City of Tukwila

Southcenter Design Manual

Public Review Draft

Planning Commission Review
06/20/2012

Table of Contents

Introduction ……i

1. Architectural Concept 1
2. Site Design 3
3. Lighting 5
4. Walls and Fences 6
5. Building façade – Base and Top..... 8
6. Corner Treatments 14
7. Building Modulation.....15
8. Blank Walls 19
9. Windows.....21
10. Entrances and Doors 24
11. Weather protection.....30
12. Building Materials and Colors 32
13. Roofs 37
14. Rooftop Equipment Screening 41
15. Parking Structures.....42

DRAFT

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 are 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. Occasionally, when the criteria are very specific, examples are not included.

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

DRAFT

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 intentionally emphasizes qualitative rather than quantitative measures. It 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.

DRAFT

1. 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.

B. Develop an architectural design expression that is responsive to the site and surrounding context.

1. Buildings may be oriented around a courtyard, be terraced down a hillside, or respond in design to a prominent feature such as a corner location, a street or the river.

2. The architectural forms, elements and details of a project should be organized to clearly express the building's function(s), orientation and relationship to the site and surrounding area.

3. Projects should provide for visual and functional continuity between the proposed development and

the adjacent and neighboring structures.

4. Distinctive building elements, such as a corner tower, are encouraged to accent terminating views within the Plan Area.

5. Service areas should be oriented away from the public realm or well screened, see Section 4 Walls and Fences.

C. Buildings with multiple tenant spaces shall display a unifying concept or architectural expression while simultaneously utilizing a varied palette of form, materials and colors between buildings to prevent monotony.

1. This may be accomplished with features such as:

   a) Using a common color palette while varying materials; and/or

   b) Employing the same surface treatments, such as board and batten or masonry, yet using different colors and unit design; and/or

   c) Aligning vertical centerlines of windows and doors between upper and lower floors; and/or

   d) Using distinctive roof lines to define individual tenant spaces.

2. Horizontal ornament such as awnings or belt courses, string courses or cornice lines should be carried directly across adjacent façades to unify various building masses and convey the sense of a consistent building wall, or, adjacent façades should be designed to be distinctly different as if they are distinctly different buildings.

D. Architectural style and materials used on additions and accessory buildings shall be carried over from the primary building to unify development contained on the same site.

1. Base treatments from the primary building can be carried over to accessory buildings and additions.

2. At additions and accessory buildings, windows are recommended to be composed with the same architectural character as the main building, including opening mechanisms and trim.

3. Roofs on additions and secondary buildings should match the roof of the original building in terms of materials, slope, detailing and style, to the degree possible.

DRAFT

2. SITE DESIGN

Intent

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

Design Criteria

A. Maintain visual and functional continuity between the proposed development and adjacent properties where appropriate.

1. A large site should pay particular attention to massing and scale both in terms of its relationship to the surrounding area and within the site itself. Large monolithic structures are discouraged.

2. Projects are encouraged to site buildings at the minimum setback distance from the right-of-way in order to create distinct street edge and foster a more pedestrian oriented environment.

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

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

B. Site Design elements shall be organized to provide an orderly and easily understood arrangement of building, landscaping, and circulation elements that support the functions of the site.

1. Development on a large, super block-scale site should be arranged into multiple buildings that lend a human scale and provide for pedestrian permeability. If multiple buildings are not feasible, the mass of the building, horizontally and vertically, should be broken down into a hierarchy of volumes.

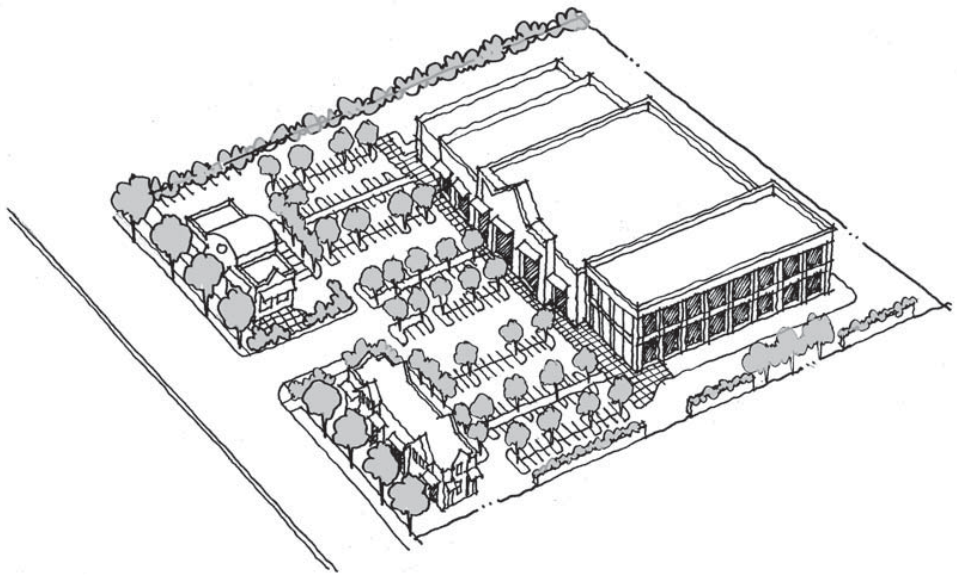
2. Sites with more than one building should be designed to provide adequate circulation and access to all buildings.

3. Minimize conflicts between drivers and pedestrians through the siting of structures, location of circulation elements, landscape design, and placement of signs.

4. Structures should be designed and sited to maximize site surveillance opportunities from buildings and streets.

C. Pedestrian walkways should provide relief from the paved expanses of parking lots and streets by designing the walkways as amenity areas with landscaping, benches, lighting, signage and attractive furniture.

