City of Tukwila

Draft Southcenter Design Manual

CITY COUNCIL REVIEW DRAFT

Planning Commission Recommended Draft with Staff Updates

03/25/2014

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INTRODUCTION

Purpose

The Southcenter Design Manual provides policy guidance on site and building design. The guidelines support and complement the community vision described in the *Southcenter Subarea Plan*, and provide a flexible tool for quality and innovation. This document is intended to supplement and expand upon the design requirements found in Chapter 18.28 Tukwila Urban Center (TUC) Zoning standards.

This document provides City staff, the Board of Architectural Review (BAR), and the public a common basis for the evaluation of design and development issues during the design review and approval process. The Manual does not specify a particular style of architecture or design but is intended to guide applicants in creating an appearance of greater consistency and design quality within the Southcenter District.

Organization

The Southcenter Design Manual is organized by design topic. The general structure is:

1. DESIGN TOPIC (E.G. WINDOWS)

Intent Statement

- Provided to guide the application of criteria to differing site circumstances in a consistent manner.

Design Criteria

A. Design Criteria: General requirements to be met by development

1. Example measures that guide development design to meet the design topic intent and design criteria above. Graphic and written descriptions are provided.

For each Design Topic there are one or more Design Criteria, which can be general in nature. The Design Criteria explain the requirements for development proposals. They are the decision criteria by which the Director or Board of Architectural Review will decide whether to approve, condition or deny a project.

The examples and explanations beneath, which augment each Design Criteria, provide guidance to the project applicant developing the project, to City staff in reviewing a project proposal, and the decision maker in determining whether the project meets the Design Criteria. These are intended to provide guidance and possible solutions for the criteria but should not be seen as the only solution. There may be specific requirements to include or avoid.

Photographs and illustrations appear beneath the item they are intended to explain.

Interpretation

Where the word “shall” or “must” is used it is intended to be a mandate; and where the word “should” or “encouraged” is used, it is intended to be a recommendation. In determining the degree of applicability of design criteria or in case of conflict or site impracticality, priority should be given to criteria related to the “public realm.” Not all criteria will be applicable to every project.

This Manual describes, in clear terms, those features that are to be addressed in the design of projects. It is evident that the criteria could generate numerous solutions. Varied and imaginative designs are certainly encouraged. Photographs are often included as visual examples for design and review purposes. They are not intended to be specific examples to be replicated.

Where an addition to or expansion of an existing building triggers design review the new construction shall meet all relevant criteria. In addition limited exterior modifications to the existing structure may be required to aesthetically unify the new and existing portions of the structure and better meet the design criteria.

SITE DESIGN/ELEMENTS

1. SITE DESIGN

Intent

- To encourage site design in which the organization is easily understood, appropriate to the area, takes advantage of unique opportunities, and is a positive element in the architectural character of the District within which it is located.

Design Criteria

A. Design sites to take advantage of special opportunities and mitigate impacts while demonstrating a unifying organization that accomplishes the following goals:

1. Facilitate better traffic circulation by connecting through streets, where applicable.

2. Provide a safe, convenient, and connected pedestrian access system. For example, redevelopment of a superblock site should strive to create a pedestrian-friendly environment within the internal layout. In addition to providing any required new streets, this can be accomplished by defining a network of pedestrian walkways that serve as a "grid", connecting these walkways to uses with the site and to the larger street network, and creating smaller parking areas in place of one large parking lot.

3. Encourage buildings to complement adjacent activities and visual character (where desirable).

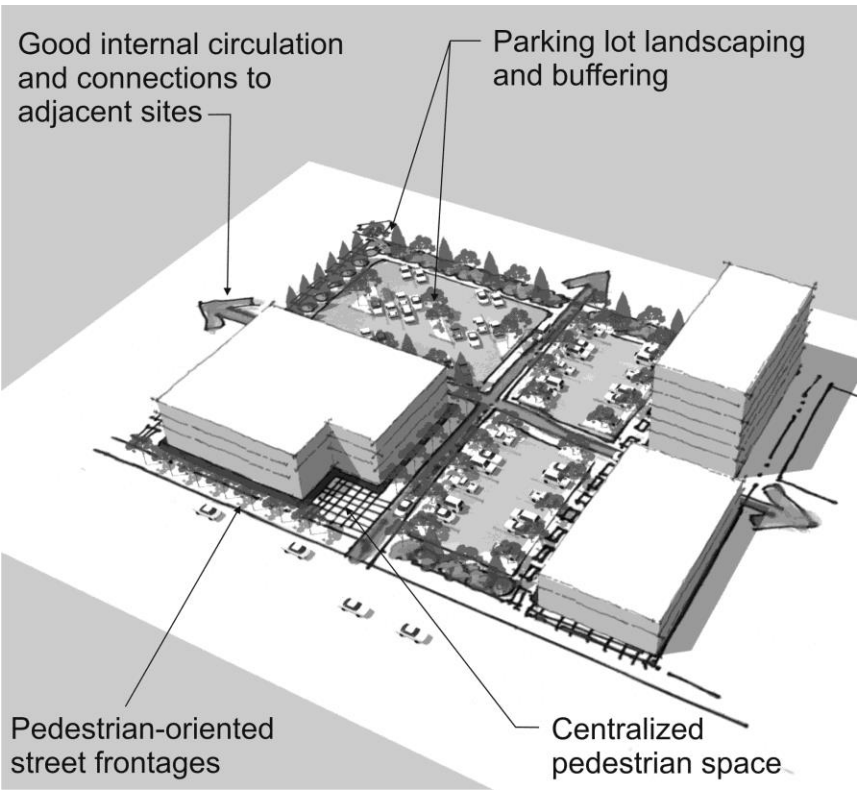
4. Arrange buildings to enhance the site's street frontages and the overall pedestrian environment. For example, on sites where large retail stores are planned, small retail shops may be clustered along the street with parking behind that serves both the small and large retail uses.

5. Incorporate open space and landscaping as a unifying feature.

6. Incorporate screening, environmental mitigation, utilities, and drainage as positive design elements.

7. Incorporate opportunities for joint development of sites where there is potential for common building walls, shared driveways, landscaping, or other shared facilities.

8. Use site design to take advantage of and/or enhance views of or access to the river, pond, surrounding hillsides, and mountains, where feasible.



Use Site Design to break up super blocks.

2. SERVICE AREAS AND MECHANICAL EQUIPMENT

Intent

- Minimize the potential negative impacts of service elements through thoughtful siting and screening while meeting functional needs

Design Criteria

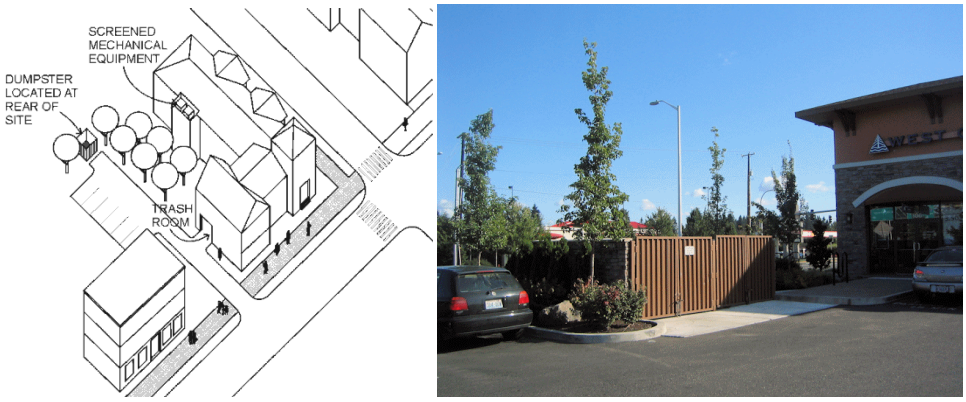
A. Service element location and design.

