ORDINANCE NO. 409

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, RELATING TO LAND USE AND PLANNING; IMPLEMENTING PROVISIONS OF THE COMPREHENSIVE PLAN RELATING TO TOWN CENTER; ADOPTING DESIGN STANDARDS FOR THE TOWN CENTER; ESTABLISHING A PLANNED ACTION FOR AN AREA CONSISTING OF EIGHTEEN PARCELS TOTALING APPROXIMATELY 26.7 ACRES IN SIZE, ALL LOCATED EAST OF BRIDGEPORT WAY W, ROUGHLY BETWEEN 35TH STREET AND 38TH STREET; AND AMENDING ZONING CODE CHAPTERS 19.45 AND 19.55 PERTAINING TO HEIGHT, DENSITY, SETBACKS AND THE APPLICATION OF DESIGN STANDARDS AND GUIDELINES IN THE TOWN CENTER

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Purpose. The City Council declares that the purpose of this ordinance is to:

- A. Combine environmental analysis with land use planning.
- B. Streamline and expedite the land use permit process by relying on completed and existing detailed environmental analysis for certain land uses allowed in the Town Center.
- C. Establish a procedure designating certain project actions within the Town Center as Planned Actions consistent with RCW 43.21C.031.
- D. Provide the public with an understanding of Planned Actions and how the City will process Planned Actions.
- E. Adopt the Final EIS as a Planned Action document that provides a framework for encouraging development proposals within the Planned Action Area described in Section 3(A) ("Planned Action Projects") that are consistent with the goals and policies of the City of University Place Comprehensive Plan, the City of University Place Town Center Plan, and the University Place Economic Development Strategic Action Plan as they apply to the Town Center district of University Place.
- F. Apply the City's development codes, including the Town Center Design Standards and Guidelines, together with the EIS and mitigation framework described in Section 3 of this Ordinance to expedite and simplify processing Planned Action developments, consistent with RCW 43.21C.240 and WAC 197-11-158.

Section 2. Findings and Recitals. The City Council finds that:

- A. The residents of University Place have long held a vision of a safe, inviting, pedestrian-friendly neighborhood in the heart of the community where residents and visitors could gather, meet, shop and dine.
- B. This vision was refined over many years resulting in the City Council's adoption of the 1999 Town Center Plan.
- C. In a step toward implementing the 1999 Town Center Plan, the City Council approved the Economic Development Strategic Action Plan in December 2002. The Strategic Action Plan calls for an increased focus on Town Center as a means of creating a vibrant and sustainable economy—establishing a diversified tax base that provides new sources of revenue to maintain quality of life and essential community services.

- D. The City Council appointed the Economic Development Committee in 2003. The Committee partnered with the City's Planning Commission in May 2003 to sponsor a Smart Growth Workshop focused on Town Center design standards.
- E. The environmental impacts of the Town Center Design Standards were reviewed in the non-project portion of the University Place Town Center Environmental Impact Statement ("EIS"), February 10, 2004. The EIS also examined the environmental impacts of developing a pedestrian friendly mixed-use town center that includes civic, entertainment, residential and retail uses.
- F. The City's Comprehensive Plan was recently amended to include the Town Center Overlay Zone. This ordinance makes the City's Development Standards consistent with the Comprehensive Plan.
- G. The City of University Place selects Alternative 1 Planned Mixed Use Development, East as set forth in the EIS, as its preferred alternative.
- H. The City of University Place Comprehensive Plan Environmental Impact Statement and the City of University Place Town Center EIS adequately address all significant environmental impacts associated with the Planned Action described in the EIS for Alternative 1, Planned Mixed Use Development, East.
- I. The mitigation measures contained in the Mitigation Document, Exhibit A of this Ordinance, together with the City's development standards including the Town Center Design Standards and Guidelines and any future mitigation measures that may be imposed through the land use process are adequate to mitigate any significant adverse environmental impacts of the Planned Action Projects addressed in the EIS. Additional voluntary mitigation measures shall also be incorporated in subsequent development agreement(s) pursuant to RCW 36.70B.170.
- J. The EIS Planned Actions, also referred to as "Planned Action Projects" (as described by Alternative 1 in the EIS and as set forth in Section 3(D) of this Ordinance), will benefit the public, will protect the environment, and will enhance economic development.
- K. The City has provided numerous opportunities for public involvement and review; has considered all comments received; and this public participation process has resulted in modifications to mitigation measures and Planned Action conceptual alternatives.
- L. The Planned Action describes the location, types and quantities of uses anticipated.
- M. Public services and facilities are adequate to serve the proposed Planned Action.
- N. Conform Chapters 19.45 and 19.55 of the Zoning Code with the Height, Density, and Setback provisions and the Design Standards and Guidelines adopted in this Ordinance.
 - Section 3. Procedure and Criteria for Evaluating and Determining Projects as Planned Actions.
- A. Planned Action Area. The Town Center overlay, previously adopted by this Council, is depicted in Exhibit B, which is attached hereto and incorporated by this reference. The Planned Action designation shall apply to the parcels in the Town Center overlay located East of Bridgeport Way and depicted as crosshatched on the Town Center Overlay Zone and Project Site Map in the EIS, referred to in this Ordinance as the "Planned Action site". The Planned Action site is illustrated in Exhibit C to this ordinance and a list of parcels within the Planned Action site is contained in Exhibit D to this ordinance. Both Exhibit C and D are attached hereto and incorporated herein by this reference as if set forth in full. Additionally, the Planned Action designation shall apply to any off-site improvements necessitated by the proposed Planned Action development where the impacts of the off-site improvements have been analyzed in the EIS.

- B. Environmental Document. A Planned Action designation for a site-specific Planned Action Project permit application shall be based on the environmental analysis contained in the EIS, and those environmental documents incorporated by reference or adopted in the EIS. The Town Center EIS is hereby adopted as a Planned Action EIS. The Council's Mitigation Document, Exhibit A, is based upon the environmental analysis in the EIS. Exhibit A is attached hereto and incorporated into this Ordinance by this reference as if set forth in full. The Mitigation Document, together with existing City codes, ordinances, development regulations and standards, including the Town Center Design Standards and Guidelines, and applicable county, state or federal requirements and standards, shall provide the framework for the decision by the City to impose conditions on a Planned Action project. Other environmental documents incorporated by reference in the EIS may also be utilized to assist in analyzing impacts and determining appropriate mitigation measures.
- C. Planned Action Designated. Land uses and activities described in the EIS, subject to the thresholds described in Section 3(D) and the mitigation measures described in the Mitigation Document, Exhibit A, are designated Planned Actions or Planned Action Projects pursuant to RCW 43.21C.031. A land use permit application for a site-specific Planned Action Project within the Planned Action area shall be designated as a Planned Action if it meets the criteria set forth in Section 3(D) of this Ordinance and applicable laws, codes, development regulations and standards of the City, including the Town Center Design Standards and Guidelines.
- D. Planned Action Thresholds.
 - Land Use. Subject to the mitigation measures described in Exhibit A, the following land uses and development levels, together with the customary accessory uses and amenities described in the EIS, are Planned Actions pursuant to RCW 43.21C.031.
 - a. <u>Land Uses</u>. The following uses are the primary uses analyzed in the EIS:
 - i. Shopping Center,
 - ii. General Office;
 - iii. Government Office,
 - iv. Gourmet Supermarket,
 - v. Movie Theater,
 - vi. 24-hour Health Club.
 - vii. Luxury Condominiums,
 - viii. High Rise Residential Condominium,
 - ix. High-turnover Restaurants,
 - x. Quality Restaurants,
 - xi. Library,
 - xii. Street and Infrastructure (including, but not limited to utilities) Improvements, and
 - xiii. Parking and Surface Streets.

b. <u>Land Use Review Threshold</u>. The Planned Action designation applies to future development proposals that are comparable to or that are within the range established by EIS Proposed Alternative 1, as shown in the Summary of Development table below:

Summary of Development

LAND USE	TOWN CENTER ALLOWANCE
Shopping Center, Including	460,000 gross sq. ft.
Quality Restaurant	
High Turnover Restaurant	
Gourmet Supermarket	
Movie Theater	
24-hour Health Club	
General Office	20,000 gross sq. ft.
Government Office	10,000 gross sq. ft.
Library	3,000 gross sq. ft.
High Rise Residential Condominiums	375 units
Luxury Condominium	125 units
Park /Open Space	Per Town Center Design Standards and Guidelines
Parking	Per Town Center Design Standards and Guidelines

A list of general uses available to the land use categories featured in the above Summary of Development table, with appropriate development standards, is described in University Place Municipal Code chapter 19.25 and Town Center Design Standards and Guidelines adopted by Section 6 of this Ordinance. Surface parking includes on-street spaces within the site, and structured parking includes parking structured within and beneath mixed-use development.

If future development proposals in the Planned Action area exceed the maximum development parameters reviewed in the EIS, further environmental review may be required under SEPA, as provided in WAC 197-11-172. If proposed plans significantly change the location of uses in a manner that would alter the environmental determinations in the EIS, additional SEPA review also would be required. Shifting the total build-out of square footage between uses may be permitted so long as the total build-out does not exceed the aggregate amount of development, trip generation, and parking thresholds reviewed under the EIS, and so long as the impacts of that development have been identified and mitigated in the EIS and the Mitigation Document.

- Building Heights and Thresholds. The Planned Action Area is entirely located within the Town Center Overlay Zone. Under the Town Center Design Standards and Guidelines, the maximum height limitation in the overlay zone varies from 40 feet to 75 feet depending upon the particular location with the Town Center. Proposed building height is subject to other provisions of the Town Center Design Standards and Guidelines. In comparison with the building heights reviewed in the EIS, and allowed under the Town Center Design Standards and Guidelines, a proposed increase in height of one (1) additional story may require additional SEPA review to address environmental impacts.
- 3. <u>Building Setbacks</u>. Building setbacks shall be established by existing development regulations and the Town Center Design Standards and Guidelines.
- 4. <u>Open Space</u>. Open space shall be established by existing development regulations and the Town Center Design Standards and Guidelines.
- 5. Transportation.
 - a. Trip Ranges. The range of trips reviewed in the EIS are as follows:

Trip Generation
Net New Trips Reviewed in EIS

Time Period	Total Trips	Inbound	Outbound
Weekday AM Peak Hour	639	338	301
Weekday PM Peak Hour	1648	848	800

- b. <u>Trip Threshold</u>. Uses or activities that would exceed the maximum trip levels shown above will require additional SEPA review.
- c. <u>Public Works Discretion</u>. The City shall have discretion to determine incremental and total trip generation, consistent with the ITE Trip Generation Manual (latest ed.), for each Planned Action Project permit application proposed under this Planned Action. It is understood that development of the Planned Action may occur in parts and over a period of years. The City shall require that the Off-Site Mitigation and Road Improvements identified in subsections 5(d) and 5(e), below, be implemented in conjunction with development to maintain adopted levels of service standards.
- d. Off-Site Mitigation. As provided in the EIS in order to mitigate transportation related impacts, improvements include the following four intersections: (1) 27th Street West & Bridgeport Way West; (2) Regents Boulevard & 67th Avenue West; (3) 40th Street West & Bridgeport Way West; and (4) 40th Street West & 67th Avenue West.
- e. <u>Road Improvements</u>. In addition to Off-Site Mitigation, the Planned Action requires road improvements as follows: (1) Bridgeport Way; (2) Town Center Drive; (3) East Road; (4) 36th Street; and (5) 37th Street.
- f. These road improvements have been analyzed in the EIS. Significant changes to the road improvement plan proposed as part of any Planned Action Project that have the potential to significantly increase impacts to air quality, water quality, fisheries resources, noise levels or other factors beyond the levels analyzed in the EIS may require additional SEPA review.
- g. For any of these road improvements, and at the discretion of the City, the City may accept a fee in lieu of constructing these improvements or other financial participation (e.g., local improvement district) to provide for the financing and construction of the improvements.

E. Planned Action Review Criteria.

- 1. The SEPA Official or designee is authorized to designate a project application as a Planned Action pursuant to RCW 43.21C.031(2)(a), if the project application meets all of the following conditions:
 - The project meets the description of a Planned Action Project as set forth in this Ordinance, and will implement any applicable mitigation measures identified in this Ordinance; and
 - The project is located within the Planned Action Area or is an off-site transportation or other infrastructure improvement directly related to a proposed development on the subject site; and
 - The project is consistent with the City of University Place Comprehensive Plan including the Town Center Plan and the Economic Development Strategic Action Plan; and
 - The project's significant adverse environmental impacts have been adequately identified in the EIS; and
 - e. The project falls within the Planned Action thresholds established in Section 3(D) of this Ordinance; and
 - f. The SEPA Official has determined that the project's significant impacts have been mitigated through the application of the Mitigation Document in Exhibit A, as well as other applicable City, county, state and federal requirements and conditions, including compliance with any conditions agreed to pursuant to a development agreement between the City and the applicant/developer, which together constitute sufficient mitigation for the significant environmental impacts associated with the proposed project; and
 - g. The proposed project complies with all applicable local, county, state, and federal regulations, including compliance with the Town Center Design Standards and Guidelines, and where appropriate, the proposed project complies with needed variances or modifications or other special permits have been identified.

F. Effect of Planned Action.

- Upon designation by the SEPA Responsible Official that the development proposal within the Planned Action Area qualifies as a Planned Action pursuant to this Ordinance and WAC 197-11-172, the project shall not be subject to a SEPA threshold determination, an environmental impact statement (EIS), or any additional review under SEPA.
- 2. Being designated a Planned Action or Planned Action Project means that a proposed project has been reviewed in accordance with this Ordinance, and found to be consistent with the development parameters and environmental analysis included in the EIS, including its incorporated and adopted documents.
- 3. Planned Action Projects will not be subject to further procedural review under SEPA. These projects will, however, be subject to conditions as outlined in this document, the attached Exhibit A, and any conditions imposed pursuant to a development agreement, which, together, are designed to mitigate any environmental impacts resulting from the project proposal. Additionally, projects will be subject to applicable City, state and federal regulatory requirements, including the Town Center Design Standards and Guidelines.

The Planned Action designation shall not excuse a project from meeting the City's code and ordinance requirements apart from the SEPA process.

- G. Planned Action Permit Process. The City shall review projects and determine whether they meet the criteria as Planned Actions under applicable state, federal, and local laws, regulations, codes and ordinances. The review procedure shall consist, at a minimum, of the following:
 - Development applications must comply with University Place Municipal Code. Applications shall be made on forms provided by the City and shall include a SEPA checklist, revised SEPA checklist or such other environmental review forms provided by the City or other governmental authorities. The checklist may be incorporated into the form of an application.
 - 2. The City will determine whether the application is complete as provided in University Place Municipal Code Title 22.
 - 3. If the project application is within the Planned Action Area, the application shall be reviewed to determine whether the proposed application is consistent with and meets all of the qualifications and requirements specified in Sections 3 and 6 of this Ordinance.
 - 4. After the City receives and reviews a complete application, the SEPA Official shall determine, utilizing the criteria and procedures contained in WAC 197-11-172, whether the project qualifies as a Planned Action. If the project does qualify as a Planned Action, the City shall notify the applicant, and the project shall proceed in accordance with the appropriate permit procedure, except that no additional SEPA review, threshold determination, or EIS will be required.
 - 5. Public notice for projects that qualify as Planned Actions shall be tied to the underlying permit and not to SEPA notice requirements. If notice is otherwise required for the underlying permit, the notice shall state that the project has qualified as a Planned Action. If notice is not otherwise required for the underlying permit, no special notice is required.
 - 6. If a project is determined not to be a Planned Action, the Planning Manager shall notify the applicant and prescribe a SEPA review procedure consistent with the City SEPA procedures and state laws. The notice to the applicant shall describe the elements of the application that result in disqualification as a Planned Action.
 - 7. Projects disqualified as a Planned Action may use or incorporate relevant elements of the environmental review analysis in the EIS prepared for the Planned Action, as well as other environmental documents to assist in meeting SEPA requirements. The SEPA Official may choose to limit the scope of the SEPA review to those issues and environmental impacts not previously addressed in the EIS.

Section 4. <u>Time Period.</u> This Planned Action Ordinance shall be reviewed no later than December 1, 2006, by the Planning Manager to determine its continuing validity with respect to the environmental conditions of the Planned Action Area and the vicinity and adequacy of Planned Action requirements and mitigation. Based upon this review, this Ordinance may be amended as needed, and another review period may be specified.

Section 5. Conflict. In the event of a conflict between this Ordinance or any mitigation measures imposed pursuant thereto and any ordinance or regulation of the City, the provisions of this Ordinance shall control EXCEPT that the provisions of the state building code shall supersede this Ordinance. Notwithstanding the above, the City is not precluded from requiring additional land use controls and/or impact mitigation in consideration for the City's entry into a development agreement(s) with a Planned Action developer(s). In the event of a conflict between this Ordinance (or any mitigation measures imposed pursuant thereto) and any development agreement between the City and a Planned Action developer(s), the provisions of the development agreement shall control.

Section 6. Adopting Town Center Design Standards and Guidelines. The City of University Place hereby adopts the Town Center Design Standards and Guidelines which shall read as set forth in Exhibit E, which is attached hereto and incorporated herein by this reference as if set forth in full.

The Town Center Design Standards and Guidelines shall apply to all development within the Town Center Area Map (Exhibit B of this ordinance) whether or not the development qualifies as a Planned Action under this ordinance.

- Section 7. Amending Section 19.45.020 of the University Place Municipal Code to Conform to this Ordinance. Section 19.45.020 is hereby amended by substituting the new table, "Overlay Zones: Density and Dimensions (Setbacks)," Exhibit F to this ordinance, in place of the existing table. Exhibit F is incorporated by this reference as if fully set forth herein. Exhibit F adds details pertaining to permissible density, building heights and building setbacks in the Town Center Overlay that conform to the provisions of this ordinance.
- **Section 8.** Amending Section 19.55.050 of the University Place Municipal Code. Section 19.55.050 of the University Place Municipal Code is amended as follows:

19.55.050 Town Center Overlay.

- A. Purpose. The purpose of the Town Center Overlay is to promote high quality mixeduse development utilizing design standards, incentives and increased density and height limits to create a viable center.
- B. Standards. The Town Center Design Standards and Guidelines shall apply in the Town Center Overlay.
- **Section 9.** Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this Ordinance or its application be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to any other person or situation.
- **Section 10.** Third Party Liability. This Ordinance does not create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of these regulations. No provision or term used in these regulations is intended to impose any duty whatsoever upon the City or any of its officers, employees, or agents.

Notwithstanding any language used in this Ordinance, it is not the intent of this Ordinance to create a duty and/or cause of action running to any individual or identifiable person, but rather any duty is intended to run only to the general public.

Section 11. <u>Publication and Effective Date</u>. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall be effective five (5) days after such publication.

PASSED BY THE CITY COUNCIL ON MARCH 1, 2004.

