



Date: September 18, 2009
From: Kathy James, Associate Planner

I. INTRODUCTION

The proposal is to develop three lots of the Machiavelli Short Plat recorded August 29, 2007, under AFN 200708295003 with three duplexes, one on each undeveloped lot. The short plat is south of Hwy. 410, southeast of the Pierce County Transit Park & Ride, and adjacent to 184th Ave E, which is classified as "other" in the Downtown Street Type, Figure 7 of the Downtown Design Standards. The entire site is approximately 0.9264 acres, or 40,354 SF for the three lots.

The proposal is not subject to SEPA, but is subject to the Downtown Design Standards.

II. STAFF RECOMMENDATION

The current submittal to the Design Commission is a formal application submittal. Based on the evaluation of the proposal contained in this staff report, staff believes the proposal meets the intent and purpose of the Community Character Element of the Comprehensive Plan and the Downtown Design Standards. Staff recommends approval subject to the conditions outlined at the end of this report. Design Review for Lot 2 should be deferred until a future meeting.

III. GENERAL INFORMATION

File Name: Machiavelli LLC (Design Review)
File Number(s): Design: PLN-2009-01219
Pre-aps: PLN-2009-01181; PLN-2009-01198
BLD-2009-05089

Applicant/Owner: Joshua Hulburt
P.O. Box 2186
Sumner, WA 98390

Project Name: Hulburt Duplexes

Location: 9202 184th Ave E
Parcel Number(s): 5640001865,
5640001866, &
5640001867



Current Zoning: The subject site is designated on the zoning map as R-3, High Density Residential; and is surrounded by parcels zoned Downtown Mixed District to the north and east, R-1, Single Family Residential, to the south and west, and PF, Public Facilities, to the northwest.

The codes affecting this parcel are BLMC 18.18, 18.22, and 18.31 for parking



requirements. If a difference is shown between the design standards and the zoning regulations, the design standards shall apply. (See Design Standard Section A under "review process.")

Comprehensive Plan Land Use:

The subject site is designated on the Future Land Use Map (FLUM) as **High Density Residential**; and is surrounded by parcels designated Single Family Residential to the south and west, Mixed to the north and east, and Public Facilities to the northwest.

Existing conditions:

A fence currently exists on the south property line. Fences are addressed in BLMC 18.22.020, Downtown Design Standard Section 5.2, and Policy 1-5 of the comprehensive plan.

An existing retaining wall separates Lot 1, which contains a house, from the rest of the lots in the Machiavelli Short Plat; it is about three to five feet in height and made from large rocks. No new retaining walls are proposed. (Section 5.2)

The driveway and storm water facility were installed as part of meeting the short plat conditions for the Machiavelli Short Plat. No change or upgrade to the driveway or storm water facility is proposed. (Section 2.1.3)

Proposed exterior:

The duplexes will have an exterior finish of wood and cedar shingle, roughly in the color scheme presented in the proposed elevation. (Section 4.4)

The proposed duplexes will contain two varieties of rooflines, square and round windows, arched garage doors, two types of wall treatment, two types of entries, and stained wood arched garage doors. The buildings will also be divided horizontally by a midline roofline. A suggestion would be to modulate the width of the midline roof between garage doors to deemphasize the length of the structure. (Section 4.2.3)

Zoning standards:

Lot 2 on the NW corner of the plat shows a 15-foot setback, as required by the R-3 zone. As written, section 1.1.4.a. would require 10 feet of landscaping off-site and placement of the building at the property line. Only Lots 3 and 4 are submitted for review.

Building height will be measured at the time of building permit application. (BLMC 18.18.050)

Patios that are flush with the ground may extend into the setback. (BLMC 18.22.080)

Environmentally Sensitive Areas:

No environmentally sensitive areas are identified on the site. The land slopes down to the northeast about 20 feet to the next lot and slopes down farther to Hwy. 410.

Sidewalks:

Pedestrians will access the existing 5-foot-wide sidewalk along 184th Ave E through the existing driveway. (Section 2.1.2a)



A crosswalk across Sky Island Drive is currently provided at the end of 184th Ave E.

Access & transit: Transit stops are across Sky Island Drive at a Pierce County Transit park-&-ride facility.

