be removed, and overgrown areas shall be thinned by the selective removal of unnecessary plants.
  - 7.2. **Amount and Location.** The amount and location of landscaping should complement the design of the development. As a guideline, approximately one square foot of landscape space should be provided for every 100 square feet of gross building floor area. Landscaping shall be selected, placed, and of a scale that relates to adjacent structures and be of appropriate size at maturity to accomplish its intended purpose.
  - 7.3. **Building Entries.** Building entries should be emphasized with special landscaping and/or paving in combination with lighting.
  - 7.4. **Building Facades.** Building facade modulation and setbacks should include features such as courtyards, fountains or landscaping.
  - 7.5. **Continuity.** Landscaping should provide design continuity between the neighboring properties.



- 7.6. **Suitable Plant Species.** Indigenous, drought tolerant or plant species proven adaptable to the local climate shall be used. The use of turf should be limited in any required landscaped planter areas.
- 7.7. **Irrigation.** Any landscaped area irrigated with a system consisting of waterlines, sprinklers should be designed to provide head to head coverage and to minimize overspray onto structures, walks and windows. Water conserving types of irrigation systems shall be used.
- 7.8. **Mulch.** Organic mulch should be applied to the soil surface of landscaped areas for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.
- 7.9. **Soil quality, depth, and volume.** Healthy soils improve plant survival, reduce irrigation demand, and minimize the need for fertilizer and other chemical applications. All new planting areas or areas disturbed during construction must be amended with a minimum of 3" of compost incorporated to a soil depth of 8", and 3" of mulch must be applied to planting beds. These requirements may be modified based on the recommendations of certified landscape architect for plant survivability.

#### 7.10. Trees and Groundcover Maintenance.

- 7.10.1. Healthy and prominent trees should be preserved.
- 7.10.2. Trees planted near public curbs or in paved areas shall be installed in such a manner as to prevent physical damage to sidewalks, curbs, gutters, pavement and other public or private improvements.
- 7.10.3. Groundcover should be planted to have 100 percent groundcover in three-years.
- 7.10.4. Any tree cutting or pruning shall be consistent with current International Society of Arboriculture (ISA) best management practices guidelines. Tree maintenance shall be performed only by arborists or arborist trainees who, through related training or on-the-job experience, or both, are familiar with the practices and hazards of arboriculture and the equipment used in such operations.
- 7.10.5. No more than 25% of the crown shall be removed within an annual growing season.
- 7.10.6. Branches shall be pruned at the branch collar or a lateral branch. Internodal pruning and leaving branch stubs are not permitted.
- 7.10.7. Flush cuts are not permitted (except for hedges designed to be flush cut).
- 7.10.8. Lions tailing is not permitted. Lions tailing is the improper practice of removing all or most secondary and tertiary branches from the interior portion of the crown, leaving most live foliage at the edge of the canopy.
- 7.10.9. Topping is not an acceptable pruning practice and is prohibited. Topping is the reduction of tree's size using heading cuts that shorten limbs or branches to a predetermined crown limit.