Keng. Yuassi Ken Grassi, Mayor

ATTEST:

Catrina Craig, CMC, City Clerk

APPROVED AS TO FORM

Timothy X. Sulvan, City Attorney

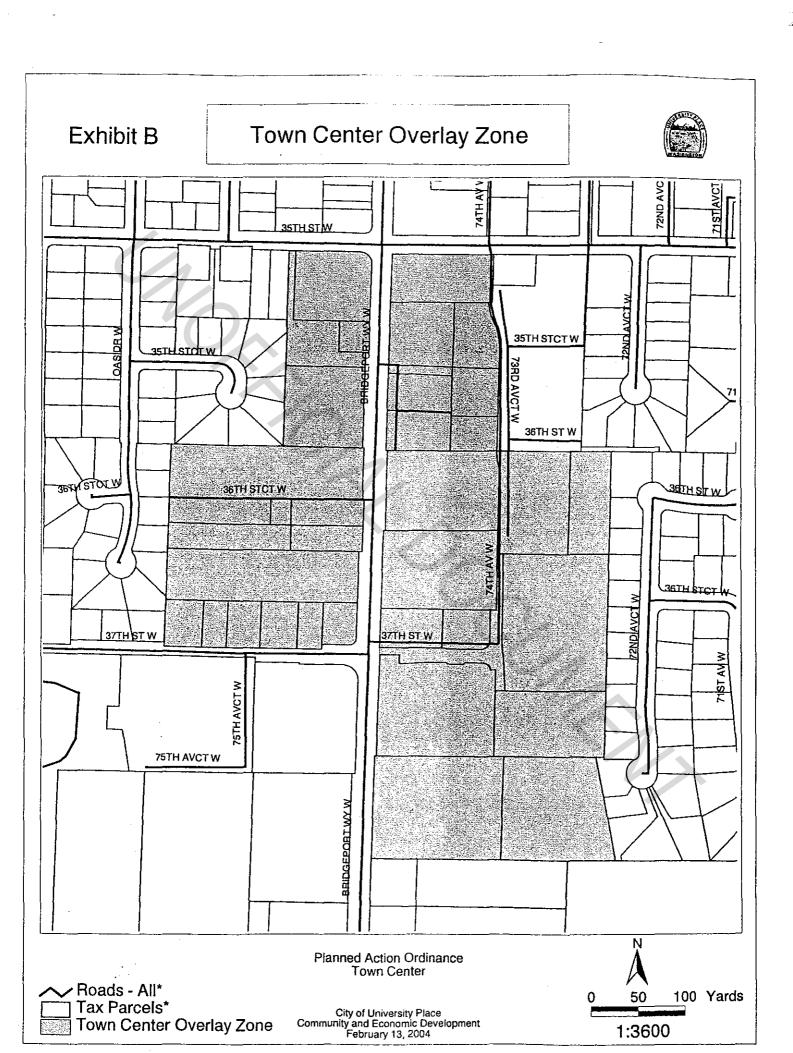
Date of Publication: March 3, 2004 Effective Date: March 8, 2004

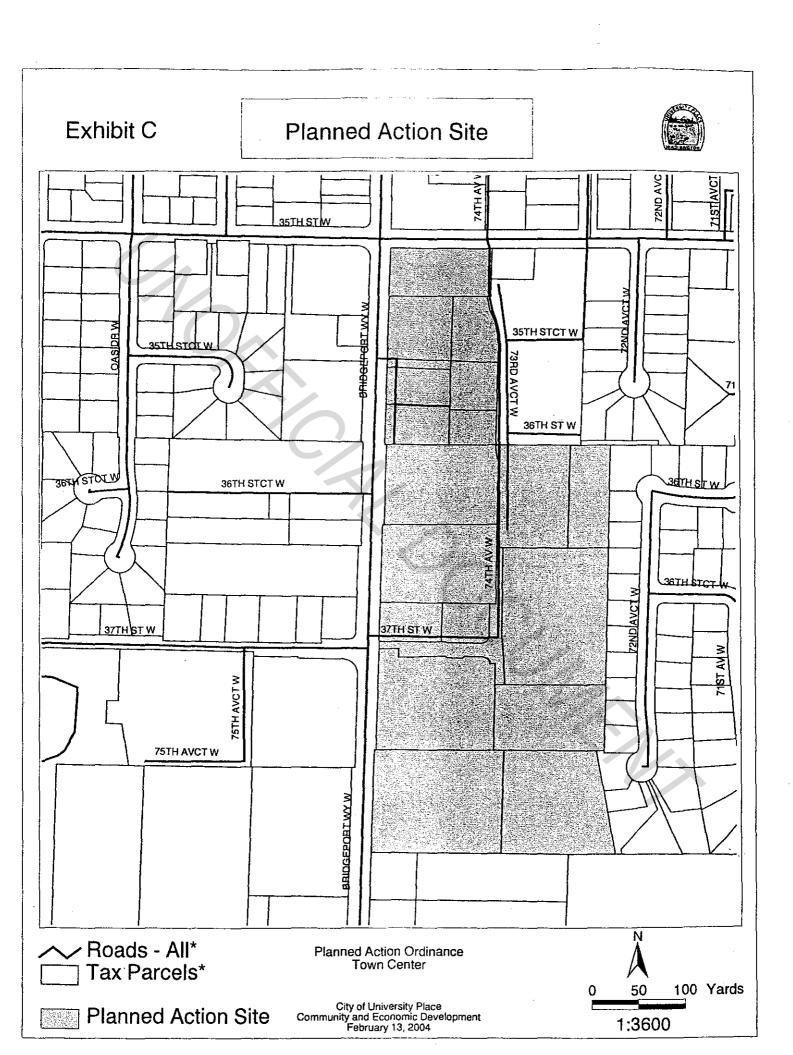
Exhibit A

City of University Place Town Center Development Mitigation Measures

Element	Mitigation Measure
Excavation	A Geotechnical Analysis is required prior to construction. Recommendations regarding excavation as well as placement and compaction of fill and the placement of structures shall be followed.
Erosion	Erosion and sedimentation control measures shall be implemented in conformance with the King County Surface Water Design Manual Appendix D, adopted in Title 13 UPMC. Long-term erosion will be mitigated by installing a permanent stormwater collection system equipped with sedimentation basins, and by establishing adequate grass or vegetative cover concurrent with or promptly after earthwork completion. Undisturbed vegetative buffers should be maintained along natural drainage courses to reduce sedimentation.
Geology	Groundwater seepage shall be controlled. This can be accomplished by constructing drains, bench cuts, and ditches. Pumping may also be required. A permanent groundwater collection system may be required is seepage is intensive.
Stormwater	All development within the Town Center Overlay Zone shall fully comply with the requirements of the King County Surface Water Design Manual and Title 13 UPMC. A storm drainage analysis shall be performed to demonstrate that the storm drainage design complies with the requirements. Development and redevelopment of the preferred alternative will require the installation of water quality treatment facilities. These facilities may include bio-filtration swales, filtration vaults, or wet vaults. Erosion and sedimentation measures shall be implemented in accordance with the King County Surface Water Design Manual Appendix D.

Element	Mitigation Measure
Aesthetics	Development in the Town Center shall be in accordance with the Town Center Design Standards. The Town Center Design Standards include use restrictions, site and building design, and also parking, streetscape and sign requirements and design.
Police	A Public Safety Plan shall be developed with the Police Department and approved by both the City and the developer.
	Additional personnel (fire inspectors and firefighters) and additional equipment resources may be needed to mitigate the impact to the fire department.
Fire	Buildings may require mitigation measures including, but not limited to, the use of fire suppression systems, smoke removal systems, areas of refuge and state of the art fire detection systems, and elevators large enough to accommodate a patient gurney and accompanying paramedics/firefighters depending on building design. Access ramps and roads shall be built to allow emergency
Schools	vehicles in accordance with Title 13 UPMC. Current indications are that no mitigation measures are required.
Parks and Other Recreational Facilities	Park Impact fees will be collected to mitigate park impacts.
Sanitary Sewers	Sanitary sewers shall be required.
Water Services	A new water main may be required in 74 th Ave W (East Road).
Transportation	The Traffic Impact Analysis includes specific designs to maintain acceptable levels of service. When the project nears the site planning phase, these designs or similar strategies that achieve an acceptable level of service, will be incorporated.





Planned Action Ordinance - Town Center

List of Parcels Within The Planned Action Site

Parcel Number	Parcel Address
0220151166	3501 BRIDGEPORT WY W
0220151194	3547 BRIDGEPORT WY W
0220151221	3549 BRIDGEPORT WY W
0220151177	3555 BRIDGEPORT WY W
0220155013	3555 BRIDGEPORT WY W
0220151199	3551 BRIDGEPORT WY W
0220155014	3561 BRIDGEPORT WY W
0220151200	3553 BRIDGEPORT WY W
0220151187	3605 BRIDGEPORT WY W
0220151188	3625 74TH AV W
0220151189	7300XXX 36TH ST W
0220151190	3716 BRIDGEPORT WY W
0220151228	3635 74TH AV W
0220151224	3675 BRIDGEPORT WY W
0220151226	7412XXX 37TH ST W
4000950011	3715 BRIDGEPORT WY W
0220151229	7412XXX 37TH ST W
0220151201	3761 BRIDGEPORT WY W
0220151202	3627XXX 72ND AVCT W

February 13, 2004

TOWN CENTER DESIGN STANDARDS APPENDIX C

USER'S GUIDE

- 1. These standards and guidelines apply to all new development, exterior alterations and major improvements in the Town Center Overlay. Standards are mandatory while guidelines are discretionary and may be used to demonstrate equivalent items. Guidelines cannot be imposed to deny an application.
- 2. A standard may be replaced with an equivalent item(s) if the applicant can demonstrate to the satisfaction of the Director that the standard is of equal or greater quality or quantity.
- 3. Any exterior alterations shall comply with these standards. When expanding the footprint of an existing building that is non-conforming with regard to its distance from the edge of a sidewalk, the building footprint shall be expanded in the direction of the sidewalk to decrease the non-conforming setback, unless it can be demonstrated this is not structurally possible.
- 4. An Overlay Design Review Administrative Use Permit is required to develop in the Town Center Overlay. Provisions regarding the Overlay Design Review Administrative Use Permit are found at the end of this Chapter and in University Place Municipal Code (UPMC) Chapter 19.85.
- 5. All University Place Municipal Code provisions apply unless in conflict with standards in this title. The following specific UPMC provisions do not apply:

19.30.040 Commercial Vehicles

19.35.020 Seasonal & Temporary Uses

19.35.040 Temporary Housing—Medical

19.45.040 Projection Exceptions

19.45.050 Height Standards

19.50.030-.050 Design Review

19.50.070 (B) (2) Setbacks

19.50.080 (B) Usable Open Space

19.65.100 Street Front Landscaping

19.65.120 Perimeter Landscaping*

19.65.270-.320 Tree Preservation

19.70.060 (F) Open Space Requirements

19.75.090 (D) Signs on Marquees, Canopy and Awnings

^{*}Except adjacent to R1 and R2 Zones

- 6. Photos and diagrams are included to convey intent, to depict what is meant by a particular standard or guideline, to show what is desired or not desired or show what is prohibited. Individual pictures may not depict all elements permitted or desired by these standards and guidelines.
- Each section includes a boxed definition or intent statement.
- 8. Standards are highlighted and followed by guidelines.
- When reference is made to required or recommended use, streetscape amenity landscaping or parking in the Overlay, refer to specific standards and/or guidelines regarding those items. For example, if landscaping is required in parking areas, refer to the landscaping section in streetscapes for specific plant and irrigation standards and guidelines.
- The Town Center is divided into areas by streets. 10. Each street has different characteristics, including traffic volumes, width of right-of-way and proximity to single-family residential uses. These differences require standards and guidelines to achieve the Town Center vision and implement the City's Comprehensive Plan. Building height, building mass, buffering, landscaping, parking standards and signs vary by area.

GENERAL REQUIREMENTS

The purpose of the design review process is to ensure that Purpose: development within the Town Center Overlay complies with these standards and guidelines and the overall vision established in this Title.

The provisions of this Chapter shall apply to all applications for an Overlay Design Review Administrative Use Permit within the Town Center Overlay.

Review Authority: The City shall review the applications in accordance with the process below.

Review Criteria: The City shall approve applications when any of the following findings are made: The applicant mosts all standards of this Title, or

LJ	The applicant meets all standards of this Title, of
	The application sets forth a proposal that the Director determines
•	equivalent to or exceeds the standards of this Title.

is

PROCESS

<u>Time Frame and Procedure</u>: Design Review shall be conducted in accordance with the timelines and procedures set forth in University Place Municipal Code (UPMC) 22, Administration of Development Regulations. Town Center Design Review shall be considered a Type I permit.

<u>Pre-Submittal Concept Review</u>: A pre-design meeting may be scheduled with the City's Technical Review Committee prior to formal project development and application. The applicant may present schematic sketches and a general outline of the proposed project. This meeting will allow City staff to acquaint the applicant with the Design Standards, submittal requirements and the application procedures, and provide early input on the proposed project.

<u>Submittal Requirements</u>: Applicants shall submit the Town Center Design Review application form(s) provided by the Community Development Department, along with the correct number of documents, plans and support material required in the application checklist.

Review Fees: Design Review fees must be paid at the time of submittal.

<u>Written Decisions</u>: The City shall issue a written decision approving, approving with conditions or denying the permit and include findings of fact and conclusions that support the decision.

Expiration of Approvals: Any design review approval issued under this ordinance shall expire two (2) years from the date of the approval unless the applicant submits a complete application for a building or site development permit that implements the approved design. If a complete application is filed, the period of design review approval shall be extended until such time as final action is taken on the application. If a decision on a design review approval request is appealed, then the expiration period shall extend until two years after the completion of the appeal. Provided, however, that nothing in this section shall be interpreted to impose an automatic stay of any design approval decision made by the City. Finally, the City may for good cause shown grant an extension of a design review approval for an additional twelve (12) month period, if a written request is made by the applicant not less than thirty (30) days prior to the expiration of the permit.

<u>Appeals</u>: Any decision of the City may be appealed to the City Hearing Examiner. Appeals shall be filed as set forth in UPMC 22.

USE

♦ Land uses allowed in the Town Center Zone are permitted outright in the Town Center Overlay unless otherwise specified herein.

- ♦ If a development has a residential component it shall be combined with one or more non-residential use, except parking (mixed use).
- On the east side of Bridgeport Way, a maximum of sixty (60) dwelling units per acre and a minimum of twenty (20) dwelling units per acre is permitted subject to these Standards.
- ♦ On the west side of Bridgeport Way, density shall not exceed that allowed in the underlying zone.
- ♦ The minimum requirements for mixed use on Bridgeport Way, Town Center Drive and 36th Street West include:
 - □ A minimum of fifty percent (50%) of a building's ground floor (not including parking) shall be in non-residential use.
 - No residential use (except entrances and lobbies) is allowed on a ground floor fronting a street.

ACCESSORY STRUCTURES AND USES

- ♦ Accessory structures shall not exceed two (2) stories or a height of twentyeight (28) feet.
- ♦ Wireless telecommunication facilities including commercial and private facilities, shall be camouflaged by integrating antenna and satellite dishes into building architecture.
- ♦ No new freestanding wireless cell towers are permitted in the Town Center Overlay.
- Home occupations are permitted.
- ♦ Solid waste and recycling dumpsters shall be screened and integrated into the design of the principal use.

TEMPORARY USES, SEASONAL USES, AND SPECIAL EVENTS

- ♦ Temporary and Seasonal Uses in the Town Center Overlay are permitted year round.
- ♦ Temporary and Seasonal Uses shall not encroach into the pedestrian zone.
- ♦ Outdoor temporary sales, except farmers markets, shall be from portable kiosks meeting these design standards and guidelines.

- Signs advertising temporary and seasonal uses shall be limited to window signs or signs on kiosks within five (5) feet of where the sales are taking place.
- ♦ Facilities such as electrical outlets and water bibs should be available for temporary and seasonal uses and special events so that electrical cords or water hoses do not extend across walkways, sidewalks or plazas.

PROHIBITED USES

The following uses are prohibited:

- ♦ Any commercial use that encourages patrons to remain in their cars while receiving goods.
- Auto rental and repair are not allowed as a principal or accessory use.
- ♦ Outdoor automatic food, drink, and other personal product vending machines (excluding automated teller machines and pay phones).
- ♦ The storage or repair of inoperable vehicles (except non-commercial vehicles owned by residents of the development where the storage or repair is taking place and only then within residential garages.
- Retail Establishments primarily selling used goods including: Pawn shops and secondhand stores.
- Small Engine Repair is prohibited.
- Bars and Nightclubs along East or West Road.
- Discount and Factory Second Stores.

SITE DESIGN

SETBACKS

- All site plan layouts shall give first consideration to pedestrians.
- ♦ All buildings shall be oriented and built at the edge of the sidewalk except:
 - Where a plaza or courtyard lies between the building and sidewalk, in which case the building shall be built to the edge of the plaza or courtyard.

- At Significant Corners a minimum setback of twenty (20) feet is required between the building and sidewalk, to accommodate a plaza or courtyard.
- ♦ No side setbacks are required; however, if a building is setback, then a minimum ten (10) feet is required, to provide access between buildings.
- ♦ At least forty percent (40%) of the Primary Facade of a building shall be setback a maximum of ten (10) feet to provide horizontal articulation of the building facade.
- ♦ A minimum fifty (50) foot setback is required from R1 & R2 Zones.

WALKWAYS

- Walkways shall be a minimum of ten (10) feet wide.
- Provide decorative paving, lighting, landscaping and at least one (1) discovery element such as artwork, potted plants, or murals within walkways.
- The design of buildings and structures adjacent to walkways shall allow sunlight consistent with setback standards to light the walkway during daylight hours, and walkways shall be well lit at night to enhance safety.

GATEWAYS

- Provide a gateway to at least one principal entrance to a plaza.
- Gateways shall have qualities that make them distinct from the surroundings including but not limited to decorative paving, landscaping and signage.
- ♦ A minimum of twenty-five percent (25%) of the gateway area shall be finished with decorative pavers or stamped concrete

COURTYARDS

- ♦ Commercial or mixed-use developments shall have at least one courtyard for every 10,000 square feet of building footprint.
- Courtyards shall be a minimum of 250 square feet. No more than two (2) courtyards may be combined to meet this standard.
- Install seating in courtyards to provide an inviting place to sit and relax.

♦ A minimum of twenty-five percent (25%) of the courtyard area shall be landscaped with trees, shrubs and groundcover. A minimum of twenty-five percent (25%) of the courtyard area shall be finished with decorative pavers or stamped concrete.

PLAZAS

- ♦ Commercial or mixed-use developments shall provide at least one (1) Plaza. 1,000 square feet of plaza area shall be provided for every 10,000 of building footprint.
- Plazas shall be a minimum of 1,000 square feet.
- ♦ Plazas shall provide areas suitable for events such as concerts, art shows or outdoor sales. Areas suitable for events shall be flexible so that they can be changed to fit an event or season.
- ♦ Provide in-ground electrical facilities and water bibs to facilitate temporary and seasonal uses.
- ♦ Movable planters, bollards, outdoor seating, accessible art work and other streetscape amenities shall be used to "configure" plaza uses.
- Plazas shall include a water feature or artwork.
- ♦ Plazas shall use decorative paving or distinctive surface treatments to distinguish active from passive areas.
- ♦ Include unreserved outdoor seating for relaxation or eating by providing amenities, benches, tables and trash receptacles.
- ♦ A minimum of twenty-five percent (25%) of the plaza area shall be landscaped with trees, shrubs and groundcover.
- ♦ A minimum of twenty-five percent (25%) of the plaza area shall be finished with decorative pavers or stamped concrete.
- ♦ Use special effects lighting to highlight significant features such as a water feature, artwork or building facade adjacent to the plaza.

BUILDING DESIGN

PRIMARY BUILDING FACADES

• Use only High Quality Materials on Primary Facades.

ticulate the horizor in color and incl	•	_	~	
Columns				
Mullions				
Projections				
Setbacks				

- Provide vertical facade articulation by including a cornice, lintel or header separating the first floor and upper floors.
- Blank walls, including walls distinguished only by changes in color are prohibited.
- Provide a minimum sixteen (16) foot first floor height along Town Center Drive and Bridgeport Way.
- Primary Facades shall have a higher level of architectural detail at street level and on storefront designs.
- Divide horizontal facades into vertical segments not greater than fifty (50) feet in width to provide differentiation and the appearance that the street was developed over time.
- Integrate top to bottom building architecture.
- Provide a cornice or eves to create distinctive rooflines.

SECONDARY BUILDING FACADES

Style

- Maintain high quality materials on Secondary Facades.
- ◆ Blank walls, including walls distinguished only by changes in color are prohibited.
- Secondary Facade design shall be a simplified expression of the Primary Facade, with fewer vertical segment changes along the length of the facade.

Significant Corners

 Provide the highest level of architectural detail and high quality material at Significant Corners.

- A plaza or courtyard shall be located between the building facade and the sidewalk. This plaza or courtyard area may be used to meet plaza or courtyard area requirements.
- Significant Corners shall have a stand out architectural design. Standout architectural design shall be achieved by one of the following methods or approved equivalent:

An element	such	as	а	tower	that	projects	higher	than	the	surrounding
buildings.										
A concave fa	icade									

☐ A rounded facade

□ An angled facade

HEIGHT

- Between Bridgeport Way and East Road, buildings shall be a maximum of seventy-five (75) feet above Bridgeport Way.
- East of East Road, buildings shall be a maximum of fifty-five (55) feet high above East Road.
- West of Bridgeport Way, non-civic buildings shall be a maximum of forty (40) feet high above Bridgeport Way.
- Height in the Town Center Overlay shall be measured from the sidewalk on the street from which height measurement is indicated above to the midpoint of a gabled or pitched roof or the top of a flat or parapet roof.
- Unoccupied roofs, architectural embellishments and mechanical equipment may project above the top occupied story in accordance with these standards.
- → To provide a height transition from adjacent single family residential neighborhoods, the third story of building facades abutting an R1 or R2 zone shall be set back thirty (30) feet. Each additional story shall be set back an average of ten (10) feet from the lower story. This will result in a "stepped" building modulation as depicted above.
- Buildings in excess of forty (40) feet in height shall be set back a minimum of ten (10) feet above forty (40) feet. The goal of this Standard is to allow more sunlight to reach the street and to maintain a low to medium rise streetscape character that will be more comfortable to pedestrians. An exception to this rule is possible if the building facade above forty (40) feet displays a higher level of architectural detail that significantly exceeds the function of the building.

- Buildings throughout the overlay district shall be at least two (2) stories in height. Along Town Center Drive, buildings shall be at least three (3) stories in height. One-story buildings may be permitted by exception.
- Architectural embellishments that are not intended for human occupancy and are integral to the architectural style of the building, including spires, belfries, towers, cupolas, domes and roof forms whose area in plan is no greater than twenty-five percent (25%) of the first story plan area, may exceed building height up to twenty-five percent (25%) of the permitted building height.
- Mechanical penthouses over elevator shafts, ventilator shafts, antennas, chimneys, fire sprinkler tanks or other mechanical equipment may extend up to twenty (20) feet above the permitted building height, provided that they shall be set back from the exterior wall of the building at least a distance that is equal to their height, or they shall be treated architecturally or located within enclosures with an architectural treatment so as to be consistent or compatible with the exterior design of the building facade.

ARCHITECTURAL FEATURES

• On buildings where an upper story setback is required, the setback shall be improved with an upper story courtyard, balcony or roof garden. This does not apply when the set back is only required for mechanical equipment.

PROJECTIONS

- Only projections that can be removed within thirty (30) days are permitted to project into the right-of-way including by way of example, canopies, window displays, signs, planters and stoops.
- Projections into a public right-of-way require a right-of-way permit.
- Projections less than eight (8) feet above the ground elevation may project a maximum of forty-eight (48) inches beyond the face of the building.
- Projections shall not interfere with trees, utilities, transit shelters or other street furnishings.
- Individual AC units and fire escape ladders shall not be permitted on the exterior of buildings.
- The minimum pedestrian zone width shall be maintained unobstructed.

AWNINGS AND CANOPIES

• Design and placement of canopies or awnings shall be proportional to the size of the building facade.

- On buildings with canopies, canopies shall be designed as an integral part of the building.
- Ground mounted canopy or awning supports shall not be placed closer than two (2) feet from the back edge of the curb.
- Canopies shall not extend along the full length of a facade, creating an arcade.
- Individual awnings shall not exceed thirty (30) feet in length.
- Canopies shall extend a minimum of five (5) feet over sidewalks to provide protection from inclement weather.
- Awnings shall be made of a durable material such as woven fabric or canvas. Vinyl awnings are prohibited.
- Canopies shall be made of permanent materials such as, wood, metal and/or glass.
- Canopies shall not be internally lit.

EXTERIOR FINISH MATERIALS

- Use High Quality Materials that enhance the building and convey a sense of permanence. Durable materials are especially critical at street level where pedestrian contact will be considerable.
- Split faced concrete masonry units and etched or scored concrete shall not be used on a Primary Facade.
- · Opaque, smoked and reflective glass shall be used for accents only.