DRAFT



Use Site Design to break up super blocks:

1. Create multiple walkways through parking lot and landscaping to connect the site to the neighborhood and create smaller parking areas in place of one large parking lot.

2. Infill development is preferred at the street edge to adapt traditional single-use commercial properties to a more urban form and improve aesthetics and pedestrian orientation.

DRAFT

3. LIGHTING

Intent

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

Design Criteria

A. Site lighting shall be designed 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.

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. Shielding and careful placement should be used to prevent spillover light from being visible to pedestrians, motorists, and nearby residential dwelling windows.

3. Adjacent to residential buildings, a combination of lower mounting height and luminaire shields should be used to protect residences from spillover light and glare.

4. 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.

DRAFT

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. Front yard fences should employ a combination of thick and thin structural elements with thicker elements for supports and/or panel divisions. Fence posts and/or support columns should be defined using additional trim, caps, finials, and/or moldings.

   a) Piers are vertical architectural elements of fences or walls that can add interest to and break up long expanses. Piers are recommended to have a base, shaft and cap composition. Larger piers may be specially designed for gateway or other special locations, and these may incorporate ornamental plaques or signs identifying the building or business; public art such as panels or sculptural elements; and /or light fixtures. Piers may be topped by ornamental finials, light fixtures, or roof caps.

   b) Recommended dimensions for masonry piers are approximately 18 inches per side or diameter, and the maximum spacing between piers should be 20 feet. Metal posts should be a minimum of four inches per side or diameter.

2. 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.

3. 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.

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

DRAFT

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. Bollards protecting Fire Department equipment shall be approved by the Fire Department.

DRAFT

5. 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.

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. A building base treatment shall occur 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.

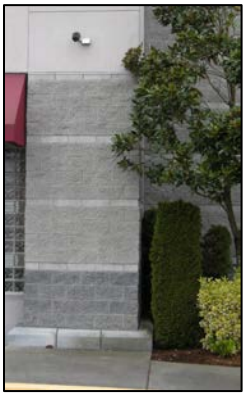
   b) For multi-story buildings, at the scale of the building the façade of the entire ground floor (or up to the second floor, depending on the height of the building) should be designed to read as a base that "anchors" the building (i.e., the portion of the façade above) to the ground.

2. The building base should be created 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.

DRAFT



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.

3. Where base or top treatment is required for side and rear façade(s) of a building per 18.28.180 B one or more of the following flush wall modulation treatments may be used:

a) Integral color change between the base and portion of wall above, and/or between the top element and portion of wall below.

b) Horizontal score lines matching top, bottom, and/or other lines of street, pond, or river façade horizontal articulation.

c) Horizontal façade recess(es) matching top, bottom, and/or other lines of street, pond, or river façade modulation elements.

B. On mixed-use retail buildings, create a ground-level base that is architecturally distinct from but strongly related to the design character of upper story uses, and contains more pedestrian-oriented detail and scale-making elements.

1. Curtain wall storefronts, larger windows, awnings or canopies are encouraged on ground-floor retail spaces.

2. Upper story setbacks and material changes should be used to define the upper stories as distinctly different from the ground-floor retail spaces.

C. Parking podiums shall be designed as part of the building's base.

1. Wall textures, colors, and dimensional modules should be coordinated with the architecture of the building above.

2. Materials, detailing and design elements should be used to break up a monotonous façade.

D. 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.

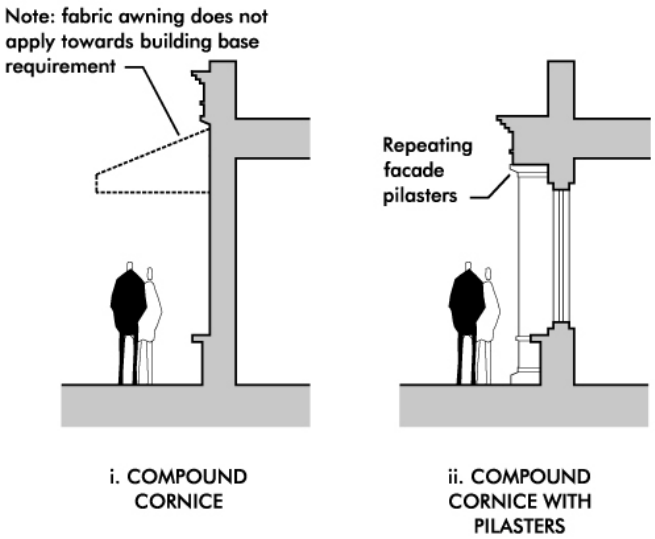
1. This "cap" shall be architecturally integrated with any sloping roof volume (if used) that occurs above the eave line.

2. The following are examples of top element types that may be used to satisfy street façade horizontal modulation requirements per 18.28.180 B:

   a) Cornice

   A Cornice may be applied as the top of street façade or a building base as a built-up material articulation that steps forward from the façade plane into the right-of-way or required setback. This step provides a significant opportunity for shadow lines and façade delineation; to this end, a minimum of three cornice "steps" or layers should be used. This element can be used on a façade independently or can be located atop a series of pilasters which are placed at regular intervals (usually to dictate bay width).