Provide designated areas for service elements (refuse and disposal) that meet the following standards:

1. Locate service elements to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas. All service entrances and associated loading docks and storage areas should be located to the side or rear of the building unless all facades face a public street in which case locate them in the least visible location or screen them with landscaping. If possible integrate service enclosures into the building itself;

2. Minimizing impacts to adjacent residential units is the highest priority in determining appropriate service element location and treatment, followed by impacts to office and retail uses;

3. Pave the designated spot for service elements with concrete for durability and ease of maintenance;



Appropriate service area location and enclosure example.

4. Enclose and screen service areas visible from any street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) with a durable wall or fence at least 6 feet high. Use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block or stone;

5. Locate and configure collection points 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;

6. When service elements are visible from the street, dwelling units, customer parking areas, or pathways, soften the appearance of the sides and rear of the enclosure with landscaping

B. Automotive Service Bays: Buildings containing automotive service bays shall be designed to minimize their visibility from the public realm.

1. Either orient the service bay doors in the direction least visible from the public realm or screen the doors with walls, trellises or landscaping.

2. Framing elements such as trellises and trim around the edges of service bay doors are recommended to add depth and detail to the automobile scaled facade.

C. Utility meters, electrical conduit, and other service utility apparatus.

1. Locate and/or design these elements to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the functional requirements for the equipment and the best approach to meeting these standards.

2. If such elements must be mounted in a location visible from a street, pedestrian pathway, common open space, or shared auto courtyard screen them with vegetation or architectural features.

Good and bad utility meter configurations. The examples on the left are consolidated and somewhat screened by landscaping elements, whereas the right examples are exposed and degrade the character of these townhomes.

D. Rooftop equipment screening.

Screen all rooftop mechanical equipment so that it is not visible from public streets and sidewalks within 300 feet of the subject property, except from points of view in excess of 10 feet above finished site grade of the subject property.

1. The first preference is to either place the equipment where it is not visible due to roof forms or parapet walls.

2. If equipment must be placed where it is visible screen it with elements that are architecturally compatible with the building design.

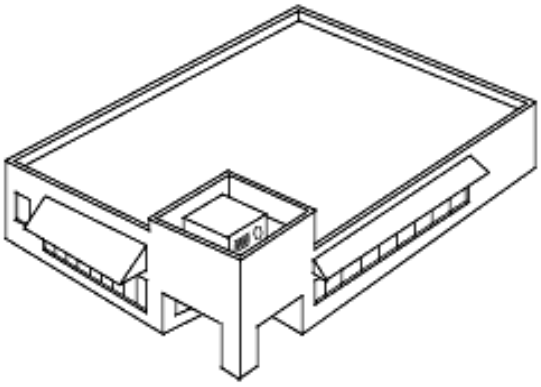
3. Design the screening using materials, architectural styles, colors and/or other elements from the façade to integrate the screening into the building's architecture.

4. In the design of screening enclosures, use dimensional increments of window spacing, mullion spacing, or structural bay spacing taken from the façade composition.

E. Downspouts.

1. Where possible, downspouts should be concealed within walls while meeting the requirements of plumbing codes and providing for maintenance.

2. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components should be incorporated into the architectural composition of the façade and roof; haphazard placement should be avoided. Half round gutters and round downspouts are recommended as a type appropriate for most architectural styles. Corrugated downspouts should not be used.



Screening example of rooftop mechanical equipment.

3. LIGHTING

Intent

- To design site lighting that accents the architecture, improves safety and avoids impacts to adjacent properties and passersby.

Design Criteria

A. Design site lighting to promote safety as well as enhance the nighttime appearance of buildings and landscaping.

1. Commercial buildings and landscaping can be illuminated indirectly by concealing light features within buildings and landscaping to highlight attractive features and avoid light intrusion into neighboring properties.

2. Bollard mounted lighting and stair lighting are recommended for low-level illumination of walkways and landscaped areas.

3. Illuminate public entrances at night to enhance safety and visibility.

B. Avoid glare from unshielded or undiffused light sources.

1. Small decorative “glow” elements within a luminaire such as bollard mounted lighting or stair lighting are permitted to emit a low amount of light above the horizontal.

2. Prevent spillover light and glare from being visible to pedestrians, motorists, and nearby residential dwelling windows through shielding and careful placement. Glare can create a major safety hazard for motorists.

3. Illumination levels of façade uplighting, roof wash lighting and landscape uplighting should use lower brightness levels where the illuminated façades, roofs or landscaping face residential buildings, except across wider streets or boulevards with landscaped medians and street trees.

4. WALLS AND FENCES

Intent

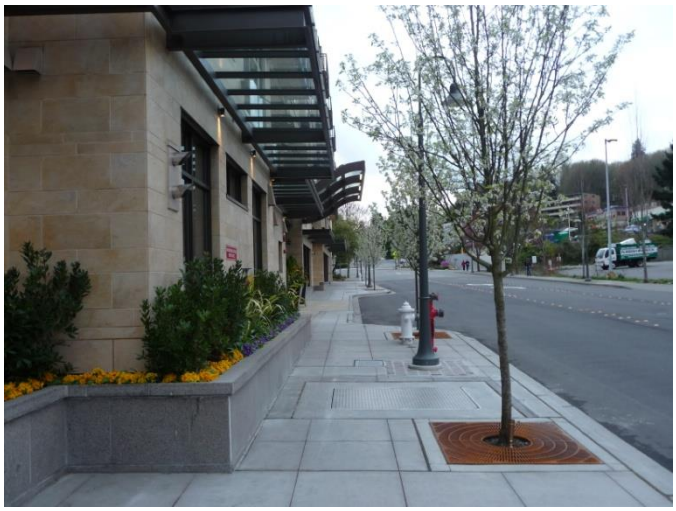
- To design walls and fences that are compatible with the building, improve the appearance of the site and improve safety.

Design Criteria

A. Design walls and fences to create a sense of entry and enhance the street frontage.

1. Frontage walls may occur as garden walls, planter walls, seat walls, or low retaining walls. Seating walls should be between 15”-18” in height and a minimum of 18” wide to provide comfortable seating.

2. Entrances and pedestrian “gateways” should be announced by posts or pilasters, and may be combined with trellises, special landscaping, decorative lighting, public art or other special features.



Low walls as a transitional, decorative element to soften the wall.

Low walls with landscaping to separate public space from semi-private space.

Decorative masonry and stone walls to define space.

B. Design walls and fences to screen unsightly portions of the site and enhance security.

1. Screening fences and walls should be constructed of materials that are compatible with the architecture and character of the site. Natural colors, a cap or top articulation, and related dimensional post spacing increments should be used at screening fences to enhance compatibility.

2. All walls should have a cap and base treatment.

3. Design elements should be used to break up long expanses of uninterrupted screening walls, both horizontally and vertically. Walls should include design elements such as textured concrete block, interlocking “diamond” blocks, formed concrete with reveals, or similar materials. Landscape materials should also be used to provide surface relief.

4. Use of security fences should be minimized, and limited to special locations where additional security is necessary. Such security fences should not exceed 6 feet in height.

5. Security fences should be designed to maintain a visually open character to the extent possible. This may be accomplished by using metal picket or open grille fencing or by mounting metal picket or open grille fencing on top of a low masonry wall.

6. Seek Fire Department review and approval for all bollards protecting Fire Department equipment.

Good screening wall examples. Landscaped trellis wall as a visual screen (left). The trash enclosure (right) uses a decorative pattern of concrete blocks and metal doors that complement the architecture of the adjacent building.

5. OPEN SPACE

Intent

- Provide safe, attractive, and usable open spaces that promote pedestrian activity.
- Create open space that enhances the setting and character of residential, commercial, and mixed-use development.