ROOF DESIGN AND MATERIALS

- * Roofing materials visible from streets, plazas or courtyards shall be finished with an attractive non-reflective material, including, but not limited to, wood shingles, copper (including terne coated), factory finished painted metal, slate, synthetic slate, terra cotta and cement tile and glass fiber shingles.
- Adjacent buildings with roofs visible from streets and plazas or courtyards shall use a different slope, design, type or color of roof material to break up building mass and provide variety.
- Articulate roof form and material to break up building mass.

- Where roofs will be visible from existing buildings roofs mechanical equipment shall be hidden under an attractive screen and a roof garden or rooftop courtyard provided.
- Parapet roofs are prohibited unless required by the building code.

MATERIALS TO AVOID

- Multi-floor glass curtain walls are prohibited. Integrate glass with other materials.
- Vinyl siding may only be used above twenty (20) feet or for a second story, whichever is greater.
- Synthetic stucco is prohibited.
- Steel, metal or aluminum siding is prohibited.
- Unfinished concrete block is prohibited.
- Chain link fencing and unfinished wood fencing are prohibited.
- · Decorative metal gates or fences are allowed.
- Roll-up metal security doors in front of storefronts and exterior applied metal security bars are prohibited. Roll-up metal doors are allowed at service entrances.

STOREFRONTS

 Storefront design shall include at least one of the following ele 			
	☐ A large display window or windows of clear glass.☐ A large header		
	☐ A range header		
	☐ A recessed entry		
	□ A projected entry		

- Storefronts shall be predominantly glass to provide views into the store, but glass shall not be the exclusive material.
- ◆ Vacant storefronts shall be screened using a painted screen rather than boarded up. The painted screen shall display a mural or advertise the coming use. Advertising shall be considered a sign.

- Window displays shall display merchandise or services sold by the tenant or an adjacent tenant, or artwork. Storefront display windows shall not be blocked off to prevent views into or out of the store.
- Standard corporate store design and logos shall be integrated with the overall Town Center design and architecture.
- A sidewalk merchandizing zone for the temporary display of merchandise extends two (2) feet from the building facade. A right-of-way permit is required to utilize this merchandizing zone in the public right-of-way.

LIGHTING

- Storefront facades, recessed doorways, outdoor spaces and passageways shall be lit.
- Fixtures shall be located and angled to ensure that they spotlight the tenant's merchandise and do not point toward the window or cause distracting reflections.
- ♦ Include "after hour" lighting within the front of stores to contribute to pedestrian lighting and provide for a comfortable nighttime strolling experience.

WINDOWS

- Upper story windows shall be designed to create shadow lines or to breakup flat surfaces by recessing, projecting or trimming windows.
- · Fake and masked-off windows are prohibited.
- A minimum fifty percent (50%) of the ground floor facade shall be in non-reflective transparent glazing.

DOORS AND ENTRYWAYS

- Primary building and store entrances shall be oriented towards the principal street.
- Recessed or projecting entrances shall be designed so that they do not exceed fifty percent (50%) of the width of the storefront, nor ten (10) feet in depth/projection.
- Placement and design of doors shall provide a direct "connection" to the sidewalks and streets.
- In buildings with multiple entrances provide a diversity of entrances, including recessed, projecting and traditional entrances.

PARKING

PARKING GENERAL

With the following exceptions, parking shall be provided pursuant to UPMC 19.60:

- Entries and exits to and from parking areas shall be clearly marked for both vehicles and pedestrians by changes in material, lighting, and signage.
- Provide raised or clearly marked walkways in surface and structured parking lots.
- ◆ Required parking may be located and maintained anywhere within Town Center Overlay.
- ◆ Abutting on-street parking and shared parking in Town Center Overlay may be counted toward the off-street parking requirement.
- ◆ Compact spaces shall not be allowed on-street and shall be limited to offstreet parking locations.
- Parking lots shall be located in the rear, in the interior of a block or in structured parking in the interior of a block, or below a structure.
- · Surface parking lots must be located to the side or rear of buildings.
- Provide separate parking areas for residential uses from parking for other uses.
- A maximum of two (2) levels of structured parking is allowed abutting an R1 zone, except that a third level may be added provided the third level is setback an additional thirty (30) feet and the perimeter buffer is increase to thirty (30) feet wide and a third row of evergreen trees are planted fifteen (15) feet on center in accordance with UPMC 19.65.
- Surface parking lots and parking structures adjacent to Homestead Park shall install an Level II buffer between parking and the park. Parking structures shall also provide planter boxes and vegetation to screen at least fifty percent (50%) of the building.

ON-STREET PARKING

Only parallel parking is permitted on Bridgeport Way and Town Center Drive.

- Parallel or angled parking is allowed on East and West Roads.
- No on-street parking is permitted on 37th Street east of Bridgeport Way.
- ◆ Where on-street angled parking is permitted, both forty-five (45) degree and sixty (60) degree angled parking is permitted.
- No on-street parking shall be permitted within thirty (30) feet of an intersection.
- Provide bump outs to delineate the end of parking from an intersection or crosswalk.
- Use colored or decorative pavement, bollards and/or planters to delineate onstreet parking areas.
- On 36th Street West curbless parking is required to accommodate special events.
- On Town Center Drive, on-street parking shall be designed to accommodate "closed street" events or periods of increased pedestrian use.

STRUCTURED PARKING

- Structured parking shall not be visible from Town Center Drive or Bridgeport Way, except at entrances.
- Entrances to structured parking shall be the minimum size to permit reasonable entry and shall be consistent with the building facade design.
- Provide high ceilings and ample lighting at pedestrian entrances to elevate safety and comfort.
- Any elevation of a parking structure visible from an adjacent street or a residential zone shall have a solid decorative parapet wall of not less than forty-six (46) inches high and shall utilize materials and colors consistent with the surrounding buildings.
- On walls facing a residential zone, planter boxes supporting vines and other vegetative screening materials shall be attached to the exterior of the structure.
- At least seventy-five percent (75%) of the area occupied along the street level facade of any parking structure that is immediately adjacent to a sidewalk or street right-of way shall be developed for active office or retail uses.

• If not abutting a street, structured parking facilities shall be provided with adequate access from public streets via a private drive and/or access easements.

LOADING

 The minimum dimension of loading spaces shall be as follows: □ Regular size space 10' x 25' □ Large space 10' x 50'
 The calculation of the minimum number of off-street loading spaces shall be in conformance with the following schedule:
 Loading and service areas shall be located and designed to minimize visibility from streets, public spaces and semi-public spaces. Loading areas shall be underground or recessed to hide them from view.
 Install attractive loading dock doors so that when not in use loading docks do not present an eyesore.
 ◆ Office Uses or portion of building devoted to office uses: □ 0 – 49,999 square feet (sf) 0 spaces □ 50,000 – 149,999 sf 1 regular space □ 150,000 – 249,999 sf 2 regular spaces □ 250,000 sf and up 3 regular spaces
 Retail Uses with the following Tenant size: □ 0 – 9,999 sf 0 spaces □ 10,000 – 49,999 sf 1 regular space □ 50,000 – 99,999 sf 1 regular space and □ 1 large space □ 100,000 sf and up 2 large spaces
 Restaurant Uses with the following Tenant size: □ 0 – 9,999 sf 0 spaces □ 10,000 sf and up 1 regular space
• Loading spaces that are adjacent and accessible to several buildings o

- ◆ Loading spaces that are adjacent and accessible to several buildings or tenant spaces, including buildings and tenant spaces on separate lots, may be used to meet the loading requirements for the individual buildings or tenants provided that: i) the number of spaces satisfies the requirements for the combined square footages for the buildings or tenants in question, and ii) an agreement evidencing the right of tenants to share the loading spaces shall be provided to the City.
- Use walls and/or landscaping to screen views of loading areas.

STREETSCAPES GENERAL REQUIREMENTS

- ◆ Streetscapes shall be designed at a pedestrian scale to promote a feeling of comfort and security.
- Streets shall be designed to promote multiple modes of transportation.
- ♦ Pedestrian circulation shall be facilitated via wide sidewalks, walkways, well-defined crossings and utilization of on-street parking.
- Sidewalks shall include a pedestrian zone directly adjacent to storefronts and an amenity zone for roadside features, located adjacent to the street edge.
- Streetscapes shall be designed to encourage visual interest.
- ◆ All roadside features, except as otherwise noted, shall be located in the sidewalk amenity zone.
- ♦ Building and site features shall not project into the pedestrian zone within the vertical area eight (8) feet above sidewalk grade, except as specifically allowed by these standards. In no case shall projections reduce the width of the pedestrian zone to less than the minimum required.
- ◆ Roadside features located adjacent to parallel parking lanes shall be setback a minimum of thirty (30) inches from face of curb/edge of street.
- ♦ Roadside features shall be designed and placed to minimize visual obstruction of adjacent building signage, windows and entries.

STREET PAVING

- ♦ Streets shall be paved with asphalt concrete, except at significant corners, gateways and crosswalks.
- Painted stop bars are required at all crossings and intersections
- Significant corners, gateways and crosswalks, as specifically identified in other sections of this Title and/or as shown on the adopted Master Plan, shall be constructed of stamped concrete or asphalt, or brick or asphalt pavers.

SIDEWALKS & CURBS

- Sidewalks shall be comprised of a pedestrian zone and an amenity zone.
 Specific sidewalk dimensional requirements for each street within the Town Center Overlay area are contained in Chapter VIII Town Center Streets.
- Vertical curb and gutter shall be installed on all streets unless curb less parking is specifically required or allowed.
- Except as otherwise allowed sidewalks shall be constructed of a simple, uniform style of concrete.
- Significant corners, entries and other amenity areas as specifically identified in other sections of this Title and/or as shown on the adopted Master Plan shall be constructed of subtle colored, patterned, scored, sandblasted or stamped concrete, pavers, bricks or similar materials.

STREET LIGHTING

- ♦ Streetlights shall provide both vehicular and pedestrian lighting. Lights shall provide the level of illumination specified in Title 13 of the City Municipal Code for collector arterials. The standard model utilized shall be pole OA 355-13-DG-R1-3-NG manufactured by W.J. Whatley Co. and luminaire K118-LAR-III-100 (MED)-MH-240(MT)-K18-GR manufactured by King Luminaire. Sixteen (16) foot tall poles shall be utilized on Bridgeport Way. When an exception is granted all streetlights shall be of the same model.
- ◆ Lamp posts shall be fitted with electrical outlets and brackets for banners hanging pots, and seasonal decorations.
- Streetlights shall be located at the same distance from the street edge along the length of the entire street.
- Luminaries shall be translucent or glare-free.
- ♦ Diffusers and refractors shall be installed to reduce glare, and light pollution, particularly adjacent to residential areas.
- Lamp posts shall be fitted with irrigation for hanging pots.
- Streetlights shall be designed with the capability to turn off selected lights during energy shortages.
- Streetlights shall be located at the same distance from the street.

SPECIAL EFFECTS LIGHTING

- Special Effects lighting shall be utilized in plazas to highlight required art or water features.
- ◆ Lighting shall be shielded, as necessary, to avoid glare to pedestrians, vehicles and adjacent sites.
- ♦ Outlets or fixtures for effect lighting shall be installed in tree grates or otherwise integrated in an unobtrusive manner.
- Effect lighting shall be used to highlight trees and other roadside features, buildings and site features as specifically identified in other sections of this Title and/or as shown on the adopted Master Plan.

STREET TREES AND LANDSCAPING

- ◆ Street Trees shall be provided in accordance with Chapter VIII, Town Center Streets.
- Street Trees shall include only those species specified in UPMC 13.20.
- ◆ Street trees shall have a minimum diameter of five (5) inches measured at twenty-four (24) inches above grade at time of planting.
- Landscaping in Courtyards and Plazas shall include:

 Canopy-type deciduous trees or spreading evergreen trees planted in
clumps or strips with a mix of living evergreen and deciduous ground covers and
low shrubs. Up to 100 percent (100%) of the trees may be deciduous. There
shall be at least one (1) tree per 100 square feet of courtyard of plaza area.

- ☐ The area, which is not planted with trees shall be planted with shrubs and living ground cover chosen and planted to attain a coverage of ninety percent (90%) within three (3) years of planting. Shrubs shall be planted at a density of five (5) shrubs per one hundred (100) square feet of that portion of the landscape area, which is not planted in groundcover. Lawn may be used for up to seventy-five percent (75%) of the required ground cover.
- ☐ Landscaping located within public rights-of-way shall be approved by the Public Works Department, prior to planting, as part of the review of landscape plans required by Section 19.65.200. Landscaping in the public right-of-way shall be in accordance with UPMC 13.15.520.
- Particular care shall be used in tree selection and placement to avoid visual obstruction of adjacent retail signage, windows and entries.

- If mixing species, different species shall be alternated in a regular pattern. Regular spacing is encouraged, but spacing may be altered where necessary to minimize visual obstruction of adjacent retail uses.
- Trees shall be planted a uniform distance, from the curb/edge of street.
- ◆ Street trees shall be placed in tree grates, large planters or pots or planter strip sections.
- Planter strips shall be permanently irrigated per UPMC 13.20.
- ◆ Landscaped area shall include shrubs and groundcover sized and irrigated in accordance with UPMC 19.65.
- ♦ A maximum of fifty percent (50%) of required landscaping in plazas and courtyards may be potted.
- ♦ Potted plants shall not be placed anywhere that impedes pedestrian or vehicular traffic, but may function as a separation between pedestrians and vehicles.
- Pots shall be of a uniform type.
- Tree grates shall be designed reflect local art, history or wildlife.
- Tree grates shall allow for tree growth.
- Tree grates shall be ADA approved.
- ◆ Electrical outlets shall be provided within the tree grate area to allow for lighting opportunities.

STREET FURNITURE

- ◆ Street furniture shall be provided in accordance with Chapter VIII, Town Center Streets.
- ♦ Benches shall be Victor Stanley, Classic Style, SC 138 in VS New Teal. Other street furniture shall be complimentary to the above style. When an exception is granted all furniture shall be a common model unless a unique type is integral to storefront design.
- Furniture other than café seating shall be permanently attached to the ground.

- Street furniture shall be comfortable, durable, easy to clean and vandalism/graffiti resistant to the greatest extent possible.
- ◆ Up to twenty-five (25%) of required seating may be provided by incorporating a bench into a planter box by widening planter and wall edges to provide seating.
- ◆ Café and restaurant seating, if located on a public sidewalk, shall meet the following:

D	A right-of-way permit shall be required.
	The minimum pedestrian zone shall be maintained.
	The seating shall not visually obstruct adjacent retail uses.
	The seating does not displace other publicly beneficial amenities.

ART WORK

- ◆ Art work in publicly owned places shall be consistent with the City Public Art policy.
- ♦ Art work shall be located within the Town Center Overlay area as specifically identified in other sections of this Title and/or as shown on the adopted Master Plan.
- Permanent art pieces shall not be located in areas designated for performing arts functions.
- Artwork shall:

Be made of durable, weatherproof materials; and
Not interfere with pedestrian circulation or cause a traffic hazard; and
Be designed to avoid physical hazards to the public who come in contact with it.

WATER FEATURES

- ♦ Water features shall be located within the Town Center Overlay area as specifically identified in other sections of this Title and/or as shown on the adopted Master Plan.
- ♦ Where required water features shall allow people to interact with the display using at least one (1) of the following:

☐ Allow for ample pedestrian circulation.
☐ Provide seating as part of the water feature design using a low wall.
□ Promote physical contact with water.

♦ Where required water features shall be a minimum of twenty-five (25) square feet and maintain a minimum constant or intermittent re-circulating flow of 300 gallons per hour.

DRINKING FOUNTAINS

☐ Drinking fountains shall be provided in accordance with Chapter VIII, Town Center Streets.

□ Developments with 50,000 or more square feet shall provide a minimum of one (1) drinking fountain for dogs.

TRANSIT FACILITIES

- ♦ Placement and design of transit facilities shall be coordinated with Pierce Transit. Non-Pierce Transit financing is required.
- ◆ Transit facilities shall be designed and constructed to represent a common style throughout the Town Center unless an exception is granted.
- ◆ Streets where transit is expected to operate shall be built to arterial street standards, in order to withstand continuing transit vehicle use.

OUTDOOR KIOSKS

- Kiosks from which merchandise or food is sold shall be attended.
- Kiosks shall be constructed of similar materials or given a similar finish as adjacent buildings.
- Kiosks shall be well illuminated.
- All sides of a Kiosk shall have a finished look.
- Kiosk color shall conform to the adopted color palette.

TRASH AND RECYCLING RECEPTACLES

- Streetscape receptacles shall be Victory Stanley Ironsites Series, SD-42, with side gate in VS New Teal. When an exception is granted all receptacles shall be the same model unless integral to storefront design.
- ♦ Ash urns shall be Victory Stanley Ironsites Series, S-20, in VS New Teal. When an exception is granted all urns shall be the same model unless integral to storefront design.
- Recycling receptacles shall be of a similar style as the above referenced trash receptacles. Design of recycling receptacles shall be acceptable to the local refuse service provider.
- ◆ Streetscape receptacles shall be located at convenient locations especially at intersections and in the proximity of kiosks or restaurants where takeout food is sold or consumed.
- Streetscape waste and recycling receptacles shall be permanently attached, have sealed bottoms and sufficient tops to keep contents dry and concealed from view and be designed for easy collection and service.
- ♦ Location of trash and recycling facilities shall be coordinated with the local refuse service provider.
- Streetscape trash and recycling receptacles shall be durable, easy to clean and vandalism/graffiti resistant to the greatest extent possible.
- ◆ Recycling receptacles shall be located in conjunction with at least fifty percent (50%) of all trash receptacles. Recycling receptacles shall accept glass and metal (aluminum) recyclable materials.
- ♦ Large-scale trash and recycling collection sites, including dumpsters shall be screened by a fence or wall at least as high as the receptacle and constructed of the same materials or given a similar finish as the building they serve.
- Color of any screening fences or walls shall be consistent with Appendix A.
- ◆ Trash and recycling receptacles shall be maintained in a sanitary condition, and shall be emptied when full.

HANDRAILS AND FENCING

◆ Handrails shall be installed where necessary for safety or where desired for aesthetics.

- ♦ Low fencing or rails (36 inches or lower) shall be permitted where it provides a sense of enclosure in a larger open area, where it separates distinct areas and where it does not obstruct pedestrian mobility.
- ◆ Handrails and fencing shall be designed to complement the architectural style of adjacent buildings.
- Solid, slat and plastic fences are prohibited.
- ◆ Chain link fences are prohibited, except when approved for public safety applications.

NEWSPAPER RACKS

- Newspaper racks color and design shall be compatible with and aesthetically compliment other streetscape amenities such as benches and waste receptacles.
- Newspaper racks shall accommodate more than one (1) news print selection.
- Newspaper racks shall be painted in accordance with Appendix A.
- ◆ Newspaper racks shall be placed to minimize the physical and visual impact on the streetscape.
- ◆ Newspaper racks shall be secured by bolting to the ground or a building. Chains are prohibited.

BOLLARDS

- ♦ Bollards shall be uniform in design and color through out a development unless integral to a specific storefront or restaurant design.
- Bollards shall be set back from parking lanes to allow movement of car doors.
- ♦ Bollards shall be utilized where necessary to physically separate vehicles from pedestrians.
- Bollard color and design shall be similar and aesthetically complement other streetscape elements including but not limited to street furniture and streetscape waste receptacles.

BICYCLE RACKS

◆ Bicycle Racks shall be Dero's Bike Bike Rack or Mad Biker Bike Rack. When an exception is granted all bike racks in a development shall be of uniform design or theme consistent with the development design or function.

- Bicycle racks shall be permanently mounted and located adjacent to areas with potential high bicycle traffic volumes.
- Bicycle racks shall allow the frame and at least one wheel to be locked.
- Bike racks shall be integrated into overall streetscape design.

PAYPHONES AND EMERGENCY PHONES

- Outdoor pay and emergency phones shall be uniform in design and color through out a development unless integral to a specific storefront or restaurant design.
- ◆ Ample lighting shall be provided around exterior pay and emergency phones to discourage vandalism.
- ◆ Outdoor phones shall be designed to complement the architectural style of adjacent buildings.

MAILBOXES AND MISCELLANEOUS FEATURES

- Mailboxes shall be located in coordination with the U. S. Postal Service.
- ◆ All mailboxes shall be located inside buildings unless otherwise required by the U.S. Postal Service.
- ♦ When located outside a building, mailboxes shall be designed and integrated with building design.
- Other miscellaneous features typical to the streetscape environment shall be permitted subject to approval of the director. Examples include cash machines, street speakers and parking meters.
- New utility lines shall be underground.

TOWN CENTER STREETS

BRIDGEPORT WAY

- ◆ The sixteen (16) foot sidewalk on Bridgeport Way shall be comprised of an eight (8) to eleven (11) foot pedestrian zone and a five (5) to eight (8) foot amenity zone.
- Street trees shall be spaced at forty-five (45) feet on center.

- Each development shall install a minimum of one (1) street furniture feature, excluding café seating, within the right-of-way or street. For each 100 feet of street frontage one (1) additional street furniture feature is required. Street furniture features shall provide seating for a minimum of three (3) people. If a development occupies both sides of the street this requirement applies to both sides.
- ♦ Each development shall install a minimum of one (1) outdoor publicly accessible drinking fountain along the street frontage. This requirement shall be waived if it results in outdoor publicly accessible drinking fountains located closer than 500 feet to each other.
- ◆ A minimum of fifty percent (50%) of the amenity zone shall be in planter strip sections.
- ◆ Decorative street and sidewalk paving shall be installed at the intersection of Bridgeport Way and 36th Street.
- ♦ Roadside features such as streetlights, bike racks, trash and recycling receptacles, drinking fountains, phone booths and newspaper racks shall be of a consistent color and design along the street.

TOWN CENTER DRIVE

- ◆ Town Center Drive shall have a curvilinear configuration as shown in the adopted Master Plan.
- ♦ The sixteen (16) foot sidewalk on Town Center Drive shall be comprised of an eight (8) to eleven (11) foot pedestrian zone and a five (5) to eight (8) foot amenity zone.
- ◆ Town Center Drive shall include curbless sections to allow for special events and "flexible" parking.
- ♦ Bollards shall be installed in curbless sections to delineate the edge of the travel way.
- Street trees shall be spaced at thirty-eight (38) feet on center.
- Street trees shall feature effect lighting, either as plighting or string lighting.
- ♦ Each development shall install a minimum of one (1) street furniture feature, excluding café seating, within the right-of-way or street. For each seventy-five (75) feet of street frontage one (1) additional street furniture feature is required. Street furniture features shall provide seating for a minimum of three (3) people.