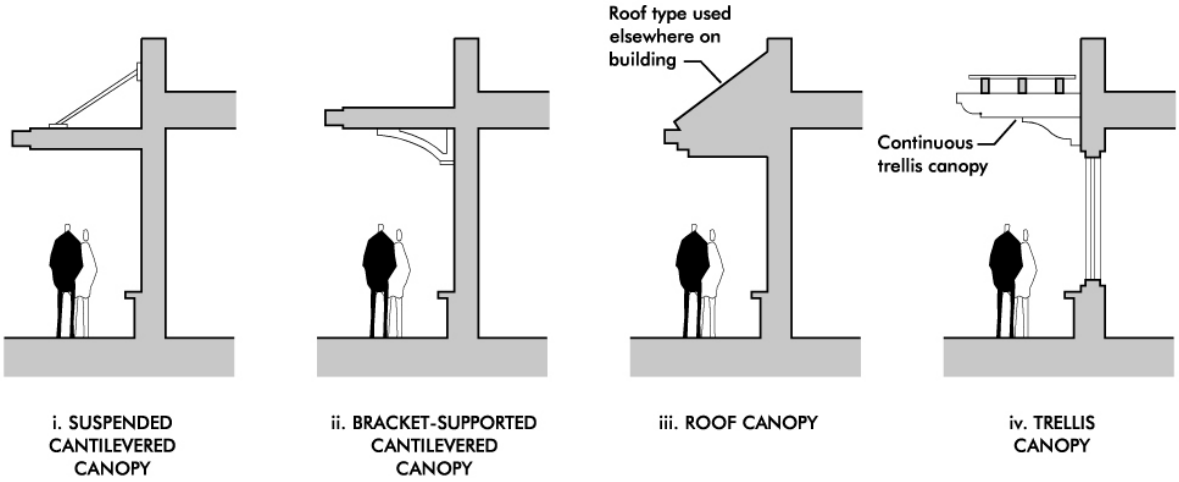
DRAFT



Cornices

b) Canopy

A Canopy element serves as an intermediate or final horizontal modulation element or "lid" at a ground floor façade, or as a street façade cap. Its purpose is to provide shade or cover for pedestrians or sidewalk dining and/or to establish a strong horizontal massing element and "shadowline" in the façade. It can be a continuous horizontal element, a series of repeated elements (typically above shopfront windows), or a single "feature" element occurring at a structure's main or secondary entrance. A canopy and its related building components should be constructed of an accent building material (such as metal, tempered glass, or roof material used elsewhere on building) that is compatible with the primary building material.

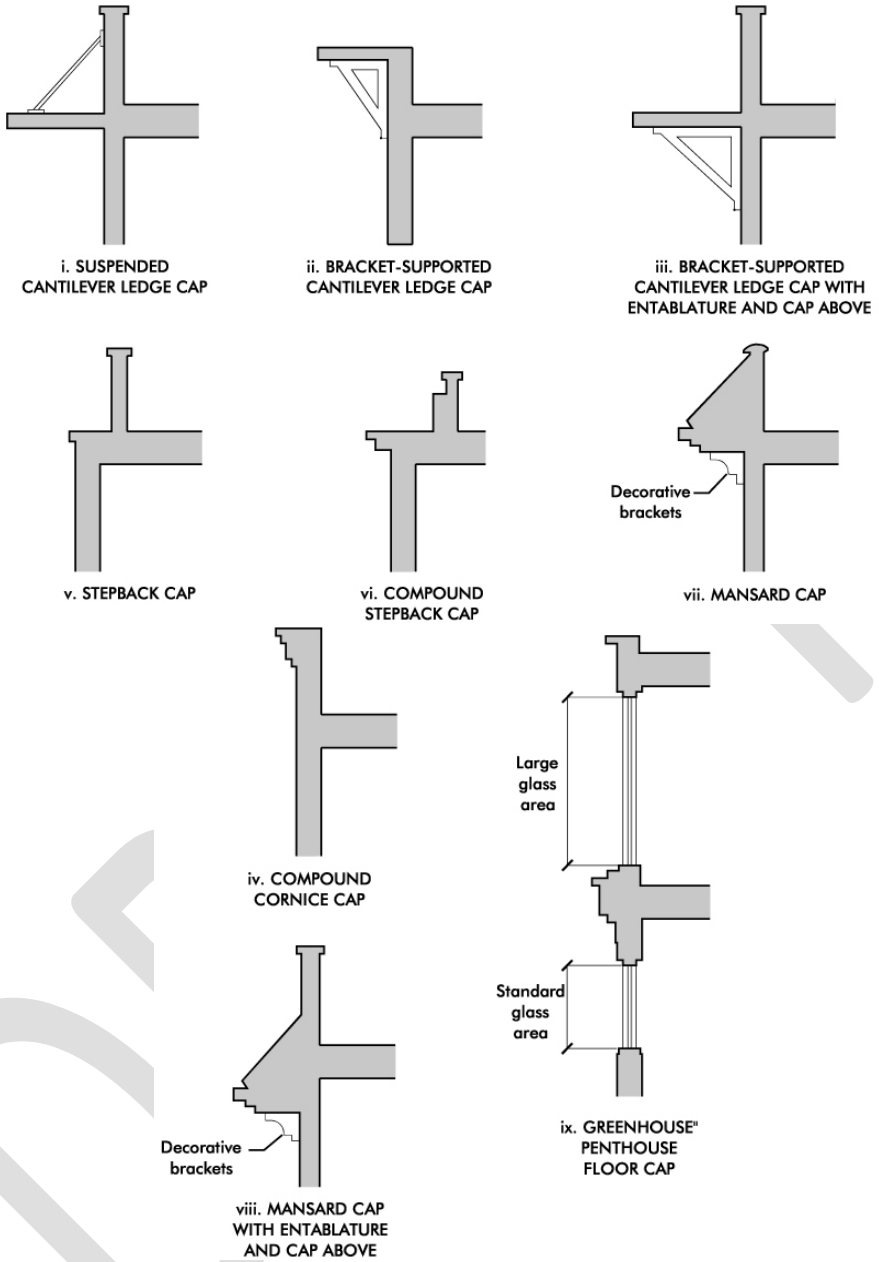


Canopies

c) Shaped Parapet

A Shaped Parapet is the freestanding upper extension of the street façade extending above the point where the roof intersects behind it. A Shaped Parapet provides visual completion to the top of a building façade and develops a distinct and recognizable skyline for the building. The form of a Shaped Parapet may be unrelated to the roof form behind it. In many cases, the form of a shaped parapet has traditionally been symmetrical. Generally, Shaped Parapets and their related components should be constructed of the primary wall cladding (such as brick, stone, or stucco) or