Design Criteria

A. Pedestrian Space Design Guidelines (for commercial uses).

1. Provide a variety of seating options, including benches, seating steps, planters, landscaping features, or low walls. When designing seat walls with straight edges of more than six feet in length, add detailing that will prevent damage from skateboards.

2. Provide areas of sun and shade for year-round climatic comfort, and, where desired, shelter and night lighting to encourage public activity and ensure safety.

3. Include specimen trees and seasonal plantings.

4. Landscaping should not act as a visual or physical barrier to adjacent sidewalks.

5. Include artwork, water features, trellises or shelters, and decorative paving in pedestrian spaces.

6. Public gathering places should be equipped with 115- and 220- volt outlets as appropriate for entertainment or commercial use.

7. Detail public gathering places and other publicly accessible areas with decorative, pedestrian-scaled site furnishings and equipment such as seating, freestanding planters, ornamental solid waste and recycling receptacles, bike racks, drinking fountains, pergolas, trellises, heaters, umbrellas, wind screening, and decorative bollards.

8. Components of site furnishings should be made of durable high quality materials such as painted fabricated steel, painted cast iron, painted cast aluminum, and integrally colored precast concrete. Recycled materials should be used so long as the finish or look of the material is consistent with or similar to the finishes prescribed above. Metal surfaces should be coated with highly durable finishes such as aliphatic polyurethane enamel.

9. Landscape structures and sculptural objects in pedestrian spaces should reference the human scale in their overall massing and detailing.

B. Private open space for residential units.

1. Create privacy between units with balconies either structurally or having at least 10 feet horizontal space between balconies.

C. Common open space for residential units.

1. Provide individual entries onto common open space from adjacent ground floor residential units. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are encouraged to enliven the space. Use low walls or hedges (less than 3 feet in height) to provide clear definition of semi-private and common spaces.

Common open space examples that integrate semi-private spaces with direct unit access to the common open space.

BUILDING DESIGN

6. ARCHITECTURAL CONCEPT

Intent

- To encourage building design in which the organization is easily understood, appropriate to the site, and is a positive element in the architectural character of the District within which it is located.

Design Criteria

A. Develop an architectural design expression that unifies the massing and components of a structure or structures on a site into a cohesive and consistent thematic or stylistic architectural character or style that is responsive to the functional requirements of the development.

1. Example of axial symmetry, or more formal design organization, in a multi-family building.

2. Example of asymmetry, or more informal composition, in a commercial building.

7. ENTRANCES AND DOORS

Intent

- Ensure a welcoming public face to buildings with well designed, appropriately scaled, and easy to find entrances.
- Entrances should be visually prominent features in the design of a building.
- Design retail and commercial entries to create an open atmosphere that draws customers inside, and residential entries that are welcoming and provide a graceful transition between the public and private realm.

Design Criteria

A. Primary entrances are among the most visible and characteristic features of a building. Locate and design the main entrance door(s) and the surrounding frame to represent the overall style and architectural character of the building.

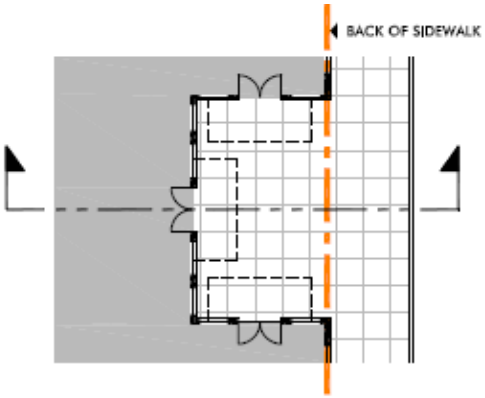
1. The primary entrance may be:

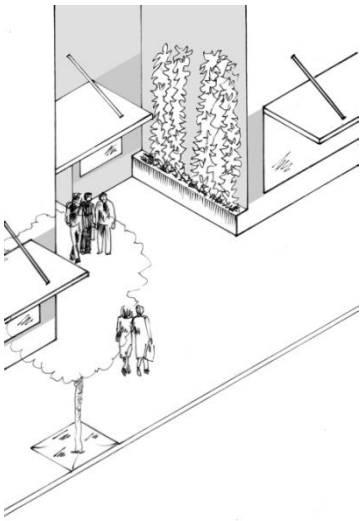
   a) marked by a taller mass above, such as a modest tower or portico (roofed entrance supported by columns) that protrudes from the rest of building surface;

   b) accented by special architectural elements, such as columns, overhanging roofs, a permanent architectural canopy utilizing materials from the primary building, projecting canvas or fabric awnings, and ornamental light fixtures;

Examples of permanent architectural canopies

c) indicated by a recessed entry opening onto the public sidewalk or a forecourt. This design could be incorporated into commercial, residential, or mixed-use buildings. Recommended treatments include special paving materials such as ceramic tile; ornamental ceiling treatments (for recessed entries), such as coffering; decorative light fixtures; and decorative door pulls, escutcheons, hinges, and other hardware.

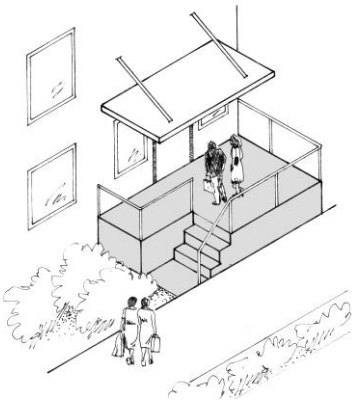


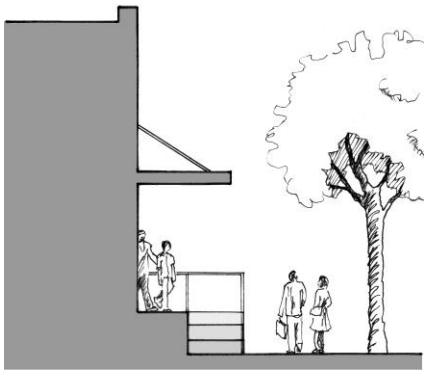


A recessed entry could be fully enclosed from above or could come in the form of a forecourt (right image)

2. Residential developments may use the following entry treatments:

a) Stoop. A stoop is an entrance stairway to a residence typically constructed close to the sidewalk. Stoops may feature a portico entrance at the top of the stair. Multiple stoops may be combined to increase the scale of the entrance. Setback areas are typically landscaped.

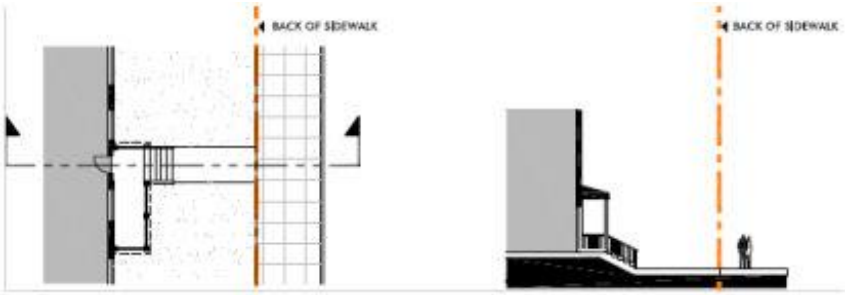




Stoops

Stoop examples.

b) Porch. A porch is a roofed space, open along two or more sides and adjunct to a building, commonly serving to shelter an entrance and provide a private outdoor space appended to a residence. Porches may serve multiple entrances. Setback areas are typically landscaped.



Porch

c) Front door. A front door features a residence's main entrance with a deep setback, creating a gracious open space along the property frontage. Setback areas are typically landscaped. Special paving should be used to enhance and define the entrance.

3. Ground floor multi-family residential units should have dedicated entrances wherever possible.

B. At mixed-use buildings, clearly distinguish entrances to residential, office or other upper story uses from retail entrances.

Residential entries distinguishable from commercial entries.

1. Use different materials, building forms, door styles, and/or building perforations in retail/commercial spaces than residential entrances.