If a development occupies both sides of the street this requirement applies to both sides.

- ◆ Each development shall install a minimum of one (1) outdoor publicly accessible drinking fountain along the street frontage. This requirement shall be waived if it results in outdoor publicly accessible drinking fountains located closer than 500 feet to each other.
- Decorative street and sidewalk paving shall be installed at the intersections of Town Center Drive with 36th Street and Bridgeport Way.
- Roadside features such as streetlights, bike racks, trash and recycling receptacles, drinking fountains, phone booths and newspaper racks shall be of a consistent type along the street.

EAST ROAD/WEST ROAD/37TH STREET ON THE WEST SIDE OF BRIDGEPORT

- ◆ The twelve (12) foot sidewalk on East and West Roads shall be comprised of a seven (7) foot pedestrian zone and a five (5) foot amenity zone.
- Street trees shall be spaced at thirty-eight (38) feet on center.
- ◆ One (1) seating feature, excluding café seating, shall be located within the amenity zone a minimum of every 100 feet.
- Roadside features such as bike racks, trash and recycling receptacles, mailboxes, drinking fountains, phone booths and newspaper racks shall be of a consistent type along the street.

35TH STREET

♦ The sidewalks, parking lanes, street lights, street trees and other roadside features required on Bridgeport Way shall be continued along the south side of 35th Street where abutting the Town Center.

36TH STREET

- ◆ The sixteen (16) foot sidewalk on 36th Street shall be comprised of an eight (8) to eleven (11) foot pedestrian zone and a five (5) to eight (8) foot amenity zone.
- ◆ 36th Street shall include curbless parking to facilitate special events and "flexible" parking.

- ◆ Bollards or other roadside features shall be used to separate curbless parking areas from sidewalk areas.
- Street trees shall be spaced at thirty-eight (38) feet on center.
- ♦ Each development shall install a minimum of one (1) street furniture feature, excluding café seating, within the right-of-way or street. For each seventy-five (75) feet of street frontage one (1) additional street furniture feature is required. Street furniture features shall provide seating for a minimum of three (3) people. If a development occupies both sides of the street this requirement applies to both sides.
- ♦ Each development shall install a minimum of one (1) outdoor publicly accessible drinking fountain along the street frontage. This requirement may be waived if it results in outdoor publicly accessible drinking fountains located closer than 500 feet to each other.
- ♦ Within Town Square, a minimum of one (1) street furniture feature is required per each 1,000 sq. ft. of area. Street furniture features shall provide seating for a minimum of three (3) people.
- Town Square shall be paved of decorative materials.
- ♦ A prominent choreographed water feature shall be located within Town Square.
- ◆ A minimum of twenty five percent (25%) of Town Square shall be landscaped.
- Trees, art and water features shall be treated with effect lighting.
- ♦ Roadside features such as streetlights, bike racks, trash and recycling receptacles, drinking fountains, phone booths and newspaper racks shall be of a consistent type along the street.

37TH STREET ON THE EAST SIDE OF BRIDGEPORT WAY

- 37th Street shall have sidewalks ranging in width from six (6) to eight (8) feet.
- ◆ Street trees shall not be required on portions of 37th street located under other facilities.
- ◆ Street lighting shall be adjusted to provide adequate lighting along subsurface portions of 37th Street. Wall mounted lights may be utilized as appropriate.

SIGNS

SIGNS IN GENERAL

- All signs installed on buildings or in the public right-of-way shall be constructed and installed per the City Sign Code (UPMC Chapter 19.75) except as provided here.
- ◆ Signs shall not obscure any significant architectural detail of individual buildings.
- All signs shall be pedestrian in scale and integrated into the building and storefront design.
- Use of durable high quality materials is required.
- ◆ Temporary sale window paint is not permitted.

SIGN LIGHTING

- · Backlit letter, channel letters and external up or down lighting are allowed.
- · Exposed neon is not permitted.
- Backlit sign backgrounds are prohibited.
- · Raceways shall be hidden.
- · Signs or graphics identifying a tenant on glass are permitted.

FREE STANDING SIGNS

♦ Freestanding signs are prohibited, except along Bridgeport Way, provided the commercial use occupies a building that fronts Bridgeport Way and the portion of the facade where the sign is located is sufficiently set back to locate the sign and allow, not interfere with, pedestrian movement or sight distance.

WALL SIGNS

- ◆ The area of all wall signs shall be less than or equal to fifteen percent (15%) of the facade occupied by the use.
- When a wall sign is located on a building, it shall be located only on a wall where public access is provided.

- Signs on awnings or on windows are considered wall signs.
- Signage is prohibited on the awning head sheet.
- Signs on awnings may be no greater than sixty-six (66%) of the valance (the vertical awning face).

PROJECTING SIGNS

- Projecting signs shall clear the sidewalk by a minimum of eight (8) feet.
- A projecting sign shall not be larger than twenty (20) square feet, except when located on the ground floor over the right-of-way, where it shall not be larger than six (6) square feet.
- Projecting signs shall not project over four (4) feet from the building.
- Projecting signs shall not exceed the height of the tenant space occupied in the building.

TEMPORARY SIGNS

- One (1) real estate sign is permitted per building street frontage.
- Real estate signs shall be located on the ground floor near the entrance.
- Real Estate signs are not permitted in the window of a residential unit.
- Except Political signs, temporary signs shall not be free standing.
- One (1) new residential development wall sign is permitted per street frontage.
- Inflatable dirigibles are not permitted.

DIRECTIONAL AND INCIDENTAL SIGNS

- All directory signs shall be of a uniform design consistent with the Town Center Vision, the architecture of buildings and other streetscape elements.
- Signs intended to direct motorists toward Town Center facilities shall be located at gateways.

The City of University Place

Town Center Design Standards and Guidelines

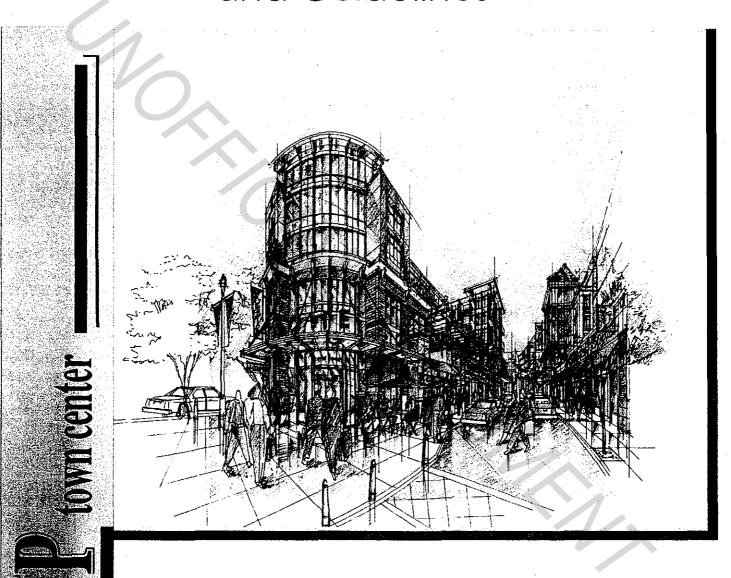


Table of Contents

Executive Summary 1		
Chapter I	Town Center Vision	7
Chapter II	User's Guide	10
Chapter III	Uses	12
Chapter IV	Site Design	15
Chapter V	Building	19
Chapter VI	Parking	29
Chapter VII	Streetscapes	32
Chapter VIII	Town Center	44
Chapter IX	Signs	54
Appendices		58

Executive Summary



Rendering of a Town Square or Plaza (November 2002)

he residents of University Place have long held a vision of a safe, inviting, pedestrian-friendly neighborhood in the heart of the community where residents and visitors could gather, meet, shop and dine. That vision began to take shape when, prior to incorporation, the University Place Community Council proposed a "focal point" for what was then the "community" of University Place. Soon after incorporation in 1995, the City drafted its first town center conceptual plan.

This conceptual plan was refined over succeeding years, with numerous meetings and extensive public involvement resulting in the City Council's adoption of the 1999 Town Center Plan, which is reflected in the conceptual drawing shown below.

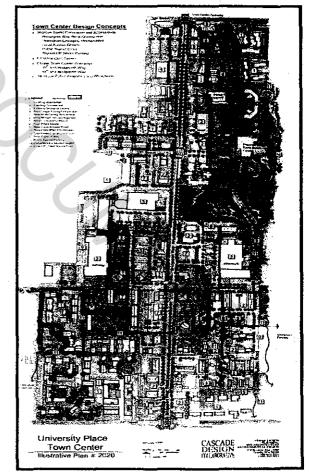
The Plan focused on redevelopment of the area between 35th and 44th along Bridgeport Way, and envisioned infill development, road and pedestrian improvements, and enhanced open space to achieve a vibrant, pedestrian-friendly town center. The Plan envisioned high-

quality residential, office and retail uses, including specialty shops and restaurants, anchored by City Hall, the Library and Homestead Park.

More recently, the City has begun to focus on implementing the Town Center Plan. In May 2001, the City and Chamber of Commerce brought together various community stakeholders in an Economic Development Summit. The Summit resulted in a recommendation that the City develop an Economic Development Strategic Action Plan.



Economic Development Summit May 2001



1999 Town Center Plan



The Mayor addresses community representatives at the Smart Growth Workshop in June 2003.

To help develop a Strategic Action Plan, the City Council appointed an Economic Development Task Force. The Task Force conducted an analysis of retail development opportunities in the City, held a Town Center visioning charrette and developed a Town Center Master Plan.

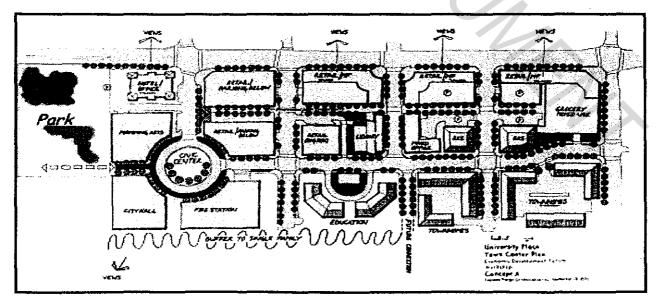
These efforts led to the City Council's adoption of an Economic Development Strategic Action Plan in December 2002. The Strategic Action Plan calls for an increased focus on Town Center as a means of creating a vibrant and sustainable economy – establishing a diversified tax base that provides new sources of revenue to maintain quality of life and essential community services.

Initial Town Center workshops were held in the summer of 2002. The City then hosted the Town Center Design Charrette Workshop: the resulting concept plan envisioned a parking deck below a retail street at the same grade as Bridgeport Way. Housing would be built above the retail creating a mixed use neighborhood.

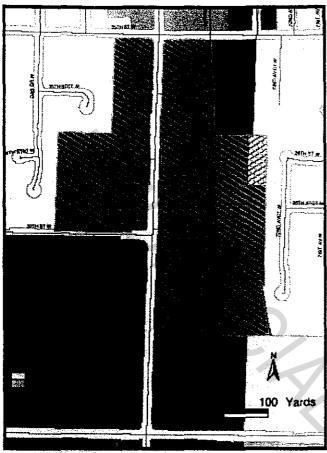
The City Council appointed its first permanent Economic Development Committee in 2003. The Committee was charged with developing implementation strategies for the Strategic Action Plan. The Committee partnered with the City's Planning Commission in May 2003 to sponsor a Smart Growth Workshop focused on Town Center design standards. The following design standards are a direct result of the preferences indicated in that Workshop.



Community leaders participate in the Town Center Visioning Charrette in August 2002



One of two concept plans developed at the Town Center Visioning Charrette in August 2002

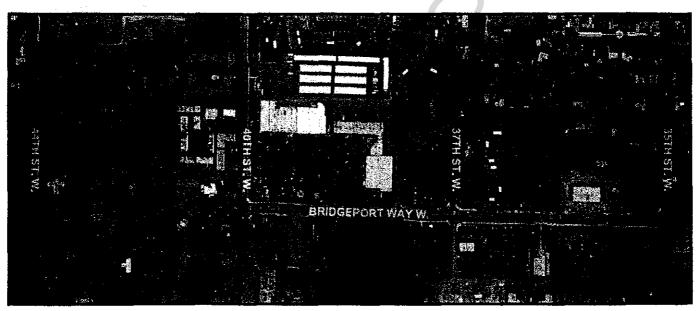


Town Center Overlay

The City Council approved the Town Center Concept Plan for planning purposes in December 2002. The Smart Growth Workshop in May 2003 was the start of the design standards process.

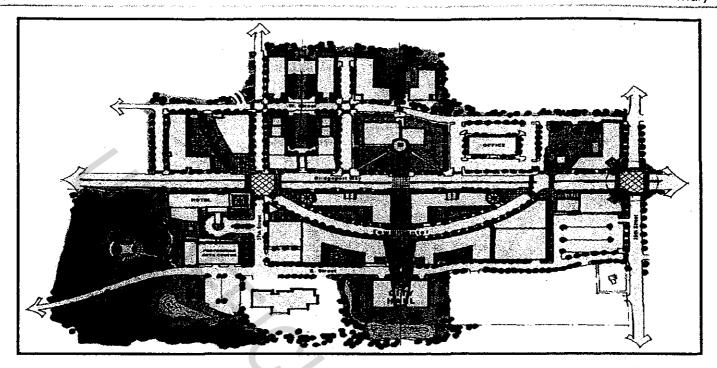
These Town Center Design Standards and Guidelines (Standards" and "Guidelines") apply to public and private properties within the Town Center Overlay Zone. As shown to the left, the Overlay Zone extends on the east side of Bridgeport Way from 35th Street on the north to Homestead Park on the south. On the west side of Bridgeport Way, the Overlay Zone extends from 35th Street on the north to 37th Street on the south.

The purpose of these Standards and Guidelines is to ensure that architects, planners, engineers, developers and businesses create developments that reflect the community's vision. These Standards and Guidelines are intended to be more descriptive than prescriptive, so as to encourage innovation, creativity and excellence in design and construction.



2001 Arial Photo of University Place Town Center Zone

N/K/1



The conceptual Town Center Master Site Plan shown above attempts to achieve the community's vision by providing pedestrian-oriented streets and open spaces in a manner that accommodates pedestrian, vehicular and transit needs. Uses shown in the concept plan are for illustrative purposes only; for example, a future hotel on the current City Hall site and the library on the west side of Bridgeport Way that is now planned for relocation to the intersection of Bridgeport Way and 35th Street West. The Master Site Plan depicts multi-story buildings that are accessible from a network of roads and pedestrian corridors. The Master Site Plan relies on structured parking that takes advantage of the topography and brings commercial uses up to the grade of Bridgeport Way.

The architectural character of University Place Town Center should reflect the aspirations of residents, business owners and visitors who participated in the visioning charrette, preference surveys, master plan meetings and Smart Growth Workshop. The preferred architectural character is progressive, with a northwest influence that reflects our values, heritage and civic identity. The architecture will set the tone and create the visual experience that residents and visitors will react to and interact with on a daily basis. The following elements describe architectural features in the University Place Town Center that are intended as minimum design standards.



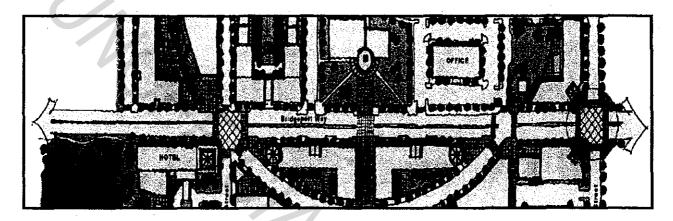
Rendering of East Road November 2002





Recognizing differences in use, topography, traffic, view potential and proximity to single-family. neighborhoods, the Town Center Overlay is divided into areas by streets. Town Center streets include: Town Center Drive, Bridgeport Way, East Road and West Road. The Standards and Guidelines include both prescriptive standards and descriptive guidelines that reflect the different character of the streets, yet provide for consistency of design to achieve the vision. For example, on Town Center Drive, curbless streets are recommended to facilitate special events.

Bridgeport Way



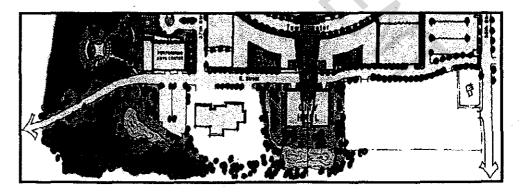
Bridgeport Way serves as the primary vehicular gateway to Town Center. Residents and visitors are drawn into and elect to stay in Town Center by what they see as they arrive. The Bridgeport Way neighborhood is divided into East and West. The civic uses (including the City Hall, the Public Safety Building and the Library as well as Town Center Drive) are located on the east side of Bridgeport Way. The west side contains a mix of uses including street front retail and services. On street parking and wide sidewalks invite people to park and get out of their cars. Attractive signage, landscaping and art work provide visual interest.

Elements that make Bridgeport Way special:

- Mixed-Use Residential and Retail.
- Wide sidewalks.
- Streetscape amenities, such as benches, potted plants and trash receptacles.
- A distinctively high first floor.
- Structured parking hidden from view.
- Free Standing Signs.
- Art work.
- Mature trees.

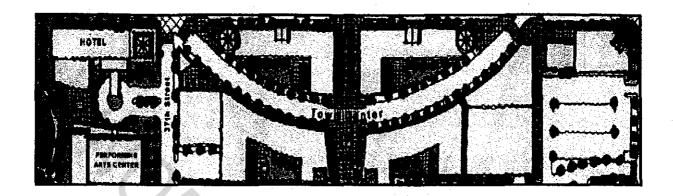
East Road

East Road provides vehicular circulation through the eastern half of the overlay area. Although providing access to parking and deliveries, it also



serves pedestrian needs and as a buffer between Town Center's more intense developments and adjacent single family homes. Sidewalks are not as wide as Town Center Drive but provide ample room for pedestrians, landscaping and street amenities. Elements that make East Road special include smaller shops, boutiques, live/work units and town homes.

Town Center Drive



Town Center Drive shall be the premier pedestrian-oriented shopping and dining street. The street is geared to the pedestrian, with inviting storefronts at the ground level. Features such as artwork, interesting storefront displays, sidewalk cafes and street furniture provide a fun and welcoming atmosphere.

Street trees and street lighting provide a sense of enclosure. Flexible parking allows the street to be closed for special events.

Elements that make Town Center Drive special include:

- Specialty retail and eating establishments.
- A retail street character that is unique to University Place and promotes activity.
- Generous sidewalks and areas for outdoor eating and amenities.
- Special effect lighting and sound systems.
- Art work and water features.
- At least one and a half story high first floor retail.
- Structured parking that is hidden from view.

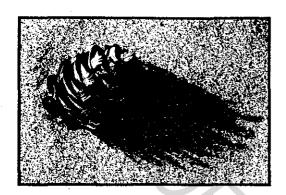
West Road

The proposed West Road will provide north-south vehicular circulation through the western half of the overlay. Again like East Road, it provides access to parking and for deliveries. Given its proximity to single family



neighborhoods uses, West Road will act as a buffer between Town Center's more intense developments and adjacent single family homes. Sidewalks, landscaping and streetscape amenities make for a quiet, inviting pedestrian street. Elements that make West Road special include narrow lanes, sidewalks, street trees and streetscape amenities.

Chapter I The Town Center Vision



he Town Center Vision was developed during a series of workshops with the Planning Commission and representatives of the City Council, Parks Commission and Economic Development Committee. The purpose of the workshops was to identify the community values and character that make University Place a special place to live and work.

The following Town Center Vision, Market Position, Desired Perceptions and Core Values are the products of these workshops and provide the foundation upon which the Design Standards were written. The goal is to create a Town Center that is unique to University Place, a Town Center that reflects the values, character and aspirations of the



TOWN CENTER VISION

A vibrant and a sustainable economy that encourages business growth, meets residents needs and supports existing quality services, parks, schools and community amenities.



OUR MARKET POSITION

For residents and visitors, the University Place Town Center is the South Sound entertainment, lifestyle and civic destination that creates a gathering place which builds a sense of community.



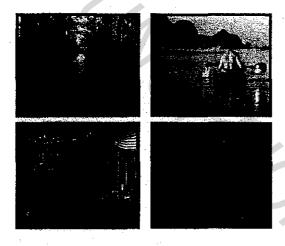
DESIRED PERCEPTIONS

Five years from now we want University Place Town Center to be (what we

- Vibrant
- Unique
- Upscale
- Natural
- Green
- A reflection of our heritage and a view of our future
- Economically self sufficient
- Family oriented
- Welcoming
- ♦ Safe
- South Puget Sound's Lifestyle Cen-

CORE VALUES

<u>Core Value 1</u> **Respect for and sustainability of the environment.**



- Interacting with nature
- Integrating nature
- Bringing the outdoors in
- Captivating views of nature

<u>Core Value 2</u>
Support an appreciation of education, arts and cultural diversity.

- Creating places for individual and groups
- Art accessible to the public
- Places to linger; places to shop; places to watch
- Opportunities for discovery and serendipity



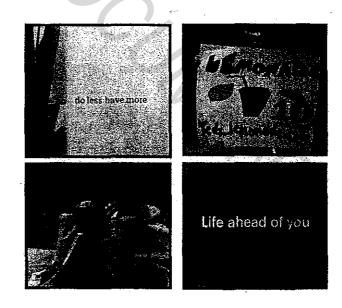
Core Value 3 Family - centric



- Warm welcoming & inviting
- Traditional and non-traditional families
- Gathering places to sit back, watch and enjoy the show
- A Town Center that is unique to the South Puget Sound

<u>Core Value 4</u> Forward thinking

- Heritage
- Future generations
- ◆ Technology
- Simplifying
- ◆ Progressive



1,500

:

T.

Chapter II User's Guide

The Users Guide provides instruction on how to use these Standards and Guidelines.