Site Acreage: The total for the three lots is .72 acres, or 31,434 square feet (SF). Each lot contains the following area:
 Lot 2: 7,662 SF Lot 3: 9,688 SF Lot 4: 14,084 SF

Landscaping and recreation: A hedge between Lots 2 and 3 is proposed to provide individuality and privacy between buildings. The hedge does not run on the property line. (Section 5.2.7)

Each lot must provide 25 percent landscaping, which is shown in the following table. An e-mail from the landscaper gives the area provided. (BLMC 18.18.080B, Section 5.2.4)

Lot	Required area	Area provided	Trees required	Trees provided
2	1,915 SF	3,453	6	22
3	2,422 SF	4,190	8	14
4	3,521	4,640	11	27

BLMC 18.18.080B: Recreational area for each lot should be as follows:

Lot	Lot area	10 percent	Proposed
2	7,662 SF	766.2 SF	Individual yards
3	9,688 SF	968.8 SF	Individual yards
4	14,084 SF	1,408.4 SF	Individual yards
All	31,434 SF	3,143.4 SF	Individual yards

Common open space is not proposed. (Section 2.3.2)

Lighting: No extra lighting is proposed for the development other than what is normal and customary for single family developments. This will complement the single family residential development to the south by providing a similar light level to that which is currently used.

Parking: Two spaces for each unit are proposed, one inside a garage and one in front of the garage. The parking stalls will meet the size requirements of BLMC 18.31.010H, which will be reviewed prior to building permit issuance. (BLMC 18.22.100, Sections 3.2.4. & 3.2.5)

No guest parking or parking lot is proposed. (Section 2.1.2)

Trash enclosures: Individual trash and recycling containers will be used for each unit, similar to the single family residences to the south. (Section 1.4.1)



Signs: No signs are proposed. (Section 5.3)

Application Date: The design review application materials were submitted September 9, 2009.

IV. SEPA THRESHOLD DETERMINATION

Pursuant to the State Environmental Policy Act (SEPA) and City of Bonney Lake Environmental Regulations, as codified in BLMC Chapter 16.04, Environmental Protection, the project as proposed is not subject to environmental review.

V. STAFF ANALYSIS AND FINDINGS

A. CURRENT AND PLANNED USES OF THE SITE

Currently the site is vacant. The proposal is to develop the site with one duplex on each of the three lots. Each duplex unit will be a total of approximately 1,252 square feet (SF).

B. COMPLIANCE WITH THE COMMUNITY CHARACTER ELEMENTARY BONNEY LAKE COMPREHENSIVE PLAN AND THE DOWNTOWN DESIGN STANDARDS

1. LANDSCAPING

COMPREHENSIVE PLAN

Goal 1-5: Require high-quality naturalistic landscaping.

Policy 1-5a Require landscaping with plant communities that replicate local nature (for example, salal, ferns, and firs – see Natural Environment Element). Use easy-to-maintain, drought-resistant, native species.

Policy 1-5d Require landscaping within and around the perimeters of publicly visible parking lots. Prefer small, dispersed parking areas over large ones. Relieve large expanses of pavement with isolated trees.

Policy 1-5e Coordinate landscaping with pedestrian circulation and architectural features.

Policy 1-5g At the perimeters of buildings, encourage foundation plantings, hedges, vine trellises, window boxes, and hanging flower baskets, emphasizing native species.

Policy 1-5h Emphasize building entries with features such as plantings, paving, and lighting.

Policy 1-5j Require that unsightly objects such as dumpsters or chain link fences be screened by landscaping or structures.

Policy 1-5k Maintain City-owned landscaping and require maintenance of private landscaping.

Policy 1-5l Require planting strips and street trees in new residential areas.



Policy 1-5m Require buffers as necessary to protect residential areas from other land uses.