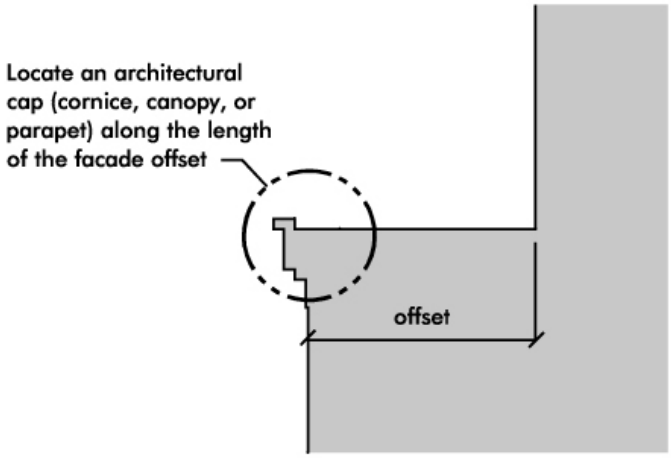
an accent building material (such as wood or metal) that is compatible with the façade composition.



Shaped Parapets

d) Façade Offset

A Façade Offset is a horizontal plane break where a portion of the façade steps back a sufficient distance in order to break the building into smaller volumes. Generally, a Façade Offset (recess line) applies a Cornice, Canopy, or Shaped Parapet along the edge of the offset to add visual interest and appropriately define the resulting building volume.



Façade Offset

DRAFT

6. CORNER TREATMENTS

Intent

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

Design Criteria

A. Building corners at important intersections shall be emphasized 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.

7. BUILDING MODULATION

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

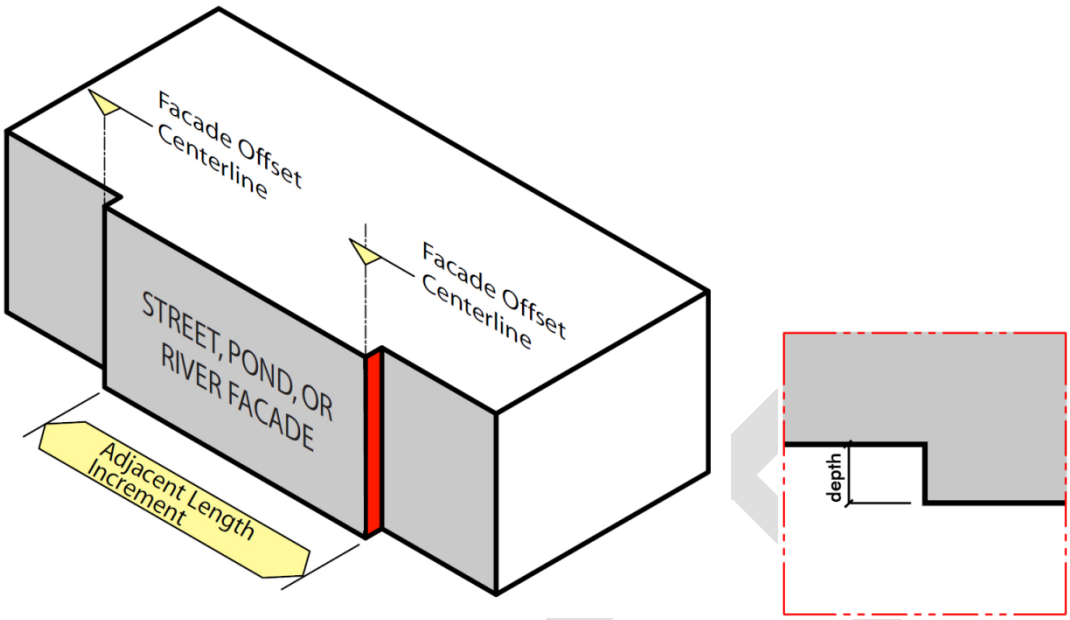
A. Incorporate architectural elements that minimize the appearance of a building's length.

1. Vertical Modulation Elements. The following Vertical Modulation Element types may be used either alone or in combination with any other permitted element type to satisfy the Street, Pond, or River façade Length Increment requirement per 18.28.180 C:

   a) Façade Offset

   The horizontal depth of a façade offset shall be a minimum of five percent of the width of the largest adjacent horizontal façade segment. If building materials are used to create a contrast in color and texture between the wall segments the depth may be reduced to 3 percent of the width of the largest adjacent horizontal façade segment.