USER'S GUIDE

- These standards and guidelines apply to all new development, exterior alterations and major improvements in the Town Center Overlay. Standards are mandatory while guidelines are discretionary and may be used to demonstrate equivalent items. Guidelines can not be imposed to deny an application.
- 2. A standard may be replaced with an equivalent item(s) if the applicant can demonstrate to the satisfaction of the Director that the standard is of equal or greater quality or quantity.
- 3. Any exterior alterations shall comply with these standards. When expanding the footprint of an existing building that is non-conforming with regard to its distance from the edge of a sidewalk, the building footprint shall be expanded in the direction of the sidewalk to decrease the non-conforming setback, unless it can be demonstrated this is not structurally possible.
- 4. An Overlay Design Review Administrative Use Permit is required to develop in the Town Center Overlay. Provisions regarding the Overlay Design Review Administrative Use Permit are found at the end of this Chapter and in University Place Municipal Code (UPMC) Chapter 19.85.
- 5. All University Place Municipal Code provisions apply unless in conflict with standards in this title. The following specific UPMC provisions do not apply

19.30.040 Commercial Vehicles	19.50.070 (B) (2) Setbacks
19.35.020 Seasonal & Temporary Uses	19.50.080(B) Usable Open Space
19.35.040 Temporary Housing—Medical	19.65.100 Street Front Landscaping
19.45.040 Projection Exceptions	19.65.120 Perimeter Landscaping*
19.45.050 Height Standards	19.65.270320 Tree Preservation
19.50.030050 Design Review	19.70.060 (F) Open Space Requirements
	19.75.090 (D) Signs on Marquees, Canopy and
*Except adjacent to R1 and R2 Zones	Awnings

- 6. Photos and diagrams are included to convey intent, to depict what is meant by a particular standard or guideline, to show what is desired or not desired or show what is prohibited. Individual pictures may not depict all elements permitted or desired by these standards and guidelines.
- 7. Each section includes a boxed definition or intent statement.
- 8. Standards are highlighted and followed by guidelines.
- 9. When reference is made to required or recommended use, streetscape amenity landscaping or parking in the Overlay, refer to specific standards and/or guidelines regarding those items. For example, if landscaping is required in parking areas, refer to the landscaping section in streetscapes for specific plant and irrigation standards and guidelines.
- 10. The Town Center is divided into areas by streets. Each street has different characteristics, including traffic volumes, width of right-of-way and proximity to single-family residential uses. These differences require standards and guidelines to achieve the Town Center vision and implement the City's Comprehensive Plan. Building height, building mass, buffering, landscaping, parking standards and signs vary by area.

100

GENERAL REQUIREMENTS

<u>Purpose:</u> The purpose of the design review process is to ensure that development within the Town Center Overlay complies with these standards and guidelines and the overall vision established in this Title.

<u>Scope:</u> The provisions of this Chapter shall apply to all applications for an Overlay Design Review Administrative Use Permit within the Town Center Overlay.

Review Authority: The City shall review the applications in accordance with the process below.

Review Criteria: The City shall approve applications when any of the following findings are made:

- The applicant meets all standards of this Title, or
- ◆ The application sets forth a proposal that the Director determines is equivalent to or exceeds the standards of this Title.

PROCESS

<u>Time Frame and Procedure:</u> Design Review shall be conducted in accordance with the timelines and procedures set forth in University Place Municipal Code (UPMC) 22, Administration of Development Regulations. Town Center Design Review shall be considered a Type I permit.

<u>Pre-Submittal Concept Review:</u> A pre-design meeting may be scheduled with the City's Technical Review Committee prior to formal project development and application. The applicant may present schematic sketches and a general outline of the proposed project. This meeting will allow City staff to acquaint the applicant with the Design Standards, submittal requirements and the application procedures, and provide early input on the proposed project.

<u>Submittal Requirements:</u> Applicants shall submit the Town Center Design Review application form(s) provided by the Community Development Department, along with the correct number of documents, plans and support material required in the application checklist.

Review Fees: Design Review fees must be paid at the time of submittal.

<u>Written Decisions:</u> The City shall issue a written decision approving, approving with conditions or denying the permit and include findings of fact and conclusions that support the decision.

Expiration of Approvals: Any design review approval issued under this ordinance shall expire two (2) years from the date of the approval unless the applicant submits a complete application for a building or site development permit that implements the approved design. If a complete application is filed, the period of design review approval shall be extended until such time as final action is taken on the application. If a decision on a design review approval request is appealed, then the expiration period shall extend until two years after the completion of the appeal. Provided, however, that nothing in this section shall be interpreted to impose an automatic stay of any design approval decision made by the City. Finally, the City may for good cause shown grant an extension of a design review approval for an additional twelve (12) month period, if a written request is made by the applicant not less than thirty (30) days prior to the expiration of the permit.

Appeals: Any decision of the City may be appealed to the City Hearing Examiner. Appeals shall be filed as set forth in UPMC 22.

CHAPTER III USE

A mix of uses including restaurants, shops, offices, housing, entertainment and civic uses will contribute to the success of Town Center.

Standards

- Land uses allowed in the Town Center Zone are permitted outright in the Town Center Overlay unless
 otherwise specified herein.
- If a development has a residential component it shall be combined with one or more non-residential
 use, except parking (mixed use).
- On the east side of Bridgeport Way, a maximum of 60 dwelling units per acre and a minimum of 20 dwelling units per acre is permitted subject to these Standards.
- On the west side of Bridgeport Way, density shall not exceed that allowed in the underlying zone.
- The minimum requirements for mixed use on Bridgeport Way, Town Center Drive and 36th Street West include:
 - A minimum of 50% of a building's ground floor (not including parking) shall be in non-residential use.

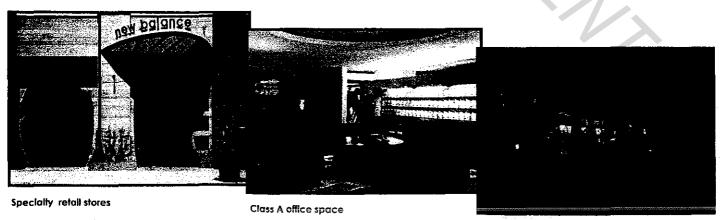


Luxury residential housing should be part of the mix.

Guidelines

The City Hall, Library and Public Safety Building (Police and Fire) are already located in the Town Center Overlay. To promote an economically viable Town Center with an increased level of activity the following uses are encouraged to locate in the Town Center Overlay:

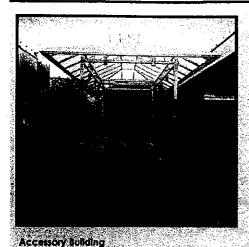
- National, regional and local specially retail uses including apparel, book and music stores, electronics and computer sales, eye wear and optical stores, jewelry, home furnishings, shoe & accessories, and specialty foods;
- Residential uses, including leased units, condominiums, live/work units and lodging;
- Large and small restaurants, including formal sit-down restaurants, ethnic cuisine, brew pubs, walk-up take-out restaurants, delis, and vending kiosks;
- Entertainment uses, including movie and performance theaters;
- Professional services, including company headquarters, banks, investment firms, consulting firms, accounting, insurance, real estate, law, medical and dental offices and similar professional offices; and
- Personal services, including hair and beauty salons and health clubs.



Entertainment uses

ACCESSORY STRUCTURES AND USES

Accessory uses include kiosks, band shells, telecommunication uses and solid waste facilities.



Standards

- Accessory structures shall not exceed two (2) stories or a height of twenty eight (28) feet.
- Wireless telecommunication facilities including commercial and private facilities, shall be camouflaged by integrating antenna and satellite dishes into building
- No new freestanding wireless cell towers are permitted in the Town Center Overlay.
- Home occupations are permitted.

architecture.

 Solid waste and recycling dumpsters shall be screened and integrated into the design of the principal use.



Attractive klosks add to the festive atmosphere.

Guidelines

- Accessory structures should be architecturally similar in design to their principal structure.
- Accessory uses such as kiosks should be appropriately spaced so that areas do not appear cluttered or unduly interfere with pedestrian movement.

TEMPORARY USES, SEASONAL USES, AND SPECIAL EVENTS

Temporary and seasonal uses and special events that add flavor and variety and do not detract from the Town Center experience are encouraged.



Farmers Markets are encouraged

Standards

- Temporary and Seasonal Uses in the Town Center Overlay are permitted year round.
- Temporary and Seasonal Uses shall not encroach into the pedestrian zone.
- Outdoor temporary sales, except farmers markets, shall be from portable klosks meeting these design standards and guidelines.
- Signs advertising temporary and seasonal uses shall be limited to window signs or signs on kiosks within five feet of the where the sales are taking place.
- Facilities such as electrical outlets and water bibs should be available for temporary and seasonal uses and special events so that electrical cords or water hoses do not extend across walkways, sidewalks or plazas.

PROHIBITED USES

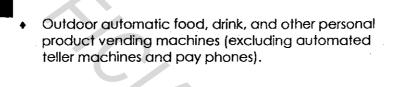
To mitigate impacts of incompatible uses or to maintain a competitive atmosphere certain uses are specifically prohibited.

The following uses are prohibited:

 Any commercial use that encourages patrons to remain in their cars while receiving goods



Auto rental and repair are not allowed as a principal or accessory use.

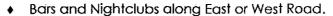




The storage or repair of inoperable vehicles (except non-commercial vehicles owned by residents of the development where the storage or repair is taking place and only then within residential garages).

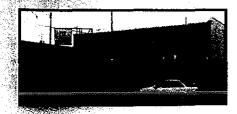


- Retail Establishments primarily selling used goods including: Pawn shops and secondhand stores.
- Small Engine Repair is prohibited.





Discount and Factory Second Stores.



Chapter IV Site Design

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Crime Prevention Through Environmental Design (CPTED) is situational crime prevention based on changing and managing the physical environment to produce behavioral effects that will reduce the incidence and fear of crime, thereby improving the quality of life, and enhancing profitability for business.

Guidelines

- Create territories that clearly delineate private space from semi-public and public spaces, and develop a sense of ownership. Ownership creates an environment where appearance of strangers and intruders stand out and are more easily identified.
- Design spaces to allow for continued use and intended purposes.
- Use pavement treatments, landscaping, art, signage, screening and fences to define and outline ownership of space.
- Promote natural surveillance by creating environments where there is plenty of opportunity for people engaged in their normal behavior to observe the space around them. Areas can be designed so they are more easily observed through;
 - Design and placement of physical features to maximize visibility including building orientation, windows, entrances and exists, parking lots, refuse containers, walkways, landscape trees and shrubs, use of wrought iron fences or walls, signage and other physical obstructions.
 - Placement of persons or activities to maximize surveillance possibilities.
- Maintain lighting that provides for nighttime illumination of parking lots, walkways, entrances, exits and related areas to promote a safe environment.
- Provide access control, to limit access and increase natural surveillance, especially into areas where it is not easy to be observed. When present, intruders are more readily recognized through:
 - The use of sidewalks, pavement, gates, lighting and landscaping to clearly guide the public to and from entrances and exists.
 - The use of gates, fences, walls, landscaping and lighting to prevent or discourage public access to or from dark or unmonitored areas.
- Maintain landscaping, lighting treatment and other features to reinforce territories, natural surveillance and access control.

SETBACKS

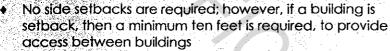
Building to the inside edge of the sidewalk, a courtyard or plaza facilitates easy pedestrian access. Varying building setback and projection provides horizontal articulation and architectural interest.



Build to sidewalk

Standards

- ◆ All site plan layouts shall give first consideration to pedestrians.
- ◆All buildings shall be oriented and built at the edge of the sidewalk except:
- 1. Where a plaza or courtyard lies between the building and sidewalk, in which case the building shall be built to the edge of the plaza or courtyard.
- At Significant Corners a minimum setback of 20 feet is required between the building and sidewalk, to accommodate a plaza or courtyard.



- At least forty (40) percent of the Primary Façade of a building shall be setback a maximum of ten (10) feet, to provide horizontal articulation of the building façade.
- A minimum 50-foot setback is required from R1 & R2 Zones.



Provide ample pedestrian areas at corners

WALKWAYS

Walkways are connections that provide pedestrians access between plazas and courtyards or to streets or parking areas located behind buildings.

Standards

- Walkways shall be a minimum of ten (10) feet wide.
- Provide decorative paving, lighting, landscaping and at least one discovery element such as artwork, potted plants, or murals within walkways.
- The design of buildings and structures adjacent to walkways shall allow sunlight consistent with setback standards to light the walkway during daylight hours and Walkways shall be well lit at night to enhance safety.



Storefronts face this walkway



- Walkways should have storefronts facing them; if possible, storefront entries should open to walkways. Windows should face walkways. Windows facing walkways allow people to see out into the walkway enhancing safety.
- Where appropriate, accommodate cafe seating.
- Provide a distinct character to help with orientation, such as a "name" or unique decorative paving treatment.
- Curve walkways around landscaping and other streetscape features to provide interest.



Decorative paving, landscaping and a water feature all complement this walkway.

GATEWAYS

Gateways are elements that provide a sense of arrival for pedestrians and/or vehicles.



Pavement treatment announces a gateway announces a gateway Intersections

Standards

- ◆ Provide a gateway to at least one principal entrance to a plaza.
- Gateways shall have qualities that make them distinct from the surroundings including but not limited to art, decorative paving, landscaping and signage.
- A minimum of 25% of the gateway area shall be finished with decorative pavers or stamped concrete.

Guidelines

- Gateways can be freestanding elements or be designated by a change in pavement or landscaping design.
- Gateways should incorporate elements unique to the South Puget Sound reflecting local heritage.
- Where an arch or other overhead feature provides a gateway, consider hanging elements such as flower pots or decorations to provide interest.



Changes in pavement and landscaping make a pedestrian gateway

COURTY ARDS

Courtyards are smaller improved open space areas to relax and enjoy the outdoors.



Payers, landscaping and a water feature make for a reloxing courtyard

Standards

- Commercial or mixed-use developments shall have at least one courtyard for every 10,000 square feet of building footprint.
- Courtyards shall be a minimum of 250 square feet. No more than two courtyards may be combined to meet this standard.
- Install seating in courtyards to provide an inviting place to sit and relax.
- A minimum of 25% of the courtyard area shall be landscaped with trees, shrubs and groundcover. A minimum of 25% of the courtyard area shall be finished with decorative pavers or stamped concrete.
- Provide at least one piece of art in each courtyard.

Guidelines

- Use decorative pavement in courtyards.
- Provide art or a water feature accessible to the public, encouraging discovery.
- Provide landscaping treatments or gardens that allow interaction.
- Provide courtyards on ground level, along a walkway, on midlevel patios, or as part of a roof top garden.
- Landscaping should reflect a respect for and sustainability of the environment.



Upper story courtyards provide privacy

PLAZAS

Plazas are gathering places with room or facilities to host special events, or to sit and enjoy.



Plazas should be designed to accommodals special events

Standards

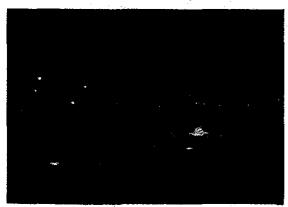
- Commercial or mixed-use developments shall provide at least one Plaza. 1,000 square feet of plaza area shall be provided for every 10,000 of building footprint.
- Plazas shall be a minimum of 1,000 square feet.
- Plazas shall provide areas suitable for events such as concerts, art shows or outdoor sales. Areas suitable for events shall be flexible so that they can be changed to fit an event or season.
- Provide in-ground electrical facilities and water bibs to facilitate temporary and seasonal uses.
- Movable planters, bollards, outdoor seating, accessible art work and other streetscape amenities shall be used to "configure" plaza uses.
- Plazas shall include a water feature or artwork.
- Plazas shall use decorative paying or distinctive surface treatments to distinguish active from passive areas.
- Include un-reserved outdoor seating for relaxation or eating by providing amenities, benches, tables and trash receptacles.
- A minimum of twenty-five percent (25%) of the plaza area shall be landscaped with frees, shrubs and groundcover.
- A minimum of 25% of the plaza area shall be finished with decorative pavers or stamped concrete.
- Use special effects lighting to highlight significant features such as a water feature, artwork or building façade adjacent to the plaza.



Public seating and large movable planfers configure this plaza

Guidelines

 Bollards, out door seating and planters should be used rather than curbs where a plaza abuts a road to allow the plaza to expand for certain large events.



A choreographed fountain with special effects lighting creates a festive atmosphere

- Use decorative pavers or distinctive surface treatments to distinguish active and passive areas within plazas.
 Active areas should be vibrant; passive areas should be relaxing.
- Create places for individuals and groups.
- Provide piped in music with inconspicuous speakers to provide acoustic atmosphere during events or to highlight a season.
- Choreographed or recreational fountains are encouraged.
- To facilitate special events, a temporary bandstand, stage or in ground electrical facilities for which a stage could be erected may be appropriate in some plazas.

Chapter V Building Design

PRIMARY BUILDING FACADES

Primary Facades: A building's primary façade is the elevation that faces pedestrian intensive streets and public open spaces.



Provide horizontal, vertical and roofline articulation or primary building facades

Standards

- Use only High Quality Materials on Primary Facades.
- To articulate the horizontal primary building façade, vertical segments shall be different in color and include two or more of the following architectural elements:
 - Columns
 - Mullions
 - Projections
 - Setbacks
 - Style
- Provide vertical façade articulation by including a

comice, lintel or header separating the first floor and upper floors.

- Blank walls, including walls distinguished only by changes in color are prohibited.
- Provide a minimum 16 foot first floor height along Town Center Drive and Bridgeport Way.
- Primary Facades shall have a higher level of architectural detail at street level and on storefront designs.
- Divide horizontal facades into vertical segments not greater than 50 feet in width to provide differentiation and the appearance that the street was developed over time.
- Integrate top to bottom building architecture.
- Provide a cornice or eves to create distinctive rooflines.



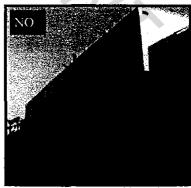
Buildings along this street developed over time and have a variety of façade styles, colors and roof-lines.



Although built as a single building the facade varies in horizontal, vertical, and roof articulation, window design and color

Guidelines

- At corners, the roof design should emphasize the corner.
- Balconies, trellises, railings, and similar architectural elements should be added to upper floors.
- Although a change in the horizontal building façade is required at least every 50 feet, shorter segments of 15 to 30 feet is recommended.



Façade with no horizontal articulation and no architectural feature separating retail and upper floors

SECONDARY BUILDING FACADES

Secondary Facades: Secondary facades are oriented toward pedestrian only corridors.



The design of the primary facade is carried around to a secondary facade

Standards

- Maintain high quality materials on Secondary Facades.
- ♦ Blank walls, including walls distinguished only by changes in color are prohibited.
- Secondary Façade design shall be a simplified expression of the primary façade, with fewer vertical segment changes along the length of the façade.



Blank secondary facades are prohibited

Guidelines

- Provide surprise elements, such as murals, portals, art work or landscaping, recesses, etc.
- Provide a streetscape treatment that is complimentary to the primary elevations, but that is executed
 in a simplified scheme.

SIGNIFICANT CORNERS

Significant Corners: Significant Corners are located at street intersections and shall include a distinctive architectural element.



Standards

- Provide the highest level of architectural detail and high quality material at Significant Corners.
- A plaza or courtyard shall be located between the building façade and the sidewalk. This plaza or courtyard area may be used to meet plaza or courtyard area requirements.
- Significant Corners shall have a stand out architectural design.
 Standout architectural design shall be achieved by one of the following methods or approved equivalent:
 - An element such as a tower that projects higher than the surrounding buildings.
 - A concave facade
 - A rounded facade
 - An angled facade

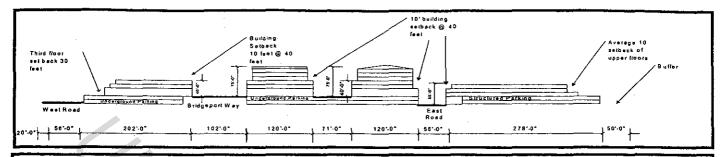
Guidelines

- Significant corners may have entrances at street level while others may only be distinguished architecturally.
- Building corners should have distinctive character from block to block to help with orientation throughout the Town Center.



A domed roof and courtyard sets this corner apart.

Height



Cross Section of West Road / Bridgeport / Town Center Drive / East Road Elevations

Standards

- Between Bridgeport Way and East Road, buildings shall be a maximum of seventy-five (75) feet above Bridgeport Way.
- East of East Road, buildings shall be a maximum of fifty-five (55) feet high above East Road.
- West of Bridgeport Way, non-civic buildings shall be a maximum of forty (40) feet high above
 Bridgeport Way.
- Height in the Town Center Overlay shall be measured from the sidewalk on the street from which height measurement is indicated above to the midpoint of a gabled or pitched roof or the top of a flat or parapet roof.
- Unoccupied roofs, architectural embellishments and mechanical equipment may project above the top occupied story in accordance with these standards.
- To provide a height transition from adjacent single family residential neighborhoods, the third story of building facades abutting an R1 or R2 zone shall be set back 30 feet. Each additional story shall be set back an average of 10 feet from the lower story. This will result in a "stepped" building modulation as depicted above.
- Buildings in excess of forty (40) feet in height shall be set back a minimum of ten (10) feet above forty feet. The goal of this Standard is to allow more sunlight to reach the street and to maintain a low to medium rise streetscape character that will be more comfortable to pedestrians. An exception to this rule is possible if the building façade above 40 feet displays a higher level of architectural detail that significantly exceeds the function of the building.
- Buildings throughout the overlay district shall be at least two (2) stories in height. Along Town Center
 Drive, buildings shall be at least three (3) stories in height. One-story buildings may be permitted by
 exception.
- Architectural embellishments that are not intended for human occupancy and are integral to the architectural style of the building, including spires, belfries, towers, cupolas, domes and roof forms whose area in plan is no greater than 25% of the first story plan area, may exceed building height up to 25% of the permitted building height.
- Mechanical penthouses over elevator shafts, ventilator shafts, antennas, chimneys, fire sprinkler tanks or other mechanical equipment may extend up to twenty (20) feet above the permitted building height, provided that they shall be set back from the exterior wall of the building at least a distance that is equal to their height, or they shall be treated architecturally or located within enclosures with an architectural treatment so as to be consistent or compatible with the exterior design of the building façade.