2. Accent the entrance with architectural elements such as clerestory windows, sidelights, and ornamental light fixtures, and identify it with signage and/or address numbering.

3. The entrance may be recessed into a vestibule or lobby distinguishable from storefronts.

C. Secondary Entrances: Design side or rear building entries to be consistent with but visually secondary to main entrances.

Side or rear entries (left) shall be consistent, but secondary to the primary entrance (right).

1. Use materials and proportions to architecturally relate the side or rear entry to the design of the front entry.

2. Secondary entries should be enhanced with detailing, trim and finish consistent with the character of the building.

3. Large multi-tenant buildings may have multiple main entrances.

8. BUILDING FAÇADE – BASE AND TOP

Intent

- To ensure that individual elements of a façade relate to the façade's overall design, articulation, and organization.
- To reduce the scale of large buildings.
- Encourage prominent rooflines that give buildings an attractive and distinctive top, contribute to the character of the area, and are consistent with the type of building function and uses.
- Encourage the use of sloped roofs for residential buildings to shed rain and snow and provide shelter.

Design Criteria

A. Create a building base where the horizontal articulation of the lower part of a building façade's design establishes a human scale for pedestrian users and passers-by, and aesthetically "ties" a building to the ground.

1. Provide a building base treatment at both of the following scales on commercial buildings:

   a) At the scale of the pedestrian (i.e. within the ground floor portion of the façade), a base treatment should be created at a height between nine inches and six feet.

Examples of pedestrian-scaled building base treatments. Note the tilework below the storefront window in the left image, concrete base in the middle and right images.

   b) For multi-story buildings, at the scale of the building the façade of the entire ground floor (or up to the second floor, depending on the height of the building) should be designed to read as a base that "anchors" the building (i.e., the portion of the façade above) to the ground.

Base treatment examples for multi-story buildings.

2. Create the building base by any one or more of the following treatments:

   a) A horizontal projection (or visible thickening) of the wall surface, which may be accompanied by a change of material and/or color; this may be an exterior version of a "wainscot."

   b) A material and/or color change of the base wall relative to the building wall above. The base material should be heavier (e.g. of darker color and/or a heavier or more permanent material) than portions of the building above.

Examples of color and material changes to differentiate base of building

   c) A horizontal architectural line or feature at or below the top of the first story, such as a belt course, protruding horizontal band or secondary cornice (related to or repeating the pattern of an upper cornice) separating the first two floors.

   d) At non-residential buildings a ground level arcade with columns may be used to create a building base. Column spacing should be regular, and related to the structural bay increment of the building.

B. Create a "top" on buildings through a substantial horizontal articulation of the façade at the uppermost floor of the building to provide an attractive façade skyline and complete the upper façade composition.

1. Architecturally integrate this "cap" with any sloping roof volume (if used) that occurs above the eave line.

2. Rooflines should reflect the architectural style of the building and be a distinctive design element.

Examples of distinctive rooflines

3. Pitched and continuous sloping roof forms (i.e. without flat horizontal portions) including gable, hip, and pyramidal roofs are encouraged.

Examples of pitched rooflines

4. Roof surfaces should be punctuated with varying roof forms to break up large massing of roof surfaces and/or to provide opportunities to daylight interior spaces.

Examples of varying roof forms

5. Ornament flat or shallow pitched roofs with shaped parapets, caps, or cornice treatments.

a) The primary cornice should be decorated or bracketed with parapets, finials, or simple decorative panels or molding.

b) An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of the parapet wall.

c) Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.

d) Sheet metal parapet caps or coping should provide a formed (compound folded) overhanging edge termination and a heavy gage sheet metal thickness selected to avoid “oilcanning” distortion. Single layer, flush sheet metal parapet caps should not be used. Finish should either be of an unpainted ornamental metal such as copper, or painted to match adjacent wall surface. Unpainted galvanized metal should not be used.

6. Roof overhangs for both flat and sloping roofs are encouraged to add depth, shadow and visual interest.

a) Vertical roof edge fascia over eighteen inches in height should be subdivided or accented by additional horizontal layers, stepbacks, trim, and other detailing.

b) Brackets and corbels (i.e. decorative supporting pieces designed to bear the weight of projected overhangs), or other expressed roof overhang supports (whether structural or nonstructural) are encouraged to add richness to detailing. The spacing module of repeating supports should relate to the building's structural bay spacing or window mullion spacing.

c) The soffit (i.e. the underside surface of the roof overhang) should be designed as a visible feature and incorporated into the overall architectural composition. Soffit beams, coffers, light fixtures and other design articulation are encouraged.

Top or "cap" examples – dramatic roof forms.

Top or "cap" examples – various cornice lines.

Top or "cap" examples: Vertical modulation plus combined with changes in materials and detailing (left). Distinctive sloped roof form (right).

Top or "cap" examples – horizontal modulation (upper level stepbacks).

9. CORNER TREATMENTS

Intent

- To emphasize the importance of intersections through special design elements.

Design Criteria

A. Emphasize building corners at important intersections with a distinctive building element.

1. Appropriate building elements include:

   a) Corner towers which are created by articulating a separate, relatively slender mass of the building, continuing that mass beyond the height of the primary building mass, and providing the top of the mass with a recognizable silhouette,

   b) Projecting or recessed corner entrances with a distinctive roof or canopy element,

   c) Distinctively shaped bay windows or balconies.