Staff Comment

- ❖ *Policy 1-5a: Not met; landscape proposal includes non-native plants. Please see recommended Condition of Approval 2.b.*
- ❖ *Policy 1-5l: Not met; the plant strip is not proposed. Please see recommended Condition of Approval 2.c.*
- ❖ *Policy 1-5m: Not met; the 20-foot landscape buffer on the south doesn't extend to the end of the property. Please see recommended Condition of Approval 2.d.*

DOWNTOWN DESIGN STANDARDS

1.1 Street Front Orientation

1.1.4 Properties adjacent to all other streets:

- a) Landscaped setbacks at least 10 feet in width are required between the back of the sidewalk and any building or parking area. Landscaping between the sidewalk and any parking area shall include:
 - i) Trees, as approved by the Director, shall be planted at a rate of one tree per 300 square feet of landscaped area.
 - ii) Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
 - iii) Ground cover shall be planted in sufficient quantities to provide at 100% coverage of the landscaped area within three years of installation.

Alternatives: Reduced width planting strips and/or alternative landscaping designs will be considered where the applicant can successfully demonstrate that the streetfront design creates an attractive, safe, and comfortable pedestrian environment that is consistent with the goals and objectives of the Downtown Plan. Such proposals must include design elements that clearly go beyond minimum requirements. For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk (see Figure 11 example), extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale. For reduced setbacks for residential uses, the Director may require that the ground floor be elevated at least 3 feet above the level of the sidewalk to increase privacy for the streetfront residential units.

- b) Landscaping (plant types and maintenance) between the sidewalk and residential units shall maintain visual access between the dwelling units and the street.
- d) All buildings must provide entries facing the street. For example, townhouses fronting on the street must all have individual entries accessible from the street. Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street (see Figure 17 for an example). Configurations where enclosed rear yards back up the street are prohibited.



- e) At least 15% of the building facades (for all uses) must be transparent. Openings in parking garages may not be used to meet this requirement, except when designed with fenestration and detailing techniques that make the garage appear to be a habitable part of the structure.

1.3 Sub-District Standards and Guidelines

Standards

1.3.1 Developments shall conform with Street Front Orientation standards as specified in subchapter 1.1. While the standards in that subchapter address many of the key objectives for downtown’s sub-districts, some other key standards are noted below.

1.3.5 Southeast Downtown. Applicants for development south of SR-410 and east of 184th Ave E. must successfully demonstrate how the development accomplishes the following objectives.

- b) Incorporate design elements that minimize the negative visual impacts of uses on neighboring single family uses. Landscaping components (such as retaining some or all of the tall trees near the property lines) will be a critical element in accomplishing this objective. Consider building placement and orientation methods that minimize impacts to adjacent uses.

Staff Comment

- ❖ The proposal meets all but Section 1.3.5.b., because the required 20-foot landscaping does not extend to the property line. Please see recommended Condition of Approval 2.d.
- ❖ Landscaping standards are also found in Section 5 of the design standards.

5.2 Landscaping, Fences, and Retaining Walls

Standards

5.2.1 Development projects shall comply with the landscaping requirements of BLMC Chapter 16.14. The standards below are in addition to those requirements specified in BLMC. Where there is a conflict between the standards below and standards within BLMC, the standards herein shall apply.

5.2.2 Development projects shall comply with applicable landscaping requirements of Subchapter 1.1 of these standards (Street Front Orientation).

5.2.4 Minimum landscaped areas:

Area or use type	Minimum required landscaped area (see Standard 5.2.5 for details)
Uses featuring structured parking (for more than 50% of parking)	15%
All other development	25%

5.2.5 Standards for minimum landscaped areas specific in Standard 5.2.4 above:

- a) The required landscape areas shall be at ground level except for:

- ii) Green roofs may be used to meet up to 1/3 of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.
- c) Except for buildings featuring storefronts directly adjacent to the sidewalk, developments shall provide at least 1 tree (species as approved by the Director) for each 30 lineal feet of street frontage in the front yard area.
- d) Planting strip areas and trees between the sidewalk and street shall not qualify for the landscaped area requirements above.

5.2.6 Foundation planting. All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

- a) The landscaped area must be at least 3 feet wide.
- b) There must be at least one 3-gallon shrub for every 3 lineal feet of foundation.
- c) Ground cover plants must fully cover the remainder of the landscaped area.