ARCHITECTURAL FEATURES

Architectural Features, including columns, cornices, mullions, balconies, railings and window boxes, dress up a building.



Balconles, roof cornices and window treatments and trestles provide interest,

Standards

 On buildings where an upper story setback is required, the setback shall be improved with an upper story courtyard, balcony or roof garden. This does not apply when the set back is only required for mechanical equipment.

Guidelines

- Traditional elements found around windows, such as shutters, lintels and windowsills, should be used to provide character and detail to facades.
- Incorporate trestles on upper floors to add interest.
- Developers, tenants and residents should be encouraged to provide plants on upper story balconies.



Shutters, mullions and the sitt frame this window

Projections

Projections include awnings, canopies, signs and architectural features.

Standards

1

- Only projections that can be removed within 30 days are permitted to project into the right-of-way
 including by way of example, canopies, window displays, signs, planters and stoops.
- Projections into a public right-of-way require a right-of-way permit.
- Projections less than eight (8) feet above the ground elevation may project a maximum of forty-eight (48) inches beyond the face of the building.
- Projections shall not interfere with trees, utilities, transit shelters or other street furnishings,
- Individual AC units and fire escape ladders shall not be permitted on the exterior of buildings.
- The minimum pedestrian zone width shall be maintained unobstructed.

Balconies project from the building façade creating an arcade below.

Guidelines

- Roof eaves may project up to thirtysix (36) inches beyond the building face or architectural projection.
- Satellite dishes should not be allowed on Primary Facades, Secondary Facades and Significant Corners.



Individual AC units and exterior fire escapes are prohibited.

AWNINGS AND CANOPIES

Awnings and canopies provide protection from the elements and add dimension to a building façade.



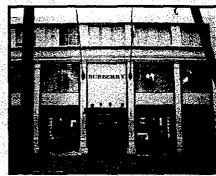
Canoples and banners integrate with building architecture.

Standards

- Design and placement of canopies or awnings shall be proportional to the size of the building facade.
- On buildings with canopies, canopies shall be designed as an integral part of the building.
- Ground mounted canopy or awning supports shall not be

placed closer than two (2) feet from the back edge of the curb.

Canopies shall not extend along the full length of a façade, creating an arcade. Individual awnings shall not



Awning is integrated into storefront design.

exceed thirty (30) feet in length.

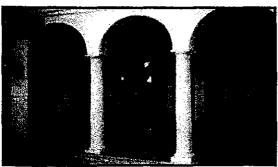
- Canopies shall extend a minimum of five (5) feet over sidewalks to provide protection from inclement weather.
- Awnings shall be made of a durable material such as woven fabric or canvas. Vinyl awnings are prohibited.
- Canopies shall be made of permanent materials such as, wood, metal and/or glass.
- Canopies shall not be internally lit.



A simple canopy design using metal columns.

Guidelines

- Provide awnings in strategic locations to provide pedestrians shelter from weather.
- Collective placement of awnings along a street should maintain overall design integrity and avoid a uniform awning layout.
- Awnings should accommodate comfortable pedestrian access and sightlines.
- Retractable or open side awnings are preferred. Awning and canopy colors should compliment building color.
- Close-ended canopies are discouraged.



Short arcades are OK providing areas to come in from the weather.

No long arcades they are often dark and akin to shopping in a mall rather than a town center.



EXTERIOR FINISH MATERIALS

Building materials should reflect a Northwest character in keeping with the Town Center Vision.



Red brick is a material commonly used on civic buildings in the Pacific Northwest

Standards

- Use High Quality Materials that enhance the building and convey a sense of permanence.
 Durable materials are especially critical at street level where pedestrian contact will be considerable.
- Split faced concrete masonry units and etched or scored concrete shall not be used on a Primary Facade.
- Opaque, smoked and reflective glass shall be used for accents only.



The primary material is precast stone with stucco used for accent



Red brick, glass and an kon cornice dignifies the primary façade of this older building



Use real wood panels and decking

Guidelines

- On Primary Facades and Significant Corners materials native to the Northwest should be used whenever possible, including:
 - Smooth exterior grade woods, such as oak, maple, fir and hemlock.
 - Cobbles, river rock, slate and granite.
- Desirable facade materials for new or renovated facades also include:
 - Brick, tile and stone, including marble.
 - Decorative fiber reinforced cement.
 - Glass.
 - Other woods.
- Non-native materials, such as those listed below, may be used for architectural

trim and accent applications, including, but not limited to, cornices and decorative brackets, frieze panels, decorative lintels, shutters and porch and balcony railings.

- Cast iron, bronze, brass, copper (including terne coated).
- · Glazed ceramic and porcelain tile.
- Glass, brick and metal.
- Fiber reinforced plastic (not including plastic or vinyl siding products).
- Building materials and construction methods should be "Green" to the greatest extent possible, to emphasis the core value of a sustainable environment and conservation of natural resources and including energy.



Cut stone, exposed wood beams and metal accents are preferred materials

ROOF DESIGN AND MATERIALS

Articulate roof form and material to break up mass.



Varied roof types break up mass





Gable roofs are encouraged on residential buildings

Standards

- Roofing materials visible from streets, plazas or courtyards shall be finished with an attractive non-reflective material, including, but not limited to, wood shingles, copper (including terne coated), factory finished painted metal, slate, synthetic slate, terra cotta and cement tile and glass fiber shingles.
- Adjacent buildings with roofs visible from streets and plazas or courtyards shall use a different slope, design, type or color of roof material to break up building mass and provide variety.
 - Articulate roof form and material to break up building mass.
 - Where roofs will be visible from existing buildings roofs mechanical equipment shall be hidden under an attractive screen and a roof garden or rooftop courtyard provided.
 - Parapet roofs are prohibited unless required by the building code.



Shiny metallic roof finishes should be avoided

Guidelines

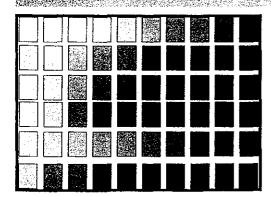
- Roof top courtyards and gardens are encouraged.
- Roof flashing should not be visible from streets, plazas or courtyards.

Colors

Colors with a natural northwest character are preferred.

Standards

Utilize a warm palette of complementary colors that are sensitive to the natural materials prevalent
 In the Northwest.



A sample color pallet

Guidelines

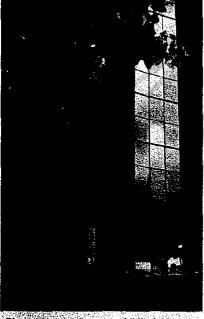
- Natural colors, such as beige, light brown, tan and forest green, are preferred.
- Bright, highly contrasting colors are discouraged.



Bright contrasting colors may be used only for accent.

MATERIALS TO AVOID

Inexpensive materials detract from the quality the community visions for Town Center. Glass curtain walls convey a modern rather than a northwestern architectural style, and stucco does not maintain well in the Northwest.



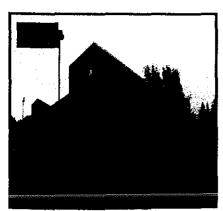
Glass curtain walls are prohibited.

Standards

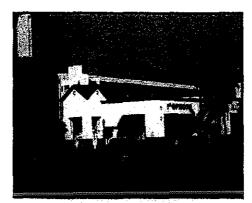
- Multi-floor glass curtain walls are prohibited. Integrate glass with other materials.
- Vinyl siding may only be used above 20 feet or for a second story, whichever is greater.
- Steel, metal (except copper) or aluminum siding is prohibited.
- Unfinished concrete block is prohibited.
- Chain link fencing and unfinished wood fencing are prohibited.
- Decorative metal gates or fences are allowed.
- Roll-up metal security doors in front of storefronts and exterior applied metal security bars are prohibited. Roll-up metal doors are allowed at service entrances.

Guidelines

- Avoid large expanses, non-detailed stucco. Integrate Stucco with other materials
- Use metal for accents only.



Metal siding except copper is prohibited.



Use stucco for detail work not large walls.



Use vinyl siding only above the second floor

STOREFRONTS

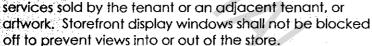
Quality Storefront design is welcoming and improves safety.



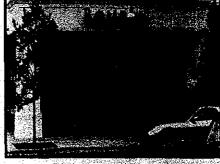
This stockfoot incorporating a large display window and exposed wood trim is consistent with storefront and material standards.

Standards

- Storefront design shall include at least one of the following elements
 - A large display window or windows of clear glass.
 - A large header
 - A canopy or awnings
 - A recessed entry
 - A projected entry
- Storefronts shall be predominantly glass to provide views into the store, but glass shall not be the exclusive material.
- Vacant storefronts shall be screened using a painted screen rather than boarded up. The painted screen shall display a mural or advertise the coming use. Advertising shall be considered a sign.
- Window displays shall display merchandise or



- Standard corporate store design and logos shall be integrated with the overall Town Center design and architecture.
- A sidewalk merchandizing zone for the temporary display of merchandise extends two feet from the building façade.
 A right-of-way permit is required to utilize this merchandizing zone in the public right-of-way.



A storefront with traditional storefront dimensions.

Lighting

- Storefront facades, recessed doorways, outdoor spaces and passageways shall be lif.
- Fixtures shall be located and angled to ensure that they spotlight the tenant's merchandise and do not point toward the window or cause distracting reflections.
- Include "after hour" lighting within the front of stores to contribute to pedestrian lighting and provide for a comfortable nighttime strolling experience.

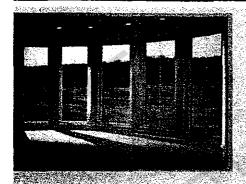


Storefront lighting enhances the retail streetscape.

- Storefront designs should express their individual character or "brand identity" so that a varied "texture" and experience can be achieved along the length of the street.
- Modern and creative design solutions may be employed as long as the traditional storefront proportions are maintained.
- Display window designs should allow a visual connection between the interior and exterior.
- Landscaping and potted or hanging plants should be used to provide accent and depth.
- Limit the number of light fixtures to prevent a cluttered look.

WINDOWS

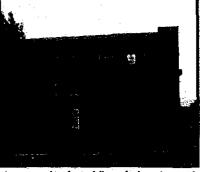
Ground Floor window displays add interest for shoppers and pedestrians. Upper story windows help put "eyes on the street" creating a safer and more welcoming atmosphere.



Curved window bays helps vary the building façade add design diversity.

Standards

- Upper story windows shall be designed to create shadow lines or to breakup flat surfaces by recessing, projecting or trimming windows.
- Fake and masked-off windows are prohibited.
- A minimum fifty percent (50%) of the ground floor facade shall be in nonreflective transparent glazing.



An example of providing windows to meet glazing requirements and then masking them off.

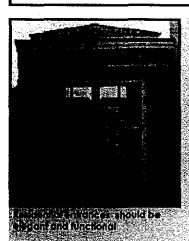
Guidelines

Windows should comprise 25-50% of

upper facades visible from public rights-of-way and should reflect a rhythm, scale and proportion compatible with the overall building design.

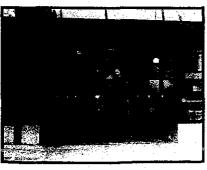
DOORS AND ENTRYWAYS

Doors and entryways should provide a sense of arrival and be convenient and attractive.



Standards

- Primary building and store entrances shall be oriented towards the principal street.
- Recessed or projecting entrances shall be designed so that they do not exceed fifty percent (50%) of the width of the storefront, nor ten (10) feet in depth/projection.
- Placement and design of doors shall provide a direct "connection" to the sidewalks and streets.
- In buildings with multiple entrances provide a diversity of entrances, including recessed, projecting and traditional entrances.



An example of a recessed entryway.

- Tenants should create a unique and identifiable entryway that distinguishes their brand identity.
- Restaurants are encouraged to provide a clear thruway and a visual connection to exterior seating areas.



An example of a projecting entryway.

Chapter VI Parking General

Surface, on-street and structured parking should compliment the design of Town Center.

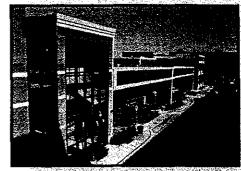


An attractive sign directs patrons to a parking garage.

Standards

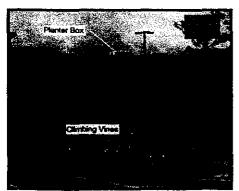
With the following exceptions, parking shall be provided pursuant to UPMC 19.60:

- Entries and exits to and from parking areas shall be clearly marked for both vehicles and pedestrians by changes in material, lighting, and signage.
- Provide raised or clearly marked walkways in surface and structured parking lots.
- Required parking may be located and maintained anywhere within Town Center Overlay.
- Abutting on-street parking and shared parking in Town Center Overlay may be counted toward the off-street parking requirement.
- Compact spaces shall not be allowed on-street and shall be limited to off-street parking locations.
- Parking lots shall be located in the rear, in the interior of a block or in structured parking in the interior of a block, or below a structure.
- Surface parking lots must be located to the side or rear of buildings.
- Provide separate parking areas for residential uses from parking for other uses.
- A maximum of two levels of structured parking is allowed abutting an R1 zone, except that a third level may be added provided the third level is setback an additional 30 feet and the perimeter buffer is increase to 30 feet wide and a third row of evergreen trees are planted 15 feet on center in accordance with UPMC 19.65.



Structured parking with high ceilings allows delivery and service vehicles access.

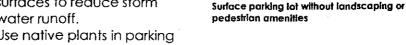
 Surface parking lots and parking structures adjacent to Homestead Park shall install an Level II buffer between parking and the park. Parking structures shall also provide planter boxes and vegetation to screen at least 50% of the building.



Climbing and hanging vines will screen this parking structure.

Guidelines

- Meeting parking requirements with off street surface parking is discouraged.
- Design landscaping in surface parking lots to handle stormwater runoff.
- Consider durable pervious surfaces to reduce storm water runoff.
- Use native plants in parking lot landscaping.



 Consider using pavers, colored concrete and landscaping to delineate walkways through parking lots

ON-STREET PARKING

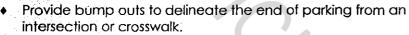
On-street parking in the Town Center provides easy access to shops and provides a separation between vehicles and pedestrians. On street parking can be attractive and flexible.

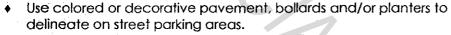


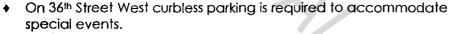
Curbless "Flexible" parking allows streets to be used for events

Standards

- ◆ Only parallel parking is permitted on Bridgeport Way and Town Center Drive.
- ◆ Parallel or angled parking is allowed on East and West Roads.
- No on-street parking is permitted on 37th Street east of Bridgeport Way.
- Where on street angled parking is permitted, both forty-five (45) degree and sixty (60) degree angled parking is permitted.
- No on street parking shall be permitted within thirty (30) feet of an intersection.









On-street angled parking provides more on-street parking where room exists

"On Town Center Drive, on-street parking shall be designed to accommodate "closed street" events or periods of increased pedestrian use.

STRUCTURED PARKING

Structured parking that takes advantage of the topography is preferred in the Town Center Overlay.



Well lit, high cellings make this

Standards

- Structured parking shall not be visible from Town Center Drive or Bridgeport Way, except at entrances.
- Entrances to structured parking shall be the minimum size to permit reasonable entry and shall be consistent with the building façade design.
- Provide high ceilings and ample lighting at pedestrian entrances to elevate safety and comfort.
- Any elevation of a parking structure visible from an adjacent street or a residential zone shall have a solid decorative parapet wall of not less than

forty-six (46) inches high and shall utilize materials and colors consistent with the surrounding buildings.

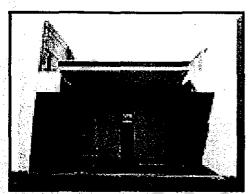
- On walls facing a residential zone, planter boxes supporting vines and other vegetative screening materials shall be attached to the exterior of the structure.
- At least seventy-five (75) percent of the area occupied along the street level façade of any parking structure that is immediately adjacent to a sidewalk or street right-of way shall be developed for active office or retail uses.
- If not abutting a street, structured parking facilities shall be provided with adequate access from public streets via a private drive and/or access easements.

Guidelines

Provide enough clearance and appropriate curve radius in structured parking to facilitate delivery, maintenance and emergency vehicle routes.

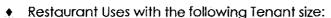
LOADING

Loading areas shall be underground or recessed to hide them from view

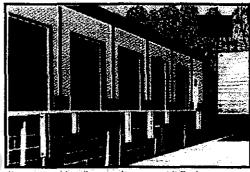


This recessed loading dock hides the work area from both sides and top views

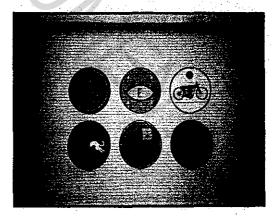
- The minimum dimension of loading spaces shall be as follows:
 - Regular size space 10' x 25'.
 - Large space 10' x 50'.
- The calculation of the minimum number of off-street loading spaces shall be in conformance with the following schedule:
- Loading and service areas shall be located and designed to minimize visibility from streets, public spaces and semi-public spaces. Loading areas shall be underground or recessed to hide them from view.
- Install attractive loading dock doors so that when not in use loading docks do not present an eyesore.
- Office Uses or portion of building devoted to office uses:
 - 0 49,999 square feet (sf) 0 spaces
 - 50,000 149,999 sf 1 regular space
 - 150,000 249,999 sf 2 regular spaces
 - 250,000 sf and up 3 regular spaces
- Retail Uses with the following Tenant size:
 - 0 9,999 sf 0 spaces
 - 10,000 49,999 sf 1 regular space
 - 50,000 99,999 sf 1 regular space and
 - 1 large space
 - 100,000 sf and up 2 large spaces



- 0 9,999 sf 0 spaces
- 10,000 sf and up 1 regular space
- Loading spaces that are adjacent and accessible to several buildings or tenant spaces, including buildings and tenant spaces on separate lots, may be used to meet the loading requirements for the individual buildings or tenants provided that: i) the number of spaces satisfies the requirements for the combined square footages for the buildings or tenants in question, and ii) an agreement evidencing the right of tenants to share the loading spaces shall be provided to the City.
- Use walls and/or landscaping to screen views of loading areas.



Unscreened loading docks are prohibited

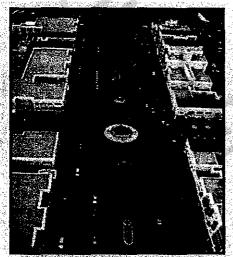


Artwork on this loading dock door provides an attractive screen.

Chapter VII Streetscapes

GENERAL REQUIREMENTS

The purpose of this chapter is to provide for the coordinated provision of functional and aesthetically pleasing transportation and related facilities within the Town Center Overlay. The street-scape is comprised of streets, sidewalks and all features located within the street, sidewalk or right-of-way.



This streetscape employs many examples desked in University Place Town Center

Standards

- Streetscapes shall be designed at a pedestrian scale to promote a feeling of comfort and security.
- Streets shall be designed to promote multiple modes of transportation.
- Pedestrian circulation shall be facilitated via wide sidewalks, walkways, well-defined crossings and utilization of on-street parking.
- Sidewalks shall include a pedestrian zone directly adjacent to storefronts and an amenity zone for roadside features, located adjacent to the street edge.
- Streetscapes shall be designed to encourage visual interest.
- All roadside features, except as otherwise noted, shall be located in the sidewalk amenity zone.
- Building and site features shall not project into the pedestrian zone within the vertical area eight feet above sidewalk grade, except as specifically allowed by these standards. In no case shall projections reduce the width of the pedestrian zone to less than the minimum required.
- Roadside features located adjacent to parallel parking lanes shall be setback a minimum of thirty (30)
 inches from face of curb/edge of street.
- Roadside features shall be designed and placed to minimize visual obstruction of adjacent building signage, windows and entries.



The landscaping, potted plants, outdoor seating, bollards, trash receptacies, lighting and banners contribute to a greater whole.

Guidelines

 Unique elements of the streetscape should catch people's attention as they move down the street.



A streetscape with pavement treatment, street trees, pedestrian lighting, sealing and other amenities

STREET PAVING

The intent of this section is to provide for decorative pavers, stamped and or colored concrete or asphalt to designate special use areas along streets including gateways, crosswalks and key intersections.

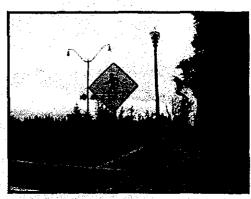


The use of scored and pigmented asphalt serves to designate a bike lane.

Standards

- Streets shall be paved with asphalt concrete, except at Significant Corners, gateways and crosswalks.
- Painted stop bars are required at all crossings and intersections
- Significant Corners, gateways and crosswalks, as specifically identified in other sections of this Title and/or as shown on the

adopted Master Plan, shall be constructed of stamped concrete or asphalt, or brick or asphalt pavers.



Scoring and pigment distinguishes this asphalt crosswalk.

SIDEWALKS & CURBS

The intent of this section is to provide for safe and attractive sidewalk and curbs on Town Center streets. Wide, attractive sidewalks provide ample room for pedestrians to stroll, pass, linger and enjoy streetscape amenities.



A sidewalk constructed of a simple unified style of concrete.

Standards

- ◆ Sidewalks shall be comprised of a pedestrian zone and an amenity zone. Specific sidewalk dimensional requirements for each street within the Town Center Overlay area are contained in Chapter VIII Town Center Streets.
- ◆ Vertical curb and gutter shall be installed on all streets unless curb less parking is specifically required or allowed.
- Except as otherwise allowed sidewalks shall be constructed of a simple, uniform style of concrete.
- Special corners, entries and other amenity areas as specifically identified in other sections of this Title and/or as shown on the adopted Master Plan shall be constructed of subtle colored, patterned, scored, sandblasted or stamped concrete, pavers, bricks or similar materials.