10. BUILDING MASSING

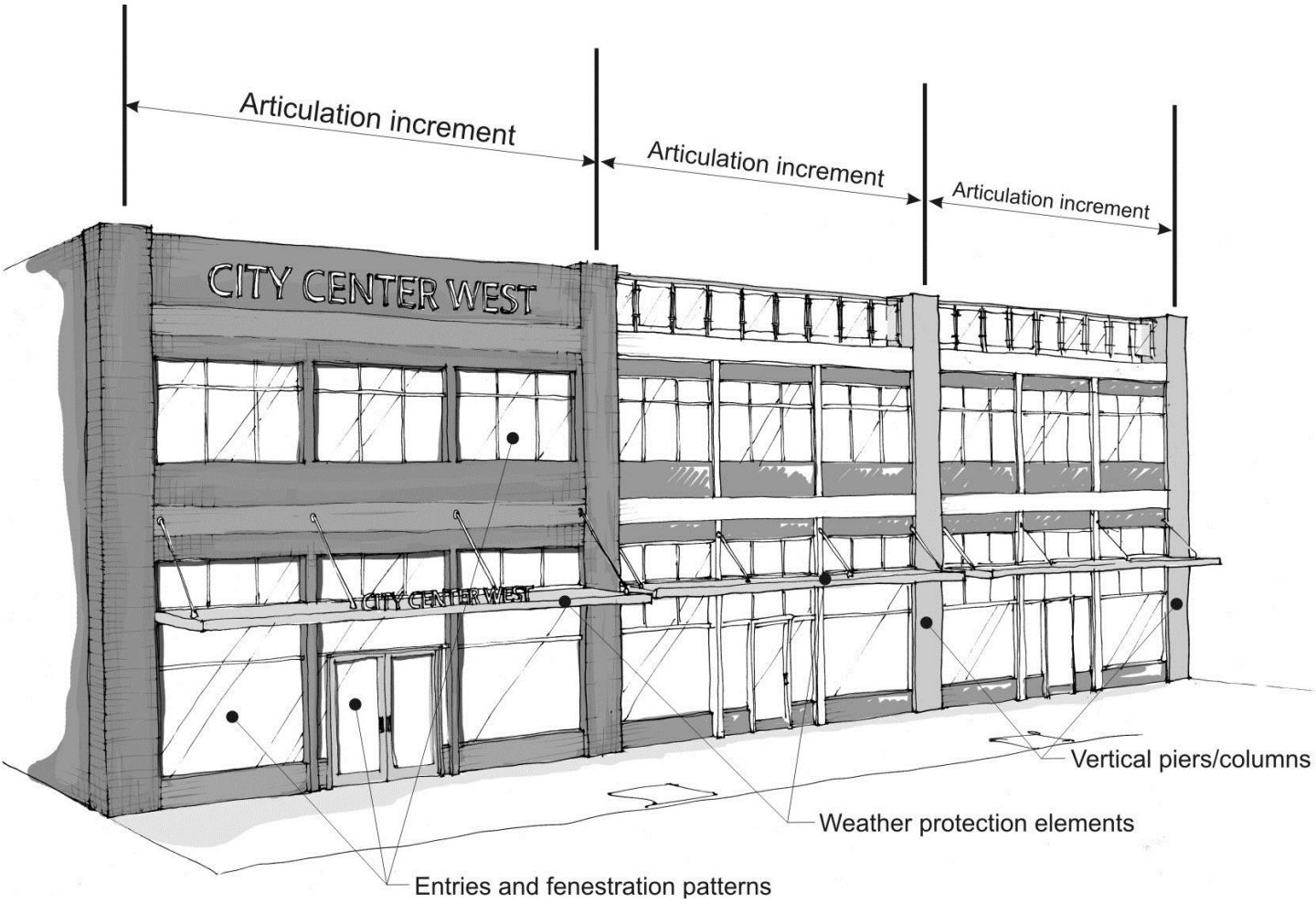
Intent

- To ensure, through horizontal and vertical modulation, that the apparent height and length of a building maintains the desired human scale and character for the Southcenter area.
- To reduce the scale of large buildings
- To encourage the design of building façades which incorporate interesting architectural details that add variety to the façade, animate the street presence, and are attractive at a pedestrian scale.

Design Criteria

A. Façade articulation – commercial and mixed-use building facades. Employ at least three of the following features at intervals no greater than specified by the applicable corridor type to reduce the perceived scale of buildings and add visual interest:

1. Window fenestration patterns and/or entries;
2. Use of weather protection features;
3. Use of vertical piers or columns;
4. Change in roofline form;
5. Change in building material or siding style
6. Vertical elements such as a trellis with plants, green wall, or art element;
7. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline or a change in building material, siding style, or color;
8. Other design techniques that effectively reinforce the pattern of small shopfronts and/or effectively reduce the perceived scale of the building and add visual interest.
9. Alternative designs will be considered provided such techniques effectively reduce the perceived scale of the building and add visual interest from all observable distances. The City shall consider the following in determining whether the treatment meets the intent of the guidelines:
   a) Types of materials used and how they help to achieve the intent;
   b) The type of articulation treatments and how effective they are in meeting the intent;
   c) How effective the articulation treatments respond to the site's context and visibility (for instance, side streets warrant greater flexibility than primary streets where façades are more visible).



Façade articulation example

For retail facades, one way of meeting the articulation provisions is to design individual storefronts or increments to look like separate buildings. Facades in these examples use different materials, colors, fenestration techniques, rooflines, and weather protection elements.

Façade articulation examples for multi-story buildings. The ground level commercial facades employ entries and fenestration techniques, vertical piers, and weather protection elements.

Unacceptable façade articulation techniques. Both examples use some articulation features, but they are insufficient in meeting the intent of the guidelines.

B. Façade articulation – multifamily building facades. This includes single purpose multifamily buildings and residential portions of mixed-use buildings. Employ at least three of the following features at intervals no greater than specified by the applicable corridor type to reduce the perceived scale of buildings and add visual interest:

1. Window fenestration patterns and/or entries;

2. Vertical building modulation. Minimum depth and width of modulation is 18 inches and four feet, respectively, if tied to a change in color or building material and/or roofline modulation. Otherwise, the minimum depth and width of modulation is 10 and 15 feet, respectively. Balconies may be used to meet the modulation if they are recessed or projected from the façade by at least 18 inches. Juliet balconies, and other balconies that appear to be "tacked-on" to the façade will not qualify for this option unless they employ high quality materials and add visual interest to the façade;

3. Change in roofline;

4. Change in building material or siding style;

5. Building elements such as bay windows, porches, canopies, chimneys, or other repetitive features that effectively articulate the facade;

6. Other design technique that effectively reduces the perceived scale of the building and adds visual interest.

7. Alternative designs will be considered provided such techniques effectively reduce the perceived scale of the building and add visual interest from all observable distances. The City shall consider the following in determining whether the treatment meets the intent of the guidelines:

   a) Types of materials used and how they help to achieve the intent;

   b) The type of articulation treatments and how effective they are in meeting the intent;

c) How effective the articulation treatments respond to the site's context and visibility (for instance, side streets warrant greater flexibility than primary streets where façades are more visible).

Multifamily façade articulation example.

Examples of multifamily façade articulation.

C. Major Vertical Modulation Increment. Incorporate at least one of the following design elements at intervals no greater than specified by corridor type to reduce the perceived scale of buildings and add visual interest:

1. Provide major vertical building modulation at least 10 feet deep and 20 feet wide. Such modulation may be recessed from the wall or project from the wall. For multi-story buildings the modulation must extend through more than one-half of the building floors;

2. Use of a contrasting vertical modulated design component featuring all of the following:

   a) Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are stepped back more than 10 feet from the façade are exempt;

   b) Utilizes a change in building materials that effectively contrast from the rest of the façade;

c) Component is modulated vertically from the rest of the façade by an average of 6 inches; and

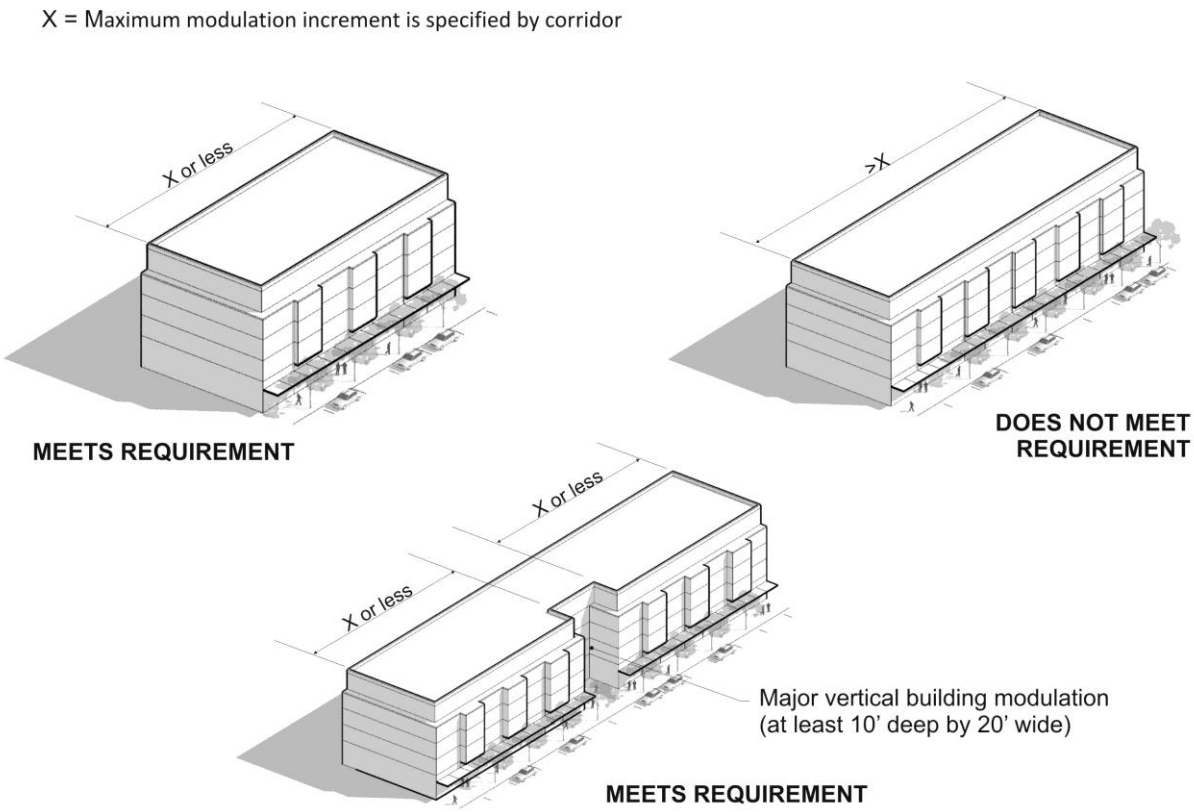
d) Component is designed to provide roofline modulation; or

3. Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting facades must employ both of the following:

   a) Different building materials and/or configuration of building materials; and

   b) Contrasting window design (sizes or configurations).