5.2.7 Side and rear yard buffer requirements. All developments excluding those in the Central Triangle and those developments featuring storefronts adjacent to the sidewalk shall incorporate one or more of the following design options:

- a) Provide Type II or III landscaping (as defined in BLMC Chapter 16.14) at least 10 feet deep along side or rear property line.
- b) Other treatments that meet the intent of the standards as approved by the Director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Depending on terrain and adjacent uses, some options include:
 - i) Tall privacy fence or hedge (up to 6 feet tall). This is most applicable to residential uses – where the fence doesn't negatively impact views from the street or nearby properties.
 - ii) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.
 - iii) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

Staff Comment

- ❖ Section 5.2.1: Foundation planting is proposed; however, the landscaping does not extend along the property line. Please see recommended Condition of Approval 2.f.
- ❖ Section 5.2.5d would require removing and replacing the existing sidewalk. Please see recommended condition 1.b.



- ❖ Formal landscape plans have not been submitted as of this writing.

2. PEDESTRIAN ORIENTATION

COMPREHENSIVE PLAN

Goal 1-6: Provide for the needs of pedestrians and bicyclists.

Policy 1-6a Interconnect building entries, parking lots, parks, transit stops, and similar facilities with pedestrian routes. Include sidewalks in all street improvement projects.

Policy 1-6c Ensure pedestrian safety by 1) providing crosswalks, 2) providing vehicle-safe walkways from parking stalls to building entrances, with crosswalks at driving lanes, 3) illuminating high-volume walkways, and 4) making pathways visible from peopled areas and buildings.

Policy 1-6e Encourage weather-protecting of building entries and sidewalks adjacent to building facades.

Policy 1-6g Provide pedestrian amenities, especially Downtown and Midtown, as follows:

- 1) Seating, drinking fountains, artwork, small open spaces, etc.*
- 2) Window displays and items of architectural interest (see Goal 1-4) wherever walkways pass near buildings.*
- 3) Pedestrian refuge islands at arterial crossings;*
- 4) Traffic signal actuator buttons at crosswalks; and*
- 5) On-street parking, street trees, etc. to buffer the sidewalk from the street.*

Staff Comment

- ❖ *Goal 1.6: The proposal meets this goal.*

Goal 1-7: Provide the optimum amount of lighting.

Policy 1-7a: Use pedestrian scaled lighting where there is pedestrian activity.

Policy 1-7b: Provide adequate lighting at building entries, on walkways, and within parking lots. A good rule of thumb is four foot candles of light at building entries and two foot candles on paths and in parking lots.

Policy 1-7c: Prevent unwanted illumination of surrounding properties to avoid glare and light trespass.

Policy 1-7d: Prohibit illumination of the sky to keep the night sky dark and stars visible.

Staff Comment

- ❖ *The proposal meets this goal.*



DOWNTOWN DESIGN STANDARDS

2. Pedestrian Access, Amenities, and Open Space

2.1 Internal Pathways

Standards

2.1.1 Interior pathway design:

- b) For all other interior pathways not applicable to paragraph (a) above, the applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users. At a minimum, walkways shall feature 5 feet of unobstructed width.
- c) All pedestrian pathways must correspond with Federal, State, and local codes for mobility impaired persons, and the Americans with Disabilities Act.

2.1.2 Pedestrian access and connectivity:

- a) All buildings must have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.
- d) For sites abutting vacant or underdeveloped land, the Director may require new development to facilitate the eventual interior pathway system by installing pathway stub-outs, or by conducive configuration of buildings, and parking lots.

2.1.3 Pedestrian crossings:

- a) Crosswalks are required when a walkway crosses a paved area accessible to vehicles.
- b) Applicants must continue the sidewalk pattern and material across driveways.

Staff Comment

- ❖ The proposal meets these standards.

2.3 Open Space and Recreation for Residential Uses

Standards

2.3.1 Open space for multi-family residential uses. Multi-family uses must provide at least 200 square feet of open space per unit. Exceptions: Townhouse developments with less than 20 units are exempt from this requirement provided such projects meet Standard 2.3.2 below. ... (Emphasis added to show that the remainder of this section does not apply.)

2.3.2 Private open space for Townhouses. Townhouses and other ground based multi-family residential units with individual exterior entries must provide at least 200 square feet of private open space per dwelling unit adjacent to, and directly accessible from each dwelling unit. This may include private balconies, individual rear yards, landscaped front yards, and covered front porch areas. Exception: "Common Open Space" designed per Standard 2.3.1 may substitute for up to 50% of each unit's required private or semi-private open space on a square foot per square foot basis.