- A subtle color, material or pattern change should be incorporated into the amenity zone to distinguish the separation from the pedestrian zone.
- Complicated patterns, sharp color contrasts and bright colors should be avoided except when used in artwork or for accents.



Sidewalk pedestrian and amenity zone distinguished by different paving materials.

STREET LIGHTING

The intent of this section is to provide for aesthetically pleasing and adequate lighting for both pedestrians and drivers. Streetlights create ambiance and a safe and welcoming environment.



Pedestrian lights set at regular intervals and consistent setback from street edge

Standards

- Streetlights shall provide both vehicular and pedestrian lighting. Lights shall provide the level of illumination specified in Title 13 of the City Municipal Code for collector arterials. The standard model utilized shall be pole OA 355-13-DG-R1-3-NG Manufactured by W.J. Whatley Co. and luminaire K118-LAR-III-100 (MED)-MH-240(MT)-K18-GR manufactured by King Luminaire. 16 foot tall poles shall be utilized on Bridgeport Way. When an exception is granted all streetlights shall be of the same model
- Lamp posts shall be fitted with electrical outlets and brackets for banners hanging pots, and seasonal decorations.
- Streetlights shall be located at the same distance from the street edge along the length of the entire street.
- Luminaries shall be translucent or glare-free.
- Diffusers and refractors shall be installed to

reduce glare, and light pollution, particularly adjacent to residential areas.

- ♦ Lamp posts shall be fitted with irrigation for hanging pots.
- ♦ Streetlights shall be designed with the capability to turn off selected lights during energy shortages.
- Streetlights shall be located at the same distance from the street.



The University Place adopted pedestrian street light.

SPECIAL EFFECTS LIGHTING

The intent of this section is to provide for special effect lighting that helps create an inviting and safe environment. Special effects lighting provides emphasis on architectural features, highlights vegetation and celebrates seasons.



Effect lighting brightens the night time

Standards

- Special Effects lighting shall be utilized in plazas to highlight required art or water features.
- Lighting shall be shielded, as necessary, to avoid glare to pedestrians, vehicles and adjacent sites.
- Outlets or fixtures for effect lighting shall be installed in tree grates or otherwise integrated in an unobtrusive manner.
- Effect lighting shall be used to highlight trees and other

roadside features, buildings and site features as specifically identified in other sections of this Title and/or as shown on the adopted Master Plan.



Special effects and storefront lighting provide an inviting evening experience

STREET TREES AND LANDSCAPING

The intent of this section is to provide for ample vegetation within the streetscape. This section promotes Core Value I "Respect for and Sustainability of the Environment" as identified in Chapter I of this Title.



A landscaped median, two traffic lanes, on-street parking and street trees provide an example of what Bridgeport could be.

- Street Trees shall be provided in accordance with Chapter VIII, Town Center Streets.
- Street Trees shall include only those species specified in UPMC 13.20.
- Street trees shall have a minimum diameter of 5 inches measured at 24 inches above grade at time of planting.
- ♦ Landscaping in Courtyards and Plazas shall include:
 - Canopy-type deciduous trees or spreading evergreen trees planted in clumps or strips with a mix of living evergreen and deciduous ground covers and low shrubs. Up to 100 percent of the trees may be deciduous. There shall be at least one tree per 100 square feet of courtyard of plaza area.
- The area, which is not planted with trees shall be planted with shrubs and living ground cover chosen and planted to attain a coverage of 90 percent within three years of planting. Shrubs shall be planted at a density of five shrubs per one hundred square feet of that portion of the landscape area, which is not planted in groundcover. Lawn may be used for up to seventy-five percent of the required ground cover.
- Landscaping located within public rights-of-way shall be approved by the Public Works Department, prior to planting, as part of the review of landscape plans required by Section 19.65,200. Landscaping in the public right-of-way shall be in accordance with UPMC 13.15.520.
- Particular care shall be used in tree selection and placement to avoid visual obstruction of adjacent retail signage, windows and entries.
- ◆ If mixing species, different species shall be alternated in a regular pattern. Regular spacing is encouraged, but spacing may be altered where necessary to minimize visual obstruction of adjacent retail uses.
- Trees shall be planted a uniform distance, from the curb/edge of street.
- Street trees shall be placed in tree grates, large planters or pots or planter strip sections.
- Planter strips shall be permanently irrigated per UPMC 13.20
- Landscaped area shall include shrubs and groundcover sized and irrigated in accordance with UPMC
 19.65.
- A maximum of 50% of required landscaping in plazas and courtyards may be potted.
- Potted plants shall not be placed anywhere that impedes pedestrian or vehicular traffic, but may function as a separation between pedestrians and vehicles.
- Pots shall be of a uniform type.
- Tree grates shall be designed reflect local art, history or wildlife.
- ◆ Tree grates shall allow for tree growth.
- ◆ Tree grates shall be ADA approved.
- Electrical outlets shall be provided within the tree grate area to allow for lighting opportunities.

Guidelines

- Potted plants may be used in addition to landscape planting areas to compliment the surrounding streetscape by adding color and variety.
- Large pots are preferred to fixed boxes to allow for maintenance or service access.
- Larger trees are preferred and may be used to reduce the number of trees required provided the overall diameter of required trees added together is not reduced.



Planter boxes and vegetated pots add green space to this paved streetscape

STREET FURNITURE

The intent of this section is to provide for functional and attractive street furnishings. Street furnishings, including benches, chairs and tables, are an important element of the streetscape providing pedestrian comfort and convenience.



Restaurant or café seating may be located adjacent to both the building and in the amenity zone if the minimum pedestrian zone is maintained.

Standards

- Street furniture shall be provided in accordance with Chapter VIII, Town Center Streets.
- Benches shall be Victor Stanley, Classic Style, SC 138 in VS New Teal.
 Other street furniture shall be complimentary to the above style.
 When an exception is granted all furniture shall be a common model unless a unique type is integral to storefront design.
- Furniture other than café seating shall be permanently attached to the ground.
- Street furniture shall be comfortable, durable, easy to clean and vandalism/graffiti resistant to the greatest extent possible.
- Up to 25% of required seating may be provided by incorporating a bench into a planter box by widening planter and wall edges to provide seating.
- Café and restaurant seating if located on a public sidewalk shall meet the following:
 - A right-of-way permit shall be required.
 - The minimum pedestrian zone shall be maintained.
 - The seating shall not visually obstruct adjacent retail uses.
 - The seating does not displace other publicly beneficial amenities.

- Seating should be grouped together as much as possible and should be placed at busier pedestrian nodes and gathering points.
- Seating should be oriented to take advantage of attractive views.
- Street furniture should be oriented to maximize the feeling of comfort and security for both users and passing pedestrians.



Café seafing adds to the vibrant atmosphere of this street

ART WORK

The intent of this section is to provide for artwork that reflects the values, culture and history of the northwest and the City of University Place, compliments building design and adds to our sense of place.



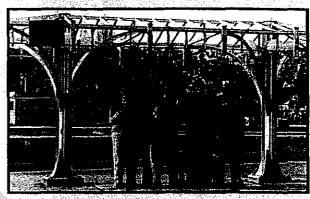
This bronze piece also includes a plaque durable bronze piece



Dance steps in the pavement allows people to interact with art

Standards

- Art work in publicly owned places shall be consistent with the City Public Art policy.
- Art work shall be located within the Town Center Overlay area as specifically identified in other sections of this Title and/or as shown on the adopted Master Plan.
- Permanent art pieces shall not be located in areas designated for performing arts functions.
- Artwork shall:
 - Be made of durable, weatherproof materials; and
 - Not interfere with pedestrian circulation or cause a traffic hazard; and
 - Be designed to avoid physical hazards to the public who come in contact with it.



Town Center Visioning #1 Choice

Guidelines

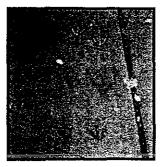
 Art should reflect the values, culture and history of the northwest and the City of University Place. Themes to consider include, Orchards,

Timber, Mining, Vikings, Canoe Making, and wildlife such as bear, deer, salmon and waterfowl.

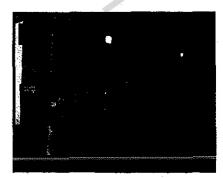
- Appropriately scaled art pieces or sculptures should be located in the streetscape and in plazas and courtyards where they do not visually obscure adjacent retail uses.
- ♦ Art pieces should be "accessible" physically and intellectually.
- Local sources of art should be considered.
- Artwork may be part of a collection, or a single piece.
- Artwork may include water, seating, planting, decorative architectural elements or plaza space as part of the design.



This marble bowl acts a the centerpiece in this courtyard.



Duck feet imprints in this sidewalk reflect a local theme.



Art that blocks pedestrian movement

WATER FEATURES

The intent of this section is to provide for water features with designs that reflect the communities values or heritage, allow interaction with water and serve as focal points in plazas and courtyards.



Choreographed fountains encourages interaction

Standards

- Water features shall be located within the Town Center Overlay area as specifically identified in other sections of this Title and/or as shown on the adopted Master Plan.
- Where required water features shall allow people to interact with the display using at least one of the following:
 - Allow for ample pedestrian circulation.
 - Provide seating as part of the water feature design using a low wall.
 - Promote physical contact with water.
- Where required water features shall be a minimum of 25 square feet and maintain a minimum constant or intermittent recirculating flow of 300 gallons per hour.



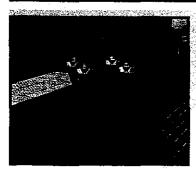
A large water feature acts as an entryway and place to sit

Guidelines

- Water features should be designed to reflect the community's core values, an appreciation of nature, education and the arts.
- Water features should be located in key public areas such as the
 Town Square or at street corners, where they help attract attention and draw in pedestrians.

DRINKING FOUNTAINS

The intent of this section is to provide for drinking fountains, which are convenient amenities adding to pedestrian comfort.



This water fountain doubles as a water feature.

Standards

- Drinking fountains shall be provided in accordance with Chapter VIII, Town Center Streets.
- Developments with 50,000 or more square feet shall provide a minimum of one drinking fountain for dogs.

- Drinking fountains should provide interest.
- Drinking fountains may be integrated into building frontages or provided as freestanding features.
- Dinking fountains may be located in a courtyard, plaza or along the street.



Fountains should be integrated into the streetscape.

TRANSIT FACILITIES

The intent of this section is to promote multi-modal transportation options through public transit opportunities within the Town Center Overlay area. Public transit is a key component of



Pierce Transit's standard covered transit patron waiting facility

Standards

- Placement and design of transit facilities shall be coordinated with Pierce Transit. Non-Pierce Transit financing is required.
- Transit facilities shall be designed and constructed to represent a common style throughout the Town Center unless an exception is granted.
- Streets where transit is expected to operate shall be built to arterial street standards, in order to withstand continuing transit vehicle use.



An attractive open transit facility.

Guidelines

- Transit facilities should be located in close proximity to pedestrian crossings
- Transit patron waiting facilities should be covered for weather protection.
- Transit stops should be convenient for pedestrians to facilitate their use and placed to be safely and efficiently served by transit vehicles.

OUTDOOR KIOSKS

Kiosks serve to provide, information, direction, or are used for sale of retail goods or food.



Vending klosks with Chinese design match adjacent buildings and streetscape

Standards

- Kiosks from which merchandise or food is sold shall be attended.
- Kiosks shall be constructed of similar materials or given a similar finish as adjacent buildings.
- Kiosks shall be well illuminated.
- All sides of a Kiosk shall have a finished look.
- Kiosk color shall conform to the adopted color palette.

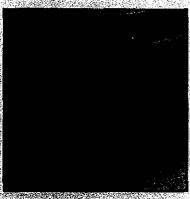


This information klosk is located next to a transit stop where foot traffic is high

- Kiosks that provide information or directory assistance may be attended or unattended.
- Kiosks should be accessible from all sides.
- Kiosks should be located in areas of high pedestrian traffic.
- Kiosks should be positioned to complement and respect other street furnishings such as benches and lighting.
- Kiosks are not required to be fixed and may be mobile to allow for flexibility in public areas.

TRASH AND RECYCLING RECEPTACLES

The intent of this section is to provide for functional and attractive trash and recycling receptacles. Trash and recycling receptacles, include both streetscape and large facilities. Streetscape receptacles are attractively designed matching other street furnishings, whereas large facilities are screened from view.



A Victor Stanley transites 5D-42 waste Receptacle on Bridgeport Way

Standards

- Streetscape receptacles shall be Victory Stanley Ironsites Series, SD-42, with side gate in VS New Teal. When an exception is granted all receptacles shall be the same model unless integral to storefront design.
- Ash urns shall be Victory Stanley Ironsites Series, S-20, in VS New Teal.
 When an exception is granted all urns shall be the same model unless integral to storefront design.
- Recycling receptacles shall be of a similar style as the above referenced trash receptacles. Design of recycling receptacles shall be acceptable to the local refuse service provider.
- Streetscape receptacles shall be located at convenient locations especially at intersections and in the proximity of kiosks or restaurants where takeout food is sold or consumed.
- Streetscape waste and recycling receptacles
- shall be permanently attached, have sealed bottoms and sufficient tops to keep contents dry and concealed from view and be designed for easy collection and service.
- Location of trash and recycling facilities shall be coordinated with the local refuse service provider.
- Streetscape trash and recycling receptacles shall be durable, easy to clean and vandalism/graffiti resistant to the greatest extent possible.
- Recycling receptacles shall be located in conjunction with at least 50% of all trash receptacles. Recycling receptacles shall accept glass and metal (aluminum) recyclable materials.
- Large-scale trash and recycling collection sites, including dumpsters shall be screened by a fence or wall at least as high as the receptacle and constructed of the same materials or given a similar finish as the building they serve.



A sample Victor Stanley Ironsites S-20 Ash Um

- Color of any screening fences or walls shall be consistent with Appendix A.
- Trash and recycling receptacles shall be maintained in a sanitary condition, and shall be emptied when full.

- Trash and recycling receptacles should blend with surroundings and be visually unobtrusive.
- Restaurants with outdoor seating should provide additional streetscape trash receptacles near seating.

HANDRAILS AND FENCING

The intent of this section is to provide for functional and attractive handrails and fencing.



This low railing separates sidewalk dining area from passing pedestrians without obscuring the storefront or streetscape.

Standards

mobility.

- Handrails shall be installed where necessary for safety or where desired for aesthetics.
- Low fencing or rails (36 inches or lower) shall be permitted where it provides a sense of enclosure in a larger open area, where it separates distinct areas and where it does not obstruct pedestrian
- Handrails and fencing shall be designed to complement the architectural style of adjacent buildings.
- Solid, slat and plastic fences are prohibited.
- Chain link fences are prohibited, except when approved for public safety applications.



Wrought-fron fencing at this Restaurant provides a sense of enclosure without detracting from the building's charm

Guideline

Metal is the preferred material.

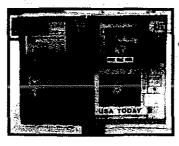
NEWSPAPER RACKS

The intent of this section is to allow newspaper racks that are functional and attractive. Newspaper racks provide a convenient way to purchase a newspaper or collect advertisements. However, they can interfere with pedestrians and cause litter.

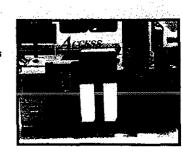


This grouped newspaper rack is painted a subfle background color. Placement against the wall minimizes impact on the sidewalk

- Newspaper racks color and design shall be compatible with and aesthetically compliment other streetscape amenities such as benches and waste receptacles.
- Newspaper racks shall accommodate more than one news print selection.
- ♦ Newspaper racks shall be painted in accordance with Appendix A.
- Newspaper racks shall be placed to minimize the physical and visual impact on the streetscape
- Newspaper racks shall be secured by bolting to the ground or a building. Chains are prohibited.



Good and Bad Examples



BOLLARDS

The intent of this section is to provide for functional and attractive bollards. Bollards are an attractive way to provide semi permanent separation of uses.

Standards

- Bollards shall be uniform in design and color through out a development unless integral to a specific storefront or restaurant design.
- Bollards shall be set back from parking lanes to allow movement of car doors.
- Bollards shall be utilized where necessary to physically separate vehicles from pedestrians.
- Bollard color and design shall be similar and aesthetically complement other streetscape elements including but not limited to street furniture and streetscape waste receptacles.



Bollard selection and placement compliments this street corner in Plano, Texas.

Guidelines

- Removable bollards may be utilized where service vehicles need periodic access and for street closures in the event of festivals or community events
- Bollards may be chained together to ensure pedestrian safety or define areas for public functions.



Chained bollards make an attractive fence

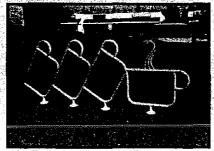
BICYCLE RACKS

The intent of this section is to provide for functional and interesting bicycle racks.

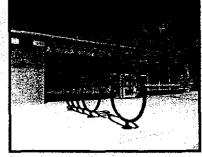
- Bicycle Racks shall be Dero's Bike Bike Rack or Mad Biker Bike Rack. When an exception is granted all bike racks in a development shall be of uniform design or theme consistent with the development design or function.
- Bicycle racks shall be permanently mounted and located adjacent to areas with potential high bicycle traffic volumes.
- Bicycle racks shall allow the frame and at least one wheel to be locked.
- Bike racks shall be integrated into overall streetscape design.



A Dero Bike Bike Rack on Bridgeport Way



This bike rack displays a coffee cup theme

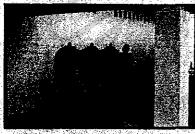


A decorative bicycle rack that doubles

PAYPHONES AND EMERGENCY PHONES

The intent of this section is to provide for safe and attractive pay and emergency phones. Most pay phones are located inside to reduce the chance of vandalism. Phones located outside should compliment the streetscape.

Standards



These phone booths are theme oriented and located against a wall.

- Outdoor pay and emergency phones shall be uniform in design and color through out a development unless integral to a specific storefront or restaurant design.
- ◆ Ample lighting shall be provided around exterior pay and emergency phones to discourage vandalism.
- Outdoor phones shall be designed to complement the architectural style of adjacent buildings.

Guidelines

 Phone booths should be attached to building frontages rather than free standing.



Free standing phone booths are discouraged

MAILBOXES AND MISCELLANEOUS FEATURES

The intent of this section is to provide direction for mailbox location, reduce street clutter and allow for the inclusion of miscellaneous street features and utility accessories including utility boxes, meters, man hole covers and fire hydrants.

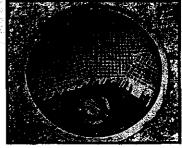


Maliboxes should be located in interior lobbles

Standards

- Mailboxes shall be located in coordination with the U.S. Postal Service.
- All mailboxes shall be located inside buildings unless otherwise required by the U.S. Postal Service.
- When located outside a building, mailboxes shall be designed and integrated with building design.
- Other miscellaneous features typical to the streetscape environment shall be permitted subject to approval of the director. Examples include cash machines, street speakers and parking meters.
- New utility lines shall be underground.

- Mailboxes should be located in lobbies or common rooms.
- Mailboxes should be grouped to the greatest extent possible.
- Utility accessories should blend in with surroundings to the greatest extent possible.
- Utility accessories should be readily accessible and placed so as not to obstruct pedestrian movement.
- Utility Accessories should be coordinated with other streetscape accessories.
- Minimize visual and physical impact as much as possible.



A decorative utility vault cover

Chapter VIII Town Center Streets

There are five types of streets in the Town Center Overlay:

- 1. Major Arterial: Bridgeport Way
- 2. Primary Retail Street: Town Center Drive
- 3. Secondary Street: East Road, West Road, 37th (west of Bridgeport Way)
- 4. Access Road: 37th Street (east of Bridgeport Way)
- 5. Connector Road: 36th Street

The purpose of this chapter is to identify the unique requirements for each street

MAJOR ARTERIAL: BRIDGEPORT WAY

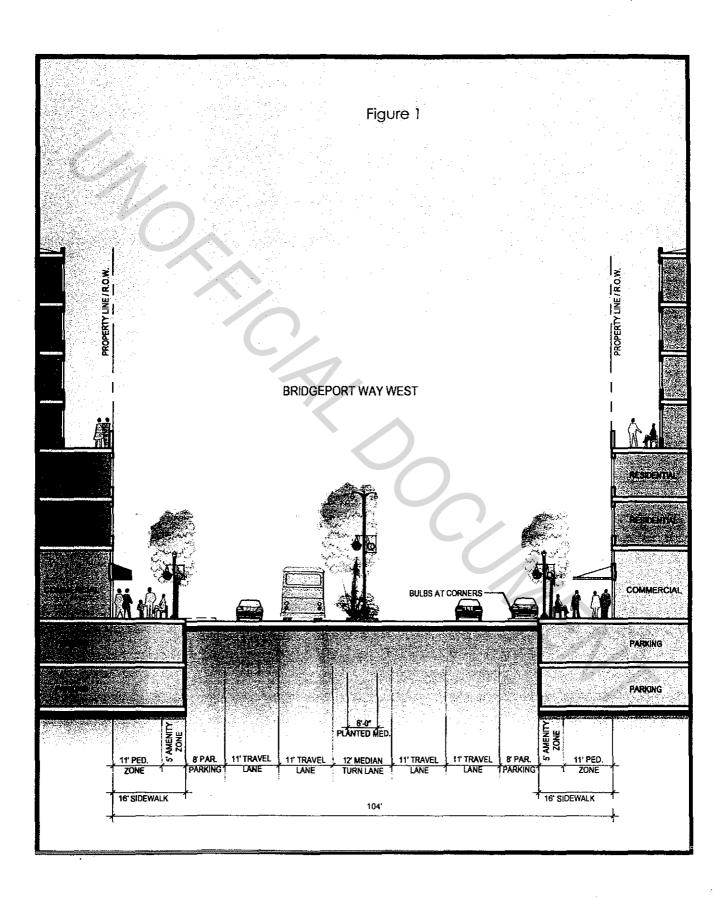
Bridgeport Way caries the highest volume of vehicular traffic through the Town Center. The envisioned streetscape is a pedestrian friendly and highly visible retail street. Wide sidewalks and on-street parking provide a secure shopping environment separated from vehicular traffic. Streetscape amenities are designed to allow high visibility to passing motorists, who are provided parallel parking opportunities on both sides of the street.

Bridgeport Way West shall be improved consistent with the cross section shown in figure 1. The location of the street shall be as depicted on the adopted Master Plan, unless modified by the Director. Minor modifications may be made where such changes are consistent with the overall vision of the Town Center.

Standards

- The 16-foot sidewalk on Bridgeport Way shall be comprised of an 8 to 11 foot pedestrian zone and a 5to 8 foot amenity zone.
- Street trees shall be spaced at 45 feet on center.
- Each development shall install a minimum of one street furniture feature, excluding café seating, within the right-of-way or street. For each 100 feet of street frontage one additional street furniture feature is required. Street furniture features shall provide seating for a minimum of three people. If a development occupies both sides of the street this requirement applies to both sides.
- Each development shall install a minimum of one outdoor publicly accessible drinking fountain along
 the street frontage. This requirement shall be waived if it results in outdoor publicly accessible drinking.
 fountains located closer than 500 feet to each other.
- A minimum of 50 percent of the amenity zone shall be in planter strip sections.
- Decorative street and sidewalk paving shall be installed at the intersection of Bridgeport Way and 36th.
 Street.
- Roadside features such as streetlights, bike racks, trash and recycling receptacles, drinking fountains, phone booths and newspaper racks shall be of a consistent color and design along the street.

- Art features may be located within the amenity zone.
- Raised planter sections (2-3) feet high should be considered to further buffer pedestrians from Bridgeport Way.



PRIMARY RETAIL STREET: TOWN CENTER DRIVE

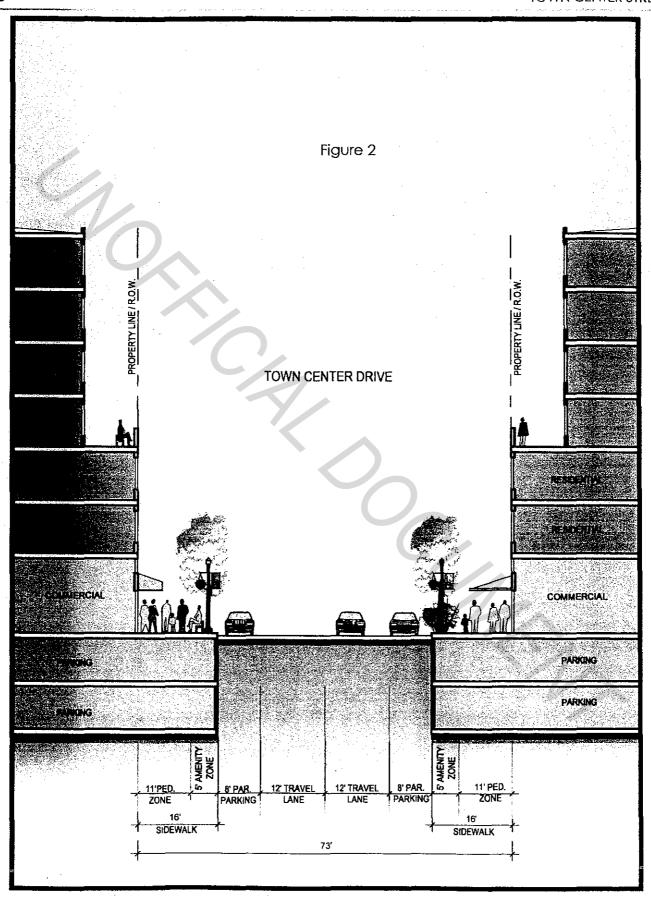
Town Center Drive is envisioned as the heart of the town center. This street is very pedestrian friendly and attracts a high volume of foot traffic. Vehicular traffic travels along Town Center Drive at slow speeds enhancing the pedestrian environment and allowing drivers to recognize the inviting atmosphere.

Town Center Drive shall be improved consistent with the cross section shown in figure 2. The location of the street shall be as depicted on the adopted Master Plan, unless modified by the Director. Minor modifications may be made where such changes are consistent with the overall vision of the Town Center.

Standards

- Town Center Drive shall have a curvilinear configuration as shown in the adopted Master Plan.
- The 16-foot sidewalk on Town Center Drive shall be comprised of an 8 to 11 foot pedestrian zone and a 5 to 8 foot amenity zone.
- Town Center Drive shall include curbless sections to allow for special events and flexible" parking.
- Bollards shall be installed in curbless sections to delineate the edge of the travel way.
- Street trees shall be spaced at 38 feet on center.
- Street trees shall feature effect lighting, either as plighting or string lighting.
- Each development shall install a minimum of one street furniture feature, excluding cafe seating, within the right-of-way or street. For each 75 feet of street frontage one additional street furniture feature is required. Street furniture features shall provide seating for a minimum of three people. If a development occupies both sides of the street this requirement applies to both sides.
- Each development shall install a minimum of one outdoor publicly accessible drinking fountain along
 the street frontage. This requirement shall be waived if it results in outdoor publicly accessible drinking
 fountains located closer than 500 feet to each other.
- Decorative street and sidewalk paving shall be installed at the intersections of Town Center Drive with 36th Street and Bridgeport Way.
- Roadside features such as streetlights, bike racks, trash and recycling receptacles, drinking fountains, phone booths and newspaper racks shall be of a consistent type along the street.

- Café seating and tables are encouraged in the sidewalk amenity zone in front of restaurants.
- Speakers may be built into the Town Center Drive streetscape.

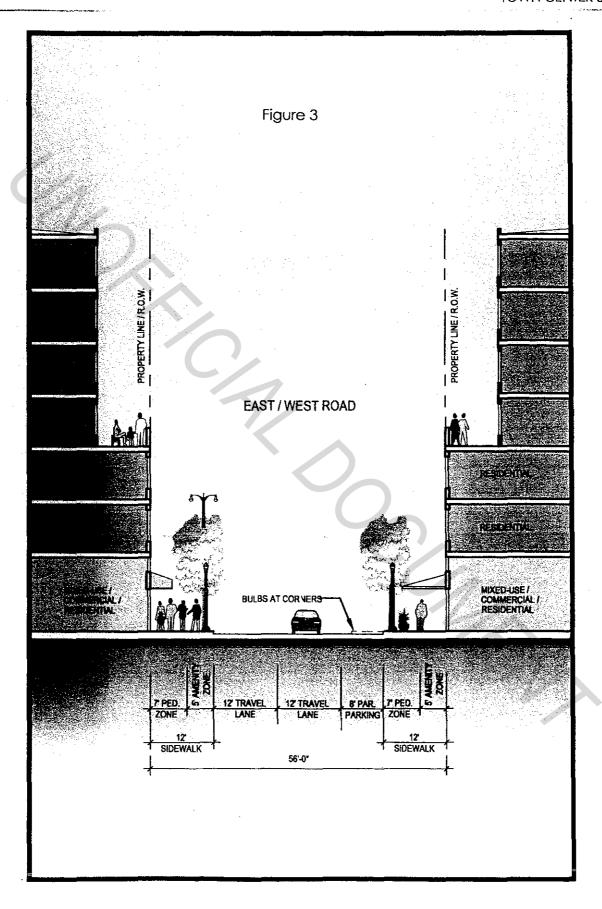


SECONDARY STREET: EAST ROAD/WEST ROAD/ 37th STREET ON THE WEST SIDE OF BRIDGEPORT WAY

East Road, West Road and 37th Street on the west side of Bridgeport Way provide mixed-use opportunities as well as circulation within the Town Center. East road provides multiple access points to underground parking. Although sidewalks are not as wide as those on Bridgeport and Town Center Drive, each road provides pedestrian and vehicular mobility and shopping opportunities.

East Road, West Road and 37th Street on the west side of Bridgeport Way shall be improved consistent with the cross section shown in figure 3. The location of the street shall be as depicted on the adopted Master Plan, unless modified by the Director. Minor modifications may be made where such changes are consistent with the overall vision of the Town Center.

- The 12-foot sidewalk on East and West Roads shall be comprised of a 7 foot pedestrian zone and a 5 foot amenity zone.
- Street frees shall be spaced at 38 feet on center.
- One seating feature, excluding café seating, shall be located within the amenity zone a minimum of every 100 feet.
- Roadside features such as bike racks, trash and recycling receptacles, mailboxes, drinking fountains, phone booths and newspaper racks shall be of a consistent type along the street.



35TH STREET

35th Street fronts the Town Center on the north side. While not entirely located within Town Center, this street provides the entry point for visitors arriving from the north. This road should be improved consistent with the internal streetscapes of the Town Center.

Standards

The sidewalks, parking lanes, street lights, street frees and other roadside features required on Bridgeport Way shall be continued along the south side of 35th Street where abutting the Town Center.

CONNECTOR ROAD: 36TH STREET

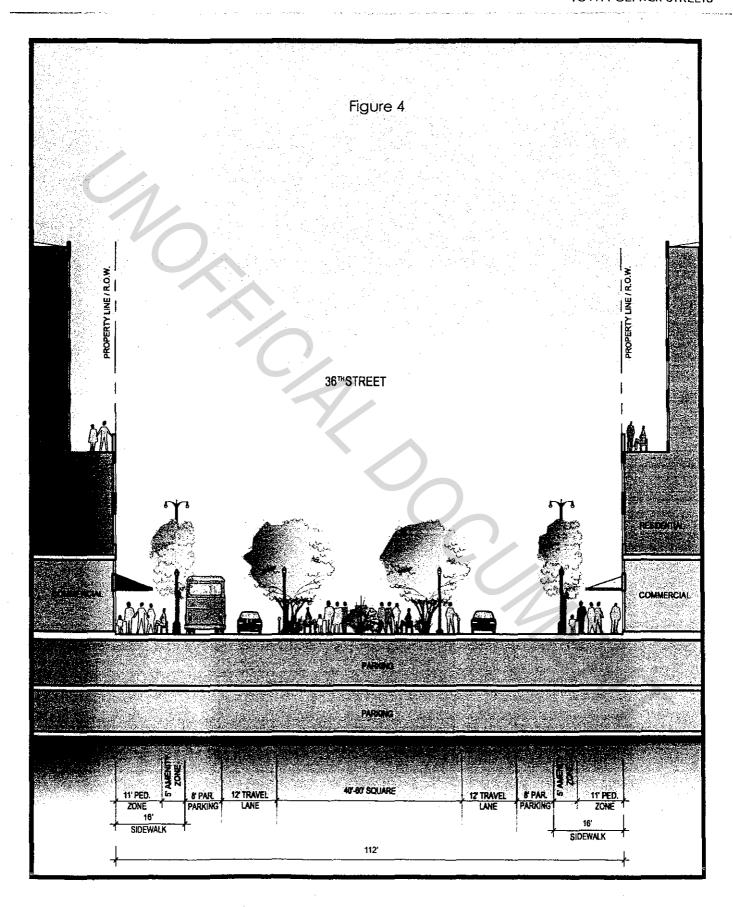
36th Street is a unique street and open space. Two lanes of travel are separated by a rectangular square. This road serves as a gateway to the Town Center and provides a pick-up/drop-off location for visitors. The Town Square provides a gathering place for residents and visitors as well as a location for special community events.

36th Street shall be improved consistent with the cross section shown in figure 4. The location of the street shall be as depicted on the adopted Master Plan, unless modified by the Director. Minor modifications may be made where such changes are consistent with the overall vision of the Town Center.

Standards

- The 16-foot sidewalk on 36th Street shall be comprised of an 8 to 11 foot pedestrian zone and a 5 to 8
 foot amenity zone.
- 36th Street shall include curbless parking to facilitate special events and "flexible" parking.
- Bollards or other roadside features shall be used to separate curbless parking areas from sidewalk areas.
- Street frees shall be spaced at 38 feet on center.
- Both development shall install a minimum of one street furniture feature, excluding cafe seating,
 within the right-of-way or street. For each 75 feet of street frontage one additional street furniture
 " " [sector is required. Street furniture features shall provide seating for a minimum of three people. If a
 development accupies both sides of the street this requirement applies to both sides.
- Light development shall install a minimum of one outdoor publicly accessible drinking fountain along
 It is treat frontage. This requirement may be waived if it results in outdoor publicly accessible
 Juli Ring fountains located closer than 500 feet to each other.
- Wijfun flown Square, a minimum of one street furniture feature is required per each 1,000 st of area.
 Street furniture features shall provide seating for a minimum of three people.
- Town Square shall be paved of decorative materials.
- ♦ Apponinent choreographed water teature shall be located within Town Square.
- A minimum of twenty five (25) percent of Town Square shall be landscaped.
- Trees, art and water features shall be treated with effect lighting.
- Roadside features such as streetlights, bike racks, trash and recycling receptacles, drinking fountains, phone booths and newspaper racks shall be of a consistent type along the street.

- Art features should be located within Town Square.
- Speakers should be built into the Town Square and the 36th Street streetscape.
- Ample seating should be located within Town Square.



ACCESS ROAD: 37th STREET ON THE EAST SIDE OF BRIDGEPORT WAY

37th street on the east side of Bridgeport Way is primarily intended to be an access and circulation street. This street provides ingress/ egress to the public safety building, access to the underground parking and circulation within the Town Center. This portion of the street provides sidewalks, but is less elaborate in design and is not intended to facilitate significant pedestrian traffic.

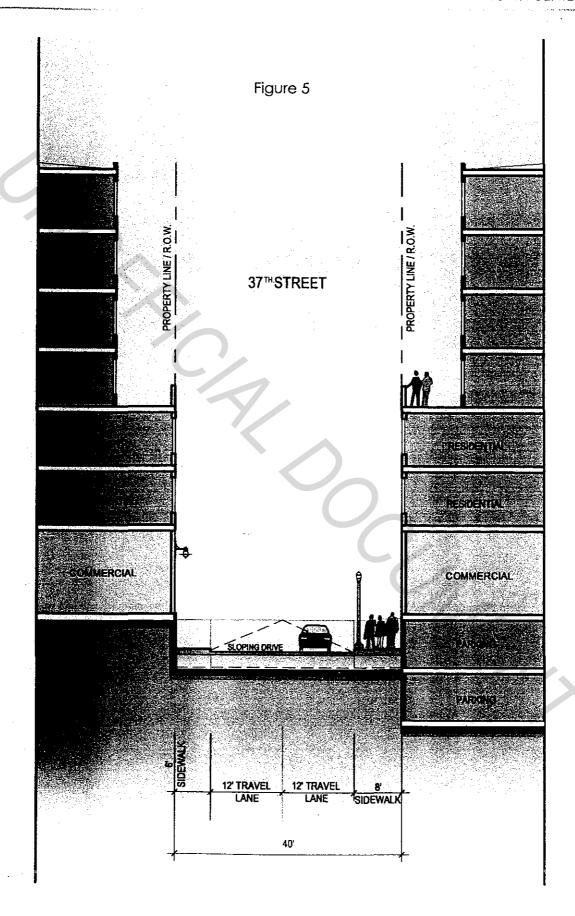
37th Street shall be improved consistent with the cross section shown in figure 5 (portion east of Bridgeport Way). The location of the street shall be as depicted on the adopted Master Plan, unless modified by the Director. Minor modifications may be made where such changes are consistent with the overall vision of the Town Center.

Standards

- 37th Street shall have sidewalks ranging in width from 6 to 8 feet.
- Street frees shall not be required on portions of 37th street located under other facilities.
- Street lighting shall be adjusted to provide adequate lighting along subsurface portions of 37th Street.
 Wall mounted lights may be utilized as appropriate.

Guidelines

 The 37th street right-of-way width may be expanded as necessary to allow a turn lane at the intersection with Bridgeport Way.



Chapter IX Signs

SIGNS IN GENERAL

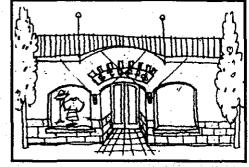
Provide distinctive, finely crafted signs that enhance the aesthetics of Town Center and improve pedestrian and motorist safety.



A distinctive well crafted sign

Standards

- ◆ All signs installed on buildings or in the public right-of-way shall be constructed and installed per the City
 - Sign Code (<u>UPMC</u> Chapter 19.75) except as provided here.
- Signs shall not obscure any significant architectural detail of individual buildings.
- All signs shall be pedestrian in scale and integrated into the building and storefront design.
- Use of durable high quality materials is required.



A sample of a sign integrated with the storefront

Temporary sale window paint is not permitted.

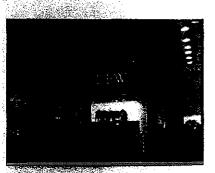
Guidelines

• Signs should be compelling, informative and consistent in order to create a sense of place.

SIGN LIGHTING

Lighting adds a significant impact to a sign's message. Sign lighting can make an area attractive or uninviting.

- Backlit letter, channel letters and external up or down lighting are allowed.
- Exposed neon is not permitted.
- Backlit sign backgrounds are prohibited.
- Raceways shall be hidden.
- Signs or graphics identifying a tenant on glass are permitted.

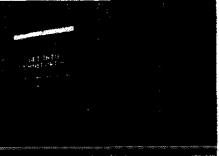


Light letters on a dark background and backlight letters are preferred



Up lighting is another preferred method of litumination





LED and incandescent message signs

FREE STANDING SIGNS

A freestanding sign is supported on a structure used exclusively for the support of the sign or for a group of signs, including pedestal, pylon, pole and monument signs.



The Windmill Village sign is a good example of a treestanding sign

Standard

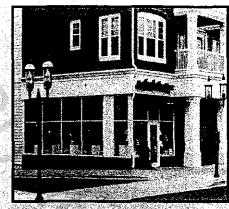
 Freestanding signs are prohibited, except along Bridgeport Way, provided the commercial use occupies a building that fronts Bridgeport Way and the portion of the façade where the sign is located is sufficiently set back to locate the sign and allow, not interfere with, pedestrian movement or sight distance.

WALL SIGNS

Wall signs are erected against the wall of a building or other structure with the sign face parallel to the plane of the wall. Examples of wall signs include a marquee, a painted sign or a sign supported by a fence.

Standards

- The area of all wall signs shall be less than or equal to 15% of the façade occupied by the use.
- When a wall sign is located on a building, it shall be located only on a wall where public access is provided.
- Signs on awnings or on windows are considered wall signs.
- Signage is prohibited on the awning head sheet.
- Signs on awnings may be no greater than 66% of the valance (the vertical awning face).



A wall sign may not be located on a wall that does not provide public access.



Head sheet

Valance

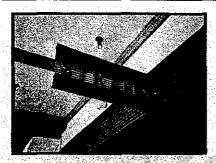


Guideline

Signage be should be used judiciously to avoid clutering the streetscape.

PROJECTING SIGNS

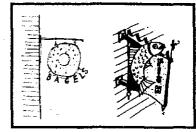
Projecting signs are signs aligned perpendicular to the building façade.



Ground floor projecting sign

Standards

- Projecting signs shall clear the sidewalk by a minimum of eight (8) feet.
- ◆ A projecting sign shall not be larger than twenty (20) square feet, except when located on the ground floor over the right-of-way, where it shall not be larger than six (6) square feet.
- Projecting signs shall not project over four (4) feet from the building.
- Projecting signs shall not exceed the height of the tenant space occupied in the building.



Projecting signs incorporating merchandise

Guidelines

 Projecting signs should be creative and incorporate merchandise into the sign structure.

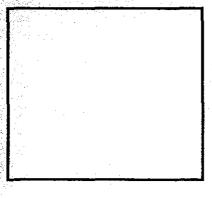
TEMPORARY SIGNS

A temporary sign is any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other similar materials, with or without a frame, intended to be displayed for a limited time only. Holiday decorations and other special events are considered temporary.

- One (1) real estate sign is permitted per building street frontage.
- Real estate signs shall be located on the ground floor near the entrance.
- Real Estate signs are not permitted in the window of a residential unit.
- Except Political signs, temporary signs shall not be free standing.
- One (1) new residential development wall sign is permitted per street frontage.
- Inflatable dirigibles are not permitted.



Inflatable dirigibles are permitted for grand openings only

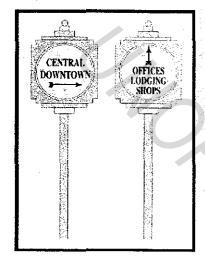




Temporary free standing signs are prohibited

DIRECTIONAL AND INCIDENTAL SIGNS

Develop a distinctive style for directional signs in Town Center and to specific destinations, including government offices, the library, to public parks, parking structures, transit facilities, residential areas and businesses.

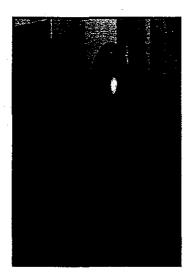


Directional sign theme idea

Standards

- All directory signs shall be of a uniform design consistent with the Town Center Vision, the architecture of buildings and other streetscape elements.
- Signs intended to direct motorists toward Town Center facilities shall be located at gateways.

- Directional and incidental signs need to be understood by the vast majority of the population, including non-English speaking people. The use of internationally recognized symbols should be considered as an effective way to identify features to all pedestrians.
- ♦ Signs can be flat with a single-face surface or be multi-dimensional.
- To avoid a cluttered appearance and increase effectiveness, minimal signage should be provided.



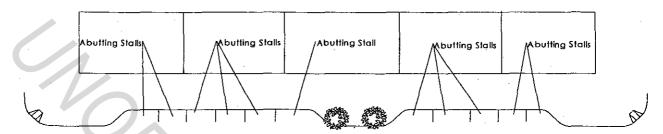
Interpretive signs in Walkiki are shaped like surfboards



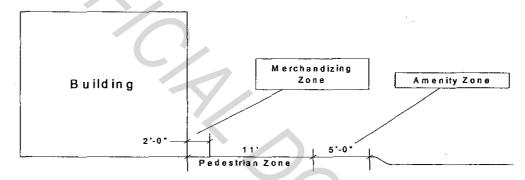
This way finding sign directs visitor to shops and services

APPENDIX A GLOSSARY

Abutting On-Street Parking: Means on street parking immediately in front of a storefront including only those parking spaces where 51% or more of the space is within the area defined by extending perpendicular lines from the store edges. (See Diagram)



Amenity Zone: Means