4. Alternative treatments will be considered provided the design meets the intent of the guidelines. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context (considering views from all publicly observable locations within the area).



Illustrating Major Vertical Modulation Increment standards.

The above examples do not meet the modulation increment standard. In the left image, the modulated features aren't enough to mitigate the continuous massing of the upper level of the building. The right image includes small scale vertical modulation, but over an extensive width, it isn't sufficient enough to effectively reduce its perceived width.

Acceptable examples. The left image meets the criteria for (2) above for a contrasting vertical modulated design component. The right image meets the criteria for (1) above for vertical building modulation at least 10 feet deep and 20 feet wide.

Acceptable examples. Both large scale retail examples above use major vertical building modulation features (1) and most or all of the features of a vertical modulated design component (2).

Acceptable "alternative" examples. The left image includes five articulated façade intervals – with the central component using different materials, fenestration, and roofline modulation. The right image uses a combination of vertical and horizontal modulation and a change in building materials to meet the intent of the standards.

11. BUILDING DETAILS AND ELEMENTS

Intent

- To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.

Design Criteria

A. Employ detail elements from each of the three categories below on façades facing a street, featuring a customer entry, or featuring the primary residential entry. For non-residential and mixed-use buildings include at least one detail from each category within each façade articulation increment (see TMC 18.28.200) and for residential buildings include at least two detail features from each category within each articulation increment. For example, a residential building with 120 feet of street frontage with a façade articulated at 30-foot intervals will need to include two of the detail elements from the three categories below within each of its four façade segments.

1. Window and/or entry treatment:

   a) Display windows divided into a grid of multiple panes;

   b) Transom windows;

   c) Roll-up windows/doors;

   d) Other distinctive window treatment that meets the intent of the standards;

   e) Recessed entry;

   f) Decorative door;

   g) Landscaped trellises or other decorative element that incorporates landscaping near the building entry; or

   h) Other decorative or specially designed entry treatment that meets the purpose of the standards.

2. Building elements and façade details:

   a) Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning;

   b) Decorative, custom hanging sign(s);

   c) Decorative building-mounted light fixtures;

   d) Bay windows, trellises, towers, and similar elements; or

   e) Other details or elements that meet the intent of these standards.

3. Building materials and other facade elements:

   a) Use of decorative, high quality building materials. Examples include decorative use of brick, tile, or stonework;

b) Artwork on building (such as a mural) or bas-relief sculpture;

c) Decorative kick-plate, pier, beltcourse, or other similar feature;

d) Hand-crafted material, such as special wrought iron or carved wood; or

e) Other details that meet the purpose of the standards.

4. "Custom," "decorative," or "hand-crafted" elements referenced above must be distinctive or "one-of-a-kind" elements or unusual designs that require a high level of craftsmanship.

5. Alternatives will be considered provided the number, quality, and mix of details meet the intent of the standards.

Detail examples: left image = Distinctive glass entry/corner feature, steel weather protection element, decorative wood paneling, and decorative tilework. Right image = Decorative door and decorative mosaic tilework.

Detail examples: Left image = Steel and glass weather protection and large openable window, decorative lights, and colorful mural. Right image = Distinctive large glass patterned curtain-wall, decorative masonry, and decorative wood component.

Detail examples: Left image = Display windows divided into a grid of multiple panes, custom weather protection, decorative masonry, and decorative lighting. Right image (residential building) = Decorative weather protection over the entry, decorative masonry, and decorative lights.

12. BUILDING MATERIALS AND COLORS

Intent

- Utilize durable, high quality exterior building materials that contribute to the overall appearance and longevity of the building, as well as colors and textures that reflect the local setting and further articulate the building design.

Design Criteria

A. Use of natural materials that reflect our Northwest setting such as stone, local woods like cedar and fir, and functional materials like concrete, brick, and metal are encouraged.

1. Descriptive Definitions and usage recommendations:

   a) Brick: Full size brick is preferable to thin veneer brick. When used, brick veneers should be mortared to give the appearance of full-depth brick and detailed with wrap-around corner and bullnose pieces.

   b) Ceramic tile: Glazed and unglazed tile should be limited in use to a façade cladding or decorative wall accent material. Simple color palettes and design motifs should be used.

   c) Fiber-Cement or Cementitious Siding: An exterior siding product available in planks, panels and shingles and composed of portland cement, ground sand, cellulose fiber and sometimes clay, mixed with water and cured in an autoclave.

   d) Fiber-reinforced plastics (FRP), cast glass fiber composites (“fiberglass”): These materials are often used in molded reproductions of carved wooden or cast metal architectural ornamentation such as architectural columns, capitals and bases, cornices, and other trim. They may be used if their appearance closely approximates the type of painted wood element they are simulating, and are coordinated in color and composition with the selected architectural style. They should only be used at locations above the reach of pedestrians.

   e) Profile, Corrugated, and Other Sheet, Rolled and Extruded Metal Surfaces: Where used, sheet metal should be detailed with adequate thickness to resist dents and impacts, and should have trim elements to protect edges. Metal siding shall have features such as visible corner moldings and trim and incorporate masonry, stone, or other durable permanent materials near the ground level (first two feet above sidewalk or ground level). Metal siding shall be factory finished with a matte, non-reflective surface.

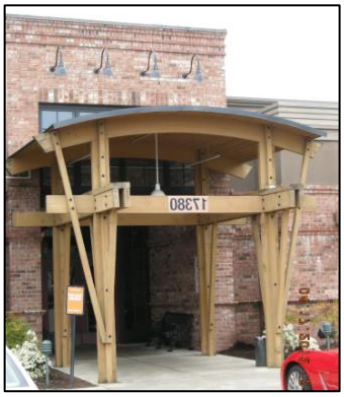
f) Stone (including river stone), stone veneers, cast stone, terra cotta, precast concrete, glass fiber reinforced concrete (GFRC). Improperly simulated or contradictory finishes (i.e. use of panelized concrete to simulate a riverstone wall appearance with visible straight-line joints cutting across individual stones) should not be used.

g) EIFS (Exterior Insulating and Finish Systems): Close attention should be paid to detail and trim elements for a high quality installation. Very stylized or highly textured surfaces are strongly discouraged. Joint patterns should be architecturally coordinated with overall façade composition. These finishes should be sheltered from extreme weather by roof overhangs or other methods and weather exposed horizontal surfaces should be avoided.

   EIFS should not extend below two feet above the ground plane. Use concrete, masonry, or other durable material for wall surfaces within two feet of grade to provide a durable surface where damage is most likely.