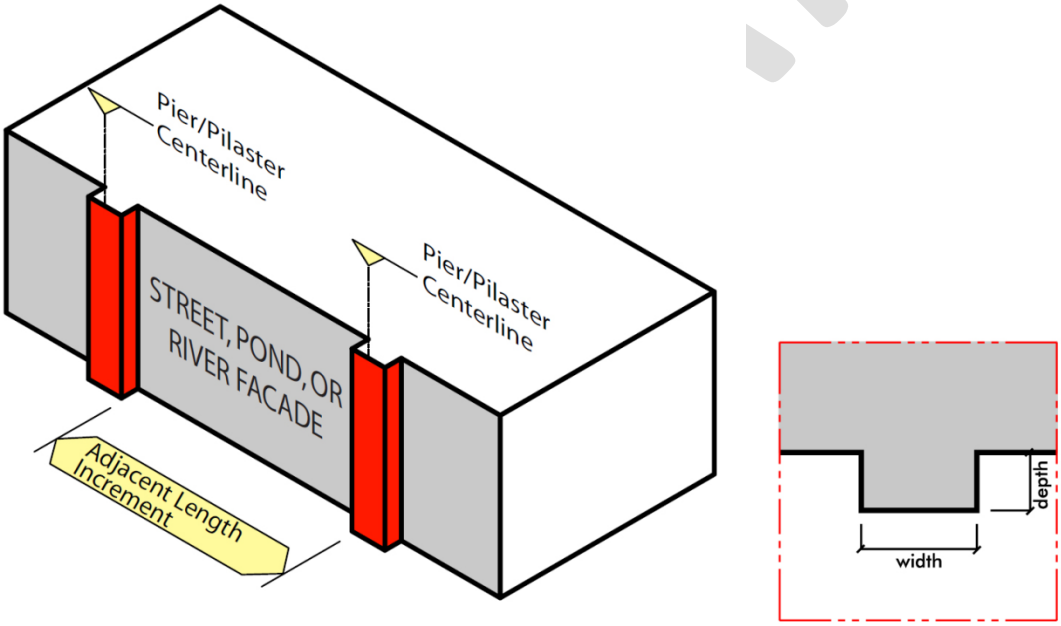
DRAFT



Façade Offset

b) Pilaster/Pier

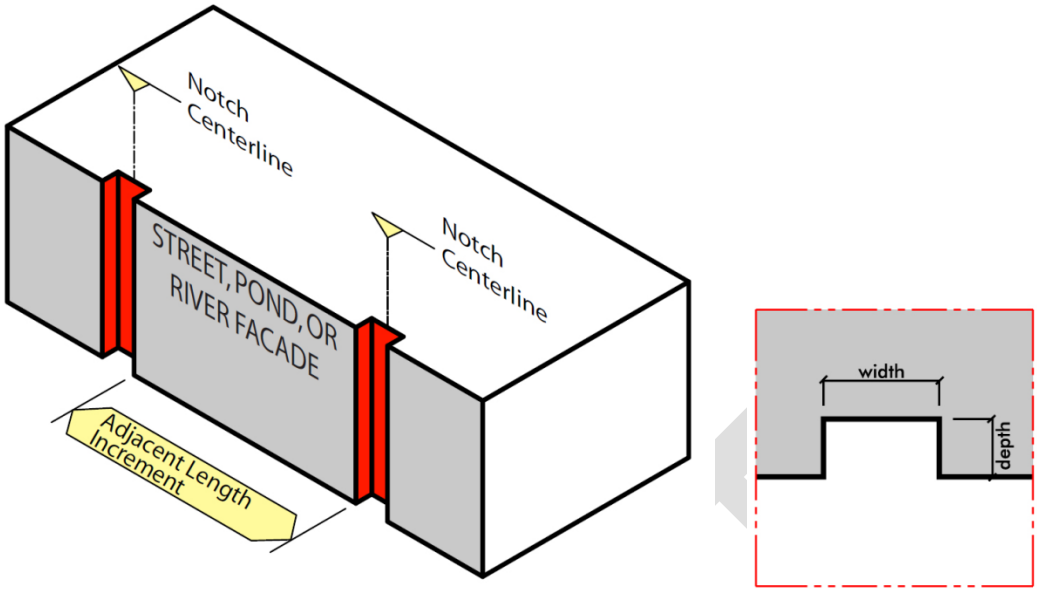
The horizontal width of a protruding pilaster or pier shall be a minimum of five percent of the width of the largest adjacent horizontal façade segment. The setback of wall surface from the face of the pilaster or pier shall be a minimum of 1/4 of the pier width. Pilasters/Piers shall not protrude into the public right-of-way.



Pilaster/Pier

c) Notch

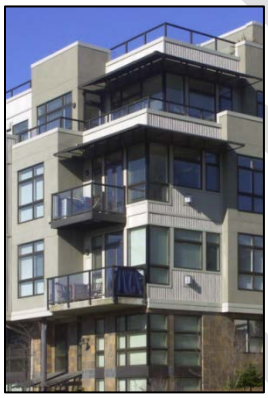
The width of a façade notch shall be a minimum of five percent of the width of the largest adjacent horizontal façade segment. The depth of the notch shall be at least 1/4 of the notch width.



Façade Notch

B. The building façade shall provide visual interest across vertical and horizontal wall surfaces. Flat wall surfaces are to be avoided in favor of details that project into or recede from the principal wall plane facing public spaces.

1. Alcoves, porches, and balconies are encouraged to create architectural interest and to provide outdoor spaces. They shall have a minimum of 20% open or glazed area distributed evenly throughout the railing. Privacy between units should be created on balconies either structurally or with at least 10 feet horizontal space between balconies.



2. Trellises, Signs, Marquees and Architectural Canopies can be used to accent a building and articulate the façade. Materials, colors, and form should be derived from the building architecture, e.g. a metal trellis on a modern building is appropriate but a canvas canopy on a modern building may not be appropriate. A trellis painted the same color as a building's trim or a contrasting color to the building may be appropriate.

3. Wall-mounted outdoor lighting (sconces) may be used to accent entries, mark a sequence of repeating pilasters, or serve as a "centerpiece" for a façade panel. Style and material should be consistent with that of the building and should be ornamental rather than simply utilitarian.

4. Protrusions such as balconies, porches, and bay windows may be used if the overall projection and

DRAFT

encroachment into the public right-of-way and/or required setbacks conforms to the regulations established in Section 18.28.210 Front Yard Encroachments. Projections should allow at least 12 feet clearance from top of sidewalk to underside of projection. Alcoves used in conjunction with these elements increases the usability of this element, while providing shadow and visual interest to the façade composition.

5. Balconies and porches should be constructed of materials and proportions related to the overall façade composition. A contrasting material to the wall surface should be used.

DRAFT

8. 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.