Staff Comment

- ❖ The proposal meets these standards; common open space is not proposed (Section 2.3.2).

3. Architectural Design

Comprehensive Plan

Goal 1-4 Create architectural interest per the following policies, at a level of detail comprehensible by pedestrians in the Downtown, at a level of detail transitioniug from pedestrian-oriented to motorist-oriented in the Midtown, and at a level of detail comprehensible by motorists in the Eastown.

Policy 1-4a Provide interesting architectural form and color.

Policy 1-4b Encourage pitched roofs, varied rooflines, and articulated facades.

Policy 1-4c Encourage decorative masonry, woodwork, glazing, doors, light fixtures, and paving.

Policy 1-4d Encourage public focal points such as plazas, green spaces, seating areas, and fountains.

Policy 1-4e Avoid blank, uninteresting walls. Encourage interesting features such as varied roof forms, canopies, balconies, window displays, bay windows, vertically and horizontally modulated wall surfaces, trellises with native vines, porches, artwork, planting beds, ornamental trim, modulations and varied textures, colors, and materials. This policy applies to the entire SR 410 corridor, but the level of detail should vary from highest, on Downtown side streets such as Main Street, to lowest, on SR 410 in Eastown.

Staff Comment

- ❖ *The applicant proposes pitched roofs, varied rooflines, and articulated facades that meet the intent of the community character element of the comprehensive plan.*
- ❖ *Exterior wall treatment for Lot 2 will be addressed in a future meeting.*

DOWNTOWN DESIGN GUIDELINES

1.1.5 Blank walls: A wall (including building façades and retaining walls) is considered a blank wall if:

- a) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
- b) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

All Sites: Untreated Blank walls visible from a public street or pedestrian pathway are prohibited. Methods to treat blank walls can include:

- d) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60% of the wall's surface within three years.
- e) Installing a vertical trellis in front of the wall with climbing vines or plant materials.
- d) 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 the standards.

Staff Comment

- ❖ Section 1.1.5: Walls facing the street only concern Lot 2, which will be reviewed in a separate meeting.

4. Building Design

4.1 Architectural Character

Standards

- 4.1.1 All sites.** Architecture that is defined predominately by corporate identity features (and difficult to adapt to other uses) is prohibited. For example, some fast food franchises have very specific architectural features that reinforce their identity. Besides diluting the town's identity with corporate (and therefore generic) identities these buildings are undesirable because they are not adaptable to other uses when the corporate franchises leave.
- 4.1.2 All sites:** The use of overly ornate building details that make a building look fake or contrived are strongly discouraged. See Figure 46 below for an example.

Staff Comment

- ❖ Section 4.1.2 is met; no distracting ornamentation is proposed.

4.2 Architectural Scale and Building Mass

Standards

- 4.2.3 Building articulation - multi-family residential buildings and residential portions of mixed-use buildings:** All residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas:
 - a) Repeating distinctive window patterns at intervals less than the required interval.
 - 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 in Standard 4.2.4. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet 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 other balconies that appear to be “tacked on” to the façade will not qualify for this option (see Figure 49 below).

- d) Articulation of the building’s top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.

4.2.4 Rooflines: Rooflines visible from a public street, open space, or public parking area must be varied by emphasizing dormers, chimneys, stepped roofs, gables, prominent cornice or wall, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without modulation. Modulation should consist of either:

- a) A change in elevation of the visible roofline of at least 4 feet if the particular roof segment is less than 50 feet wide and at least 8 feet if the particular roof segment is greater than 50 feet in length.
- b) A sloped or gabled roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.
- c) A combination of the above.

4.2.5 Maximum façade width. The maximum façade width (the façade includes the apparent width of the structure facing the street and includes required modulation) is 120 feet. Buildings exceeding 120 feet in width along the street front shall be divided by a minimum 30-foot wide modulation of the exterior wall, so that the maximum length of a particular façade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors. Other design features will be considered by the Director that effectively break up the scale of the building and add visual interest. This could include a combination of a clear change in vertical articulation and a contrasting change in building materials and/or finishes.

Staff Comment

- ❖ The proposal meets this standard. (Section 4.2.3)
- ❖ Sections 4.2.4 and 4.2.5 will affect only Lot 2. Design review for Lot 2 should be deferred until a future meeting.