These two buildings employ EIFS as the predominate siding material, but employ masonry near the ground level which provides greater durability and contributes to the character of the buildings.

h) Wood: Horizontal sidings such as clapboard and tongue-in-groove; vertical siding such as board and batten; and other horizontal sidings such as smaller wood shingles may be suitable. The larger, more rustic styles of shakes should not be used. Trim elements should be used for all wood siding types. Timber detailing and exposed bracing may be appropriate. "T1-11" plywood panel siding is not allowed.



i) Precast Concrete: The location and spacing of panel and expansion joints should be incorporated into the façade composition. Castings should be shaped to form architectural profiles that create bases, cornices, pilasters, panel frames, and other elements contributing to façade composition and human scale. Cement type, mineral pigments, special aggregates and surface textures may be used in precast concrete to achieve architectural texture and variety.

j) Poured-in-Place Concrete: Long surfaces of uninterrupted concrete walls should not be used. The use of textured form liners, pigments, stains, and/or special aggregates should be used to create visual interesting surfaces. At a minimum, the design of exposed concrete walls should incorporate the location and spacing of formwork tie-holes, expansion joints and control joints into the façade composition. The architectural treatment of poured concrete that is used as a building architectural base should be extended to concrete used elsewhere in the project for sitework material.

k) Concrete Block: Incorporate a combination of textures to provide visual interest (such as split or rock-façade units and/or contrasting colored units with plain smooth block can create distinctive patterns). Decorative treatments such as alternating block courses of differing heights, contrasting grout colors, alternating surface textures (e.g. precision face and split face) and/or compositions of colored blocks should be used, along with matching cap and trim pieces. Plain concrete block fire walls on the sides of a building that are visible to the public are discouraged.

2. Local and recycled building materials should be used whenever possible.

3. If the building massing and pattern of windows and doors is complex, a simple palette of wall materials, textures and/or colors should be used. If the building volume and the pattern of wall openings are simple, additional wall materials, textures and articulation may be utilized.

B. Use wall cladding materials appropriate to the architectural style and building type. Authentic materials and methods of construction should be used to the degree possible.

1. Where simulated cladding materials (e.g. artificial stone to substitute for real stone, or painted fiber reinforced plastics to substitute for painted wood) are used for reasons of economy, they should be durable and closely match proportions, surface finishes, and colors of original materials.

2. Fiber-Cement or Cementitious Siding: Planks are an acceptable substitute for wood siding when used in the formats described above under “Wood.” To match the precedents of real wood siding in the area the spacing of siding should not exceed 8”.

3. Profile and Other Sheet, Rolled and Extruded Metal: As wall cladding, these wall systems should be used as a secondary or accent material. A high quality, durable, fade-resistant coating system or paint such as Kynar, Tnemec, etc. is recommended.

4. Stucco or EIFS: Stucco and EIFS finishes are acceptable finishes for upper stories only at street exposures on commercial buildings. They should not be used at storefronts. They may be used at ground floor portions of rear or side service and parking exposures and in such cases should be specified with high-density materials, with the ground floor street façade cladding materials continuing to be used as a building base and accent material.

5. Wall Accent Materials: are recommended to add interest and variety, for example, at architectural elements such as cornices and on portions of buildings or walls. Materials recommended for use as accents include brick, wood, stone, Fiber Reinforced Plastic, ceramic tile as listed above, in keeping with the architectural style of the building.

C. Color: Incorporate more than two colors and materials into each building's design. Mono-chromatic schemes are discouraged. Color choices should include warm rich colors that reflect and complement the woodlands, water and open sky of the region; weathered wood and oxidized metal colors related to industrial and agricultural influences.

1. Primary building colors, used at building walls, freestanding site walls, and other primary building elements, should be saturated colors to complement Tukwila's forested surroundings and often overcast skies. Extremely bright colors should not be used as primary wall colors.

2. Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, brackets, cornices, capitals, and bands; or used as trim on doorframes, storefront elements, windows and window frames, railing, shutters, ornament, fences, and similar features.

3. Accent colors may be more saturated in color, or brighter in tone, and used to highlight special features such as doors, shutters, gates, ornament, or storefront elements. Bright colors should be limited to retail establishments, and used sparingly at fabric awnings, banners, window frames, or special architectural details. A restrained use of bright colors allows display windows and merchandise to catch the eye and stand out in the visual field.

4. Colors should be compatible with other buildings in the surrounding area. Colors of adjacent buildings should be taken into consideration.

5. Fluorescent colors should not be used on building materials.

6. At attached residential units, primary and secondary building colors may contain variations in color from unit to unit, to further distinguish the individual identity of each residence.

13. WINDOWS

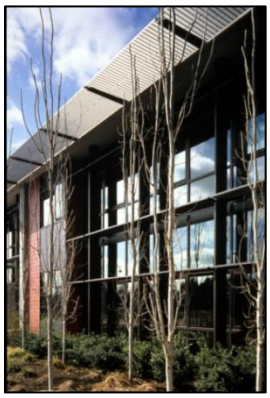
Intent

- To encourage large expanses of glass across facades to provide daylighting of internal spaces, visual interest, and access to views while providing a visual connection between activities inside and outside.
- To provide visual access and interest at the street level through the use of ground level windows.
- To design windows to be in keeping with the character and the architectural style of the building.
- To relate windows throughout a building's façades in design, operating type, proportions, and trim. They should be used as architectural elements that add relief to the façade and wall surface.

Design Criteria

A. Use windows as an element which helps to articulate the character of a façade and define an architectural style.

1. Windows within solid walls (walls not designed as curtain wall systems) should not sit in the same plane as the wall surface. They should be recessed at least 4", with the wall material turning the corner at the window jambs, in order to emphasize the wall thickness.



2. Windows should have design and scale relative to the spaces behind them.

3. Window accessories such as window boxes for plants, fabric awnings, etc. should be considered for additional articulation and interest, in coordination with the selected architectural style and building use.

B. Design window frames and sills to be prominent and substantial in order to enhance openings and add additional relief.

1. The size of elements should be proportional to the glass area framed, as where a larger window may use commensurately wider framing members.

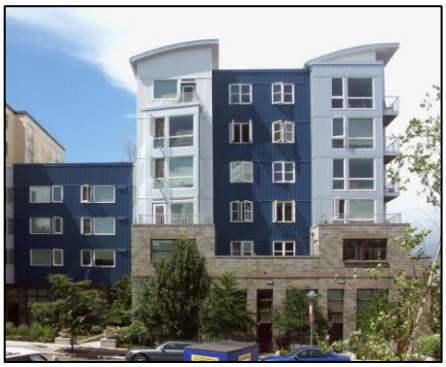
2. Upper story windows and parking structure "window" openings should be detailed with architectural elements such as projecting "lug" sills, and/or lintels.

3. Ornamental framing and hardware provide utilitarian opportunity for craftsmanship and decoration. This is especially important to avoid an insubstantial appearance common to aluminum sliding windows; these should be accompanied by well-detailed frame and sill elements.

4. Windows designed as glass curtain wall systems (where they are not treated as a separate element from the façade system) should be designed with projecting vertical and/or horizontal mullions, or other modulating features.

5. "Lug sills" (protruding window sills) should not be formed of rigid foam or other substrates sprayed with stucco or other wall finish material. They should instead be constructed with a permanent material such as painted wood, painted FRP, metal, precast concrete, GFRC, terra cotta, or stone.

6. Where multi-pane windows are utilized, specify "true divided light" windows or sectional windows. "Snap-in" muntins (i.e. detachable vertical or horizontal glass plane dividers or glass pane dividers sandwiched between layers of glass) do not meet the design intent.



Examples of multi-paned windows

14. WEATHER PROTECTION

Intent

- To provide additional shelter at the edges of buildings and entrances from wind and rain through the use of porticos, covered porches, and arcades.
- To improve the pedestrian experience by providing protection from inclement weather.

Design Criteria

A. Design buildings with non-residential ground floor uses to provide pedestrian weather protection along adjacent street front sidewalks and open spaces using awnings, canopies, or building overhangs such as porticos, covered porches and arcades.

1. See TMC 18.28.160(B)(3) for weather protection requirements for buildings where orientation to streets or open space is required.