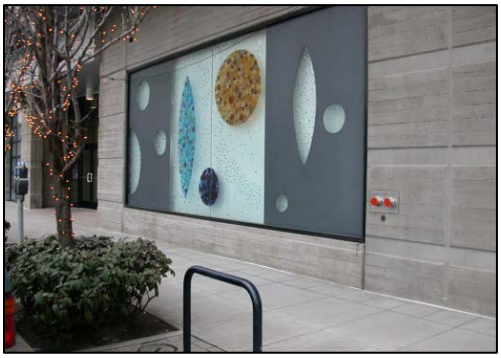
Design Criteria

A. Buildings shall be "four-sided", meaning that all façades including side and rear façades should be considered visible (unless facing "blind" onto an adjacent party wall) and should be treated with an architectural façade composition similar to that on the building's front.

1. Blank walls are not permitted facing streets, sidewalks, open spaces, or pedestrian pathways and instead shall be designed to provide visual interest and human scale.
2. Projects should utilize compatible materials on all four sides of the building.
3. One of more of the following treatments should be used 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.
   e) Provide artwork (a mosaic, mural, sculptural relief, etc.) over a significant portion of the blank wall surface and illuminate it for nighttime visibility.

DRAFT



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

DRAFT

9. 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. Windows shall be used 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. Window openings, operating types (single-hung, casement, etc.) and proportions of window frames and members should be designed in accordance with the building's architectural style.

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

DRAFT

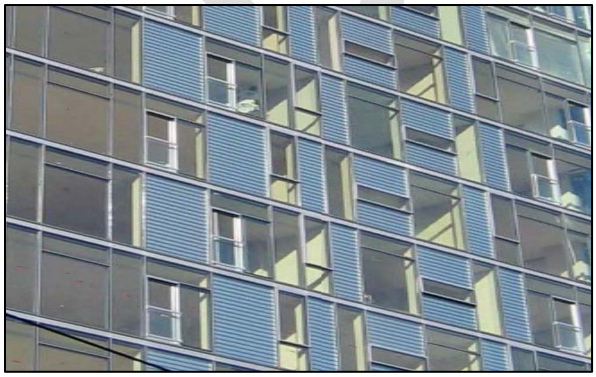
4. Window accessories such as window boxes for plants, fabric awnings, etc. should be considered for additional articulation and interest, in coordination with the selected architectural style and building use.

B. Window frames and sills should be prominent and substantial 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.



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. At light duty horizontal or vertical aluminum sliding windows, assemblies with extrusions and frame members of minimum one and one-half inches exterior width dimension should be used to avoid an insubstantial appearance common to aluminum sliding windows; these should be accompanied by well-detailed frame and sill elements

6. "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.

7. Where multi-pane windows are utilized, "true divided light" windows or sectional windows shall be used. "Snap-in" muntins (i.e. detachable vertical or horizontal glass plane dividers or glass pane dividers sandwiched between layers of glass) shall not be used.

C. Windows on facades subject to corridor standards may have integrated tints but shall remain transparent. Clear glass should be used, particularly along facades facing streets or public open spaces.

1. Opaque tinted glass shall not be used along façades facing streets or public spaces.

2. Screening sheets, white, or UV protection film shall not be used.

3. Mirrored glass shall not be used for more than 10 percent of the façade.

4. If solar or heat control is desired, low emissivity and nonreflective solar control glass, additive external and internal shade devices, and deep recessing of windows within walls are among the elements that can be used.

DRAFT

10. 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. The location and design of the main entrance door(s) and the surrounding frame shall represent the overall style and architectural character of the building.

1. The primary entrance may be:

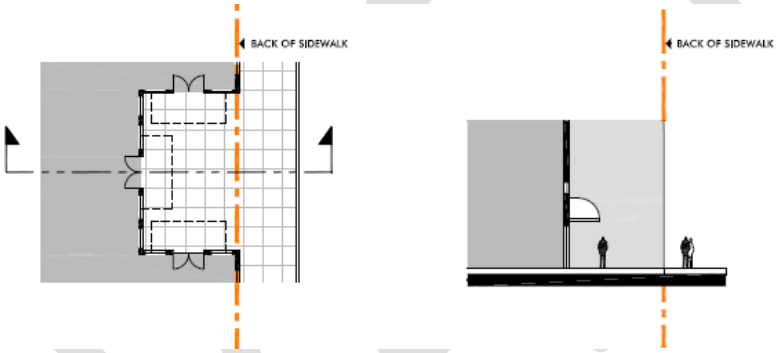
a) marked by a taller mass above, such as a modest tower, or within a volume that protrudes from the rest of building surface;

b) accented by special architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;

c) indicated by a recessed entry or recessed bay in the façade. Recommended treatments include

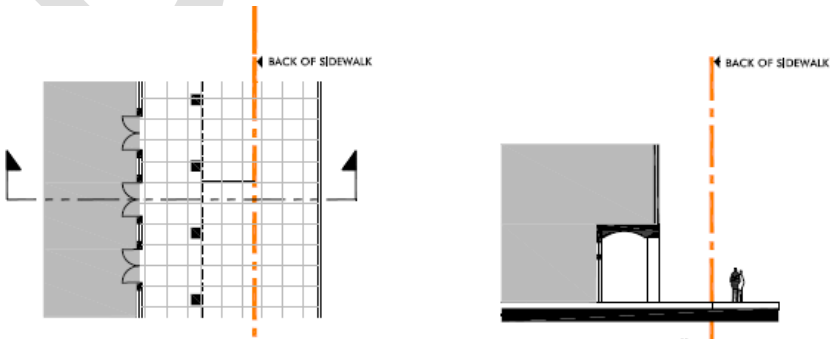
special paving materials such as ceramic tile; ornamental ceiling treatments, such as coffering; decorative light fixtures; and attractive decorative door pulls, escutcheons, hinges, and other hardware. Examples of a recessed entry include:

(1) Forecourt. A forecourt is a courtyard forming an entrance and lingering space for a single building or several buildings in a group, and opening onto the public sidewalk. The forecourt is the result of setting back a portion of the primary building wall. It should be enclosed on three sides by building masses (and therefore cannot be built on corners) or adjacent to a building already set back from the sidewalk. The forecourt opening shall be a maximum of 30 feet wide. It may feature a decorative wall or fence on the sidewalk that creates a gateway into the forecourt. A forecourt can be appropriate for ground or upper floor residential uses when combined with stoops or flush single entries, or can be combined with shopfront frontage types for retail and office developments. When combined with stoops, the courtyard may be slightly raised from sidewalk grade and landscaped or paved. When combined with retail, restaurant and service uses, all three sides of the courtyard should feature shopfront entrances and display windows and the forecourt should be treated as an extension of the sidewalk space;



Forecourt

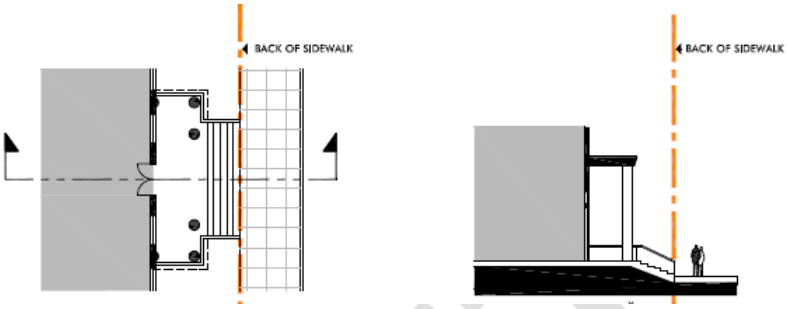
(2) An arcade. An arcade is a colonnaded space at the base of a building running along the sidewalk resulting in a covered sidewalk space. An arcade requires the ground floor to be constructed at or close to sidewalk grade, and so is not appropriate for buildings with ground-level residential use. Minimum arcade width is 12 feet, and maximum column spacing along the street is 15 feet. Ceiling beams and light fixtures that are located within the column spacing geometry greatly enhance the quality of the space and are recommended. Setback areas should be treated as extensions of the sidewalk;



Arcade

d) sheltered by a projecting canvas or fabric awning, or a permanent architectural canopy utilizing materials from the primary building; and or

e) A "grand portico" meant to project the image of an important community building, such as libraries, post offices, city halls, or quasi-civic buildings such as hotels with ground level convention facilities, or movie theaters. A portico is a roofed entrance supported by columns appended to the primary plane of the building's front façade. A "grand stair" makes an excellent appendage to a grand portico. Setback areas should be landscaped for non-commercial buildings and paved for commercial buildings.



Grand Portico

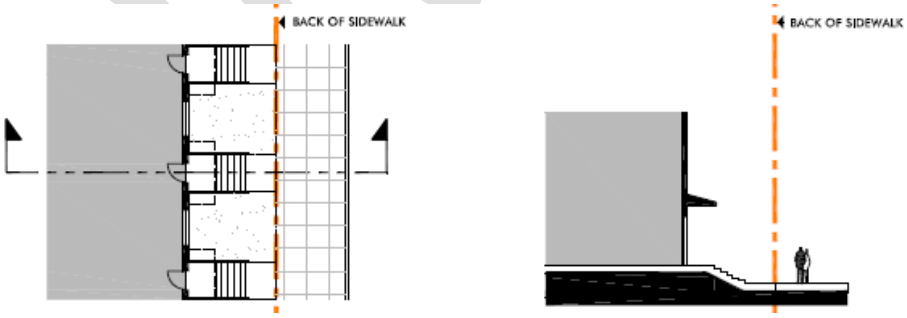
2. A sign mounted at the entry may be used to emphasize the entry.

3. Where smaller, subsidiary roofs are used over entrances, they should match the principal building in terms of style, detailing and materials.

B. Building entrances shall be prominent and easy to identify from the public and pedestrian realm.

1. Residential developments may use the following entry treatments:

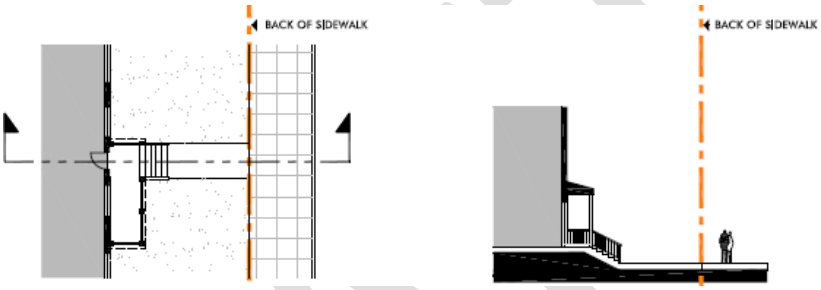
a) Stoop. A stoop is an entrance stairway to a residence typically constructed close to the sidewalk. Stoops may feature a portico entrance at the top of the stair. Multiple stoops may be combined to increase the scale of the entrance. Setback areas are typically landscaped.



Stoop

DRAFT

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.

2. Special paving may be used to enhance and define the entrance.

3. If a courtyard is incorporated in the design, an entrance may also open onto it.

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

5. Public entrances should be illuminated at night to enhance safety and visibility.

C. At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.

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.

D. Secondary Entrances: Side or rear building entries shall consistent with but visually secondary to main entrances.

DRAFT

1. The design of the side or rear entry should be architecturally related to the front entry, such as in use of materials and proportions.

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

E. Loading and Service Entrances shall be designed to minimize visibility from the public realm.

1. All service entrances and associated loading docks and storage areas shall be located to the side or rear of the building unless all facades face a public street in which case the least visible location shall be used.