4.3 Building Details

Standards

4.3.1 Details toolbox: All buildings shall be enhanced with appropriate details. All new commercial buildings shall include at least three of the following elements on their primary facades. All new residential buildings shall include at least two of the following elements on their primary facades:

- a) Windows divided into a grid of multiple panes.
- c) Decorative treatment of windows and doors, such as decorative molding/ framing details around all ground floor windows and doors, decorative glazing, or door designs.
- e) Landscaped trellises or other decorative element that incorporates landscaping near the building entry.

- f) Decorative light fixtures with a diffuse visible light source, such as a globe or “acorn” that is non-glaring or a decorative shade or mounting.
- g) Decorative building materials, including one of the following:
 - i) Decorative masonry, shingle, brick or stone.
 - ii) Individualized patterns or continuous wood details, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.
 - iii) Other materials with decorative or textural qualities as approved by the Director.

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

- h) Decorative roofline design, 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 inches wide;
 - i) Decorative paving and artwork.
 - j) Decorative pedestrian-oriented signage.
 - k) Decorative railings, grill work, or landscape guards.
 - l) Other details that meet the intent of the standards as approved by the Director.

The Director may relax or waive this standard for buildings incorporating “exceptional design” that employs use of quality building materials and special design techniques that add visual interest at a pedestrian scale. Consideration will be given to the length of the façade, transparency, the “adaptability” of the design (to change uses/businesses over time), and views of the façade during business and non-business hours.

4.3.2 Year of construction plaque. All new buildings must note the year of construction of a building by the installation of a plaque attached to the building. Stone or masonry set integral with other masonry on the front building elevation facing the principal street may be used in lieu of a plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may have historic interest in the future may be included in addition to the year of construction.

4.3.3 Window design. Building facades 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.

4.4 Exterior Building Materials and Color

Standards

4.4.1 High quality materials. Encourage the use of high quality building materials that add visual interest and detail and are durable and easily maintained.

4.4.5 Limit bright colors: Bright building colors should be limited to trim and accents, generally no more than 10% of the façade. Awnings may not use the bright colors.



4.4.6 **All buildings:** The following materials are prohibited:

- a) Mirror glass
- b) Textured or scored plywood (including T-111 or similar plywood)

Staff Comment

- ❖ The proposed buildings will provide gridded windows and shingle siding. (Section 4.3.1)
- ❖ The other sections are met except that no building plaque is proposed. Please see recommended Condition of Approval 5. (Section 4.3.2)

4. PARKING

ZONING

18.18.020 Uses permitted outright.

The following uses may be operated as uses permitted unconditionally in an R-3 zone, subject to the off-street parking requirements, bulk regulations, and other provisions and exceptions set forth in this title:

- A. Residential Uses.
 - 1. Duplex residences;

18.18.050 Setback and bulk regulations. (also see Design Standard 2.3.2)

The following bulk regulations shall apply to the uses permitted in the district subject to the provisions for yard projections included in BLMC 18.22.080:

- A. Minimum lot area shall be determined by yard setbacks, parking, landscaping and open space requirements.
- B. Density shall be 20 units per acre for multifamily residential uses, exclusive of public rights-of-way. Exception: Within the transit-oriented development (TOD) overlay residential density shall be at least 10 units per net acre as “net acre” is defined in BLMC 18.04.140 and there shall be no density limit.
- E. Minimum side yard setback: five feet, with a total side yard setback of 15 feet for both side yards. Exception: Lots internal to a development within the transit-oriented development overlay may have zero side yard setback provided the development is capable of meeting the applicable design standards.
- F. Minimum rear setback is 20 feet; provided, that a separated garage may be built within 10 feet of the rear property line.
- H. Maximum height: 35 feet; provided, that the director(s), with the concurrence of the fire chief of Pierce County Fire Protection District No. 22, may approve buildings up to four stories tall if adequate provision is made for fire protection.
- I. Maximum impervious surface: 80 percent.
- G. Minimum setback to a single-family residential zone: 20 feet. Exception: Buildings taller than 35 feet shall increase the setback by one foot from any single-family residential zone for every one foot of building height increase over 35 feet. For example, a proposed building of 50 feet shall be set back at least 35 feet from any single-family zone (20 feet plus 15 extra feet for the height increase over 35 feet).