2. Design canopies or awnings with an overhead clearance between 8 to 12 feet.

3. Design weather protection as a permanent architectural element. Relate materials and details to the building as a whole.

4. Continuous weather protection coverage in pedestrian oriented areas is desirable. Different methods can be used to accommodate continuous coverage. For a sequence of storefronts or windows, a sequence of discrete, overlapping awnings or canopies for each storefront or building

bay should be used, rather than one continuous run-on awning.

5. Drainage should be designed so that the awning or canopy does not drip on pedestrians.

6. Awnings and canopies on multi-story buildings should be designed to accommodate Fire Department ladder access requirements.

7. Where not in conflict with the Design Criteria, shading devices such as building/roof overhangs, latticework and trellises should be incorporated primarily into south-facing façades and designed to balance summer cooling and winter heating by maximizing solar gain during the winter and minimizing solar gain during the summer.

8. Deep canopies on building faces subject to heavy shade either because of orientation (north facing) or adjacent building form (blocking sunlight), should incorporate glazing into part of the canopy to allow natural light to penetrate to storefronts and the sidewalk below.

B. Relate awning design to the other elements of the building façade.

1. Colored fabric mounted awnings supported by a metal structural frame are recommended. Awnings should be made of durable materials, avoiding the use of vinyl, plastic, and flimsy fabrics.

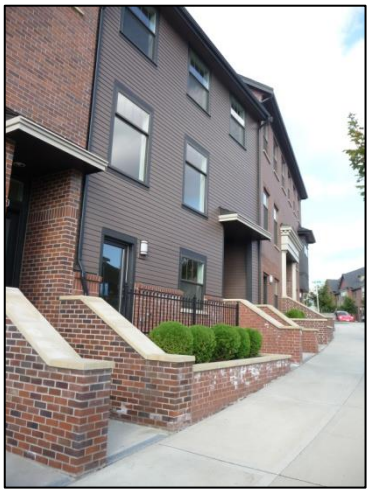
2. Awnings should not cover up intermediate piers, pilasters, or other vertical architectural elements.

3. Storefront awnings should not dominate or obscure the storefront or façade.

C. Design residential buildings to provide weather protection over primary building entries:

1. Incorporate weather protection at least six feet deep across the width of shared/common entries.

2. Incorporate weather protection at least three feet deep across the width of individual external unit entries.



Residential weather protection examples.

15. BLANK WALLS

Intent

- To encourage the design of building façades which incorporate interesting architectural details that add variety to the façade, animate the street presence, and are attractive at a pedestrian scale.
- To enhance the pedestrian environment by avoiding large blank walls visible from public areas and adjacent properties.

Design Criteria

A. Consider all façades including side and rear façades as visible (unless facing "blind" onto an adjacent party wall) and treat with an architectural façade composition similar to that on the building's front.

1. Blank walls, as defined below, are not permitted facing streets, sidewalks, open spaces, or pedestrian pathways because they do not provide visual interest or human scale.

2. Use compatible materials on all four sides of the building.

3. Use one of more of the following treatments to address blank walls:

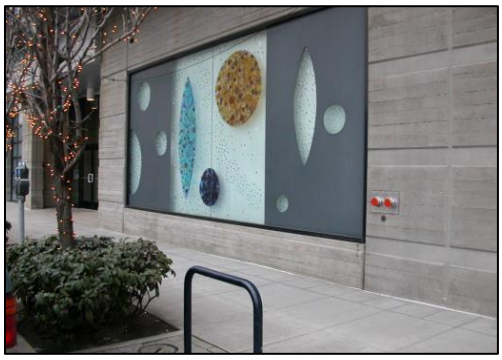
   a) The pattern of openings and windows should be carried across windowless walls to add visual interest and avoid blank surfaces.

   b) Install a vertical trellis in front of the wall with climbing vines or plant materials.

   c) Provide a planting bed at least 5 feet wide or a raised planter bed at least 2 feet wide by 3 feet long in front of the wall, and establish plant materials that will obscure or screen 60 percent of the wall's surface within 3 years.

   d) Install a display window per 18.28.200(C).

   e) Provide artwork (a mosaic, mural, sculptural relief, etc.) over a significant portion of the blank wall surface and illuminate it for nighttime visibility.

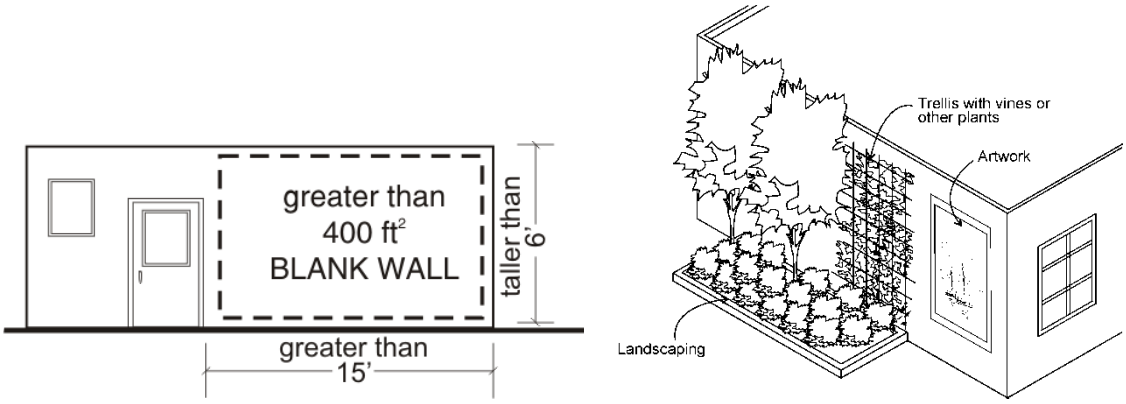


f) Incorporate changes of materials and/or texture in the wall and accent it with architectural details.

Blank wall definition

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

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



Blank wall definition and treatment example.

16. PARKING STRUCTURES

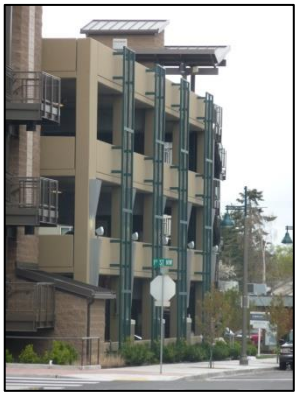
Intent

- To reduce the visual impact of parking structures.
- To improve the street level presence for parking structures adjacent to streets.
- To integrate the design of parking structures with surrounding development.

Design Criteria

A. Design parking structures which are part of a new development to be architecturally consistent with exterior elements of the primary structure, including roof lines, façade design and finish materials.

1. Building massing should conform to the façade articulation and major vertical modulation provisions of Section 9 (Building Massing). Such structures should be simple but well-articulated in length and height for pedestrian scale and avoid excessive emphasis on long-span openings. Vertical elements – columns, pilasters, etc. should be used to better relate parking structures to surrounding retail, office and residential structures of similar height.



2. Special massing should be used to identify main vehicular entrances and pedestrian vertical circulation.

3. Weather protection such as canopies and other façade-attached elements may serve as ways to incorporate expressive structural elements typical to Pacific Northwest design character.

4. Façade openings generally cover a high percentage of the façade area. Columns, decorative screening, and other intermediate members should be used to break down the scale of parking

structure facades.

5. Design security grilles for parking structures to be decorative and architecturally consistent with the overall design. Chain link fencing is not permitted as a window treatment.

6. Due to their highly visible location, light poles and fixtures at roof parking decks should be specified or designed as decorative fixtures, architecturally coordinated with the style of the building.

7. Landscaped trellis' in conjunction with above design/articulation techniques are encouraged as an effective way to soften the façade and add visual interest.

B. Design ground floors of parking structures that front on Tukwila Pond or public streets in the TOD and Pond Districts to accommodate future office, retail or residential uses.