2. The service areas shall be separated and architecturally screened from any pedestrian entrances.

3. Portions of the building façade containing service or truck doors visible from the public street shall be designed to include attractive and durable materials and be integrated into the architectural composition of the larger building façade design. Architectural treatments, materials, and colors shall be extended from building façade areas into the façade portion containing truck doors to avoid creating a gap in architectural expression and to maintain a high-quality appearance.

F. 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.

DRAFT

11. 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. Non-residential buildings shall provide pedestrian weather protection along adjacent street front sidewalks and open spaces using awnings, canopies, or building overhangs.

1. Awnings, canopies or building overhangs over sidewalks shall be a minimum 6 feet in depth. The depth should depend on its function. Canopies or awnings shall have an overhead clearance between 8 to 12 feet.
2. Vinyl or plastic awnings, and translucent awnings with interior lighting are not permitted.
3. Weather protection shall be a permanent architectural element. Materials and details must relate 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. Awning design shall relate 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, shiny, 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.

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 is 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.

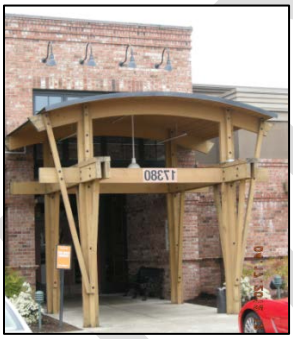
   c) Fiber-Cement or Cementitious Siding: An exterior siding product available in planks, panels and shingles and composed of portland cement, ground sand, cellulose fiber and sometimes clay, mixed with water and cured in an autoclave. Fiber-reinforced plastics (FRP), cast glass fiber composites ("fiberglass"):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

   d) 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.

e) 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.

f) Stucco or 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.

g) 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.

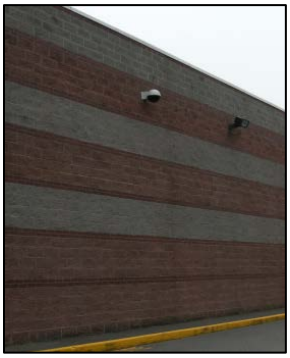


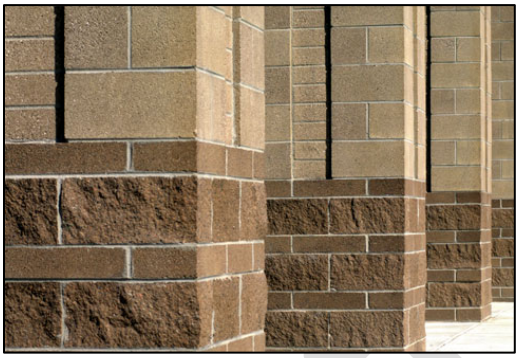
h) Precast Concrete: The location and spacing of panel and expansion joints should be incorporated into the façade composition. Castings should be shaped to form architectural profiles that create bases, cornices, pilasters, panel frames, and other elements contributing to façade composition and human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

i) 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.

j) 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. Wall Cladding materials shall be 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.

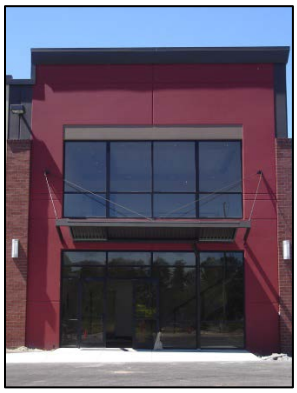
4. Stucco or EIFS: Stucco and EIFS finishes are acceptable finishes for upper stories only at street exposures on commercial buildings. They should not be used at storefronts. They may be used at ground floor portions of rear or side service and parking exposures and in such cases should be specified 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: More than two colors and materials shall be incorporated into a 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.

DRAFT

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.

DRAFT

13. ROOFS

Intent

- 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. Roof lines shall be a distinctive design element for all buildings.

1. Rooflines should reflect the architectural style of the building.

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

3. Use of gables, dormers and towers is encouraged.

DRAFT

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.

5. Creative or unusual roof lines are encouraged.

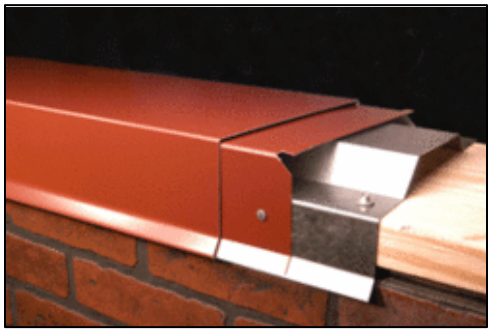
B. Flat or shallow pitched roofs shall be ornamented with shaped parapets, caps, or cornice treatments.

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

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

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

DRAFT



4. 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.

C. Roof overhangs for both flat and sloping roofs are encouraged to add depth, shadow and visual interest, and can be used to create a Street, Pond and River façade Top Element as defined in Section 18.28.180 B.

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

2. 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.

DRAFT

3. 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.

DRAFT

14. ROOFTOP EQUIPMENT SCREENING

Intent

- Use building and site design to conceal service equipment and areas.

Design Criteria

A. All building mechanical equipment located on roofs shall be screened from view - as seen 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 from the street or nearest offsite property or screen the equipment using the roof forms or parapet walls.

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

3. Materials, architectural styles, colors and/or other elements from the façade composition shall be used 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.

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

DRAFT

15. 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. Parking structures which are part of a new development shall be architecturally consistent with exterior elements of the primary structure, including roof lines, façade design and finish materials.

1. Building massing 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. Though parking structures generally have flat roofs consider sloping roofs or other roof shapes for corner towers, entry roofs, etc.

DRAFT

4. 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.

5. 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.

6. Security grilles for parking structures shall be decorative and architecturally consistent with the overall design. Chain link fencing is not permitted as a window treatment.

7. 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.

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

DRAFT