18.18.080 Multiple dwelling outdoor recreation area. (Also see Design Standard 2.3.)

- A. An outdoor recreation area shall be provided on all multiple dwelling projects.
- B. A minimum of 20 percent of the total land area of the site shall be maintained as pervious open space, landscaping or recreation areas, with a minimum of 10 percent developed for recreational use. Developments within the transit-oriented development overlay are exempt from this requirement.
- C. The recreation area as required herein shall be located in an accessible and usable area, which area must be free of involvement with any parking or vehicular traffic whatsoever, either on the premises or otherwise. Areas with wetlands, seasonal flooding or slopes exceeding 25 percent may not be considered recreational areas. (Ord. 1250 § 2, 2007; Ord. 740 § 6, 1997).

18.22.020 Fences or hedges. (Also see Design Standard 5.2.8.)

- A. Fences shall not exceed six feet in height, shall not be roofed or be part of a building within the required setback areas.
- D. Hedges on property lines shall be trimmed to conform to fencing requirements.
- E. Fences and vegetation shall not violate BLMC 16.14.140 regarding "vision clearance triangles."
- F. Fences built on property lines or so close to property lines as to require trespass on adjoining land for maintenance shall require written approval by the neighboring property owner before such fence is constructed. (Ord. 1230 § 1, 2007; Ord. 740 § 8, 1997).

18.22.080 Yard projections.

Every required front, rear and side yard shall be open and unobstructed from the ground to the sky unless otherwise provided:

- A. Overhangs for roofs are permitted up to a maximum of 30 inches.
- B. Open, unenclosed, unroofed decks may extend into setbacks; provided, that said decks are constructed at grade elevations, or in no event shall exceed 18 inches above grade, and not closer than five feet from a property line.
- C. Fences and walls as specified in this chapter may project into front, rear and side yards. (Ord. 740 § 8, 1997).

18.22.100 Off-street parking and loading requirements.

- B. Multiple Dwelling Units.
 - 1. For all multiple dwelling units, whether or not one or more buildings are used, there shall be assigned two paved off-street parking spaces per individual dwelling unit located thereon;

BLMC 18.31.010H. States that parking stalls in all areas of the city except the downtown shall be sized as follows:

- 1. Standard stall: nine feet wide by 18 feet long.
- 2. Compact stall: eight feet wide by 16 feet long.
- 3. Parking stalls in the downtown (Figure 1 of the Downtown Design Standards) shall be as follows:

Uses	Minimum Width	Standard	Compact	Motorcycle/Moped
(1) Residential		8'-6"	8'-0"	4'-6"

- 4. Whether utilizing standard or compact stalls, overhangs shall not be permitted over sidewalks or required landscaping.



- I. Compact stalls shall make up no more than 35 percent of the total minimum parking stalls required. Motorcycle stalls shall make up no more than five percent of the total minimum parking stalls. Compact and motorcycle stalls added together shall make up no more than 40 percent of the total minimum parking stalls. When compact or motorcycle stalls are to be used as part of the minimum required parking stalls, they shall not be located in the area in front of the entrance of the building and shall be placed in the outer lying area of the required parking area. A combination of compact and motorcycle parking stalls in excess of 40 percent of the minimum parking stalls required may be allowed by the planning and community development director if the compact and motorcycle stalls are in excess of the minimum number required and placed in an overflow parking area.

Staff Comment

- ❖ Zoning requirements are all met.

DOWNTOWN DESIGN STANDARDS

3. Vehicular Access and Parking

3.2 Vehicular Entrances and Driveways

Standards

- 3.2.4 Driveways for corner lots.** Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.

Exception: Corner lots may have one entrance per street provided the owner provides evidence acceptable to the Director that they are unable to arrange joint access with an abutting property.

- 3.2.5 Parking garage entries.** Parking garage entries (both individual private and shared parking garages) must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road. Specific standards and guidelines:

- a) Townhouse developments featuring 2-car garages are encouraged to employ tandem garages to minimize the garage's negative visual impact on the street and visual environment.
- b) Townhomes and all other multi-family dwelling units with private exterior ground floor entries must provide at least 20 square feet of landscaping adjacent to the entry. This is particularly important for units where the primary entrance is next to private garages off of an interior access road. Such landscaping areas soften the appearance of the building and highlight individual entries.

Staff Comment

- ❖ The proposal is consistent with these standards.
- ❖ The driveway for Lot 2 should be discussed at a later date.

5. Signs

15.28.100 Signs permitted in residential districts and public facilities district.

- A. Signs are allowed as follows in R-1, R-2, R-3, and RC-5 residential districts and in the public facilities district:
1. All signs as permitted in BLMC 15.28.080, unless specifically prohibited by this section;
 2. One permanent, nonelectric subdivision identification sign per neighborhood, subdivision, development, apartment, or condominium complex per main entrance not to exceed 32 square feet in sign area per face and six feet in height. Such sign may be indirectly lighted;

DOWNTOWN DESIGN STANDARDS

5. Streetscape, Landscaping, and Signage

5.1 Streetscape Design

Standards

5.1.1 Downtown streetscape standards. Developments must incorporate the following streetscape standards into the design of their development:

- d) All other public streets:
 - i) 60-foot minimum right-of-way width
 - ii) 5-foot minimum sidewalk width.
 - iii) 5-foot minimum planting strip width
 - iv) Street trees at 30 feet on-center (trees as approved by the Director) within planting strip.
 - iii) Parallel on-street parking, where right-of-way widths allow.
 - iv) Curb bulbs at intersections and crosswalks, where approved street design allows.
 - v) Pedestrian-scaled lighting (lights as approved by the Director) is encouraged.
 - vi) Other street furniture elements may be required by the Director per other adopted plans.
- e) Private internal streets: Developers are encouraged to design internal access roads within large developments to look and function more like public streets, utilizing street trees, sidewalks, and parallel parking.

5.2.8 Fence standards:

- a) Fences within the front setback area and between any street and buildings shall not exceed 42 inches and be no more than 70% solid to maintain views into the street for security.
- b) Fences taller than 42 inches and visible from a street shall be screened with Type I or II Landscaping (at least 5 feet wide, Types as defined in BLMC Chapter 16.14) to mitigate the visual impact of a wall on the street.
- c) Chain link fences are prohibited.

Staff Comment

- ❖ The proposal meets these standards except that street trees are not proposed. Please see recommended Condition of Approval 2.c. Also please see recommended Condition of Approval 1.b. (Section 5.1.1.d.iv)

VI. STAFF RECOMMENDATION AND RECOMMENDED CONDITIONS OF APPROVAL

The staff reviewer finds that as conditioned, this proposal meets the Downtown Design standards. Recommended conditions of approval are as follows:

1. The design commission should find whether the following issues meet the design standards:
 - a. The proposed landscape and lawn area meets the requirements of 10 percent recreation area of BLMC 18.18.080B.
 - b. Street trees and a landscape strip between the street and sidewalk are required. The sidewalk exists and is continued along 184th Ave E. It is of questionable value to remove and replace the existing sidewalk. Staff requests the landscape strip and street trees be placed between the existing sidewalk and property lines.
2. The final landscaping plan shall be submitted and reviewed by staff for approval prior to building permit issuance.
 - a. The area to be used for landscaping shall meet the minimum 25 percent of each lot and the area used for landscaping be shown on the plan.
 - b. Native, drought-tolerant species shall be used.
 - c. Street trees and a landscape strip meeting the requirements of Chapter 16.14 BLMC and the design standards shall be added along 184th Ave E between the sidewalk and the property's street frontage.
 - d. Twenty feet of Type I landscaping is required along the southern property line. (BLMC 16.14.050)
 - e. Tall evergreens should not block mountain views from on- or off-site residents.
 - f. Landscaping around the drainage facility should be coordinated with the city's drainage engineering technician to provide rain garden plantings.
 - g. A performance bond for the landscaping shall be submitted prior to building permit issuance.
 - h. A one-year landscape maintenance bond shall be submitted prior to release of the performance bond.
3. A separate design review should be performed for any new sign request.
4. A separate design review should be performed for Lot 2.
5. The new buildings must note the year of construction of a building by the installation of a plaque attached to the building in accordance with Section 4.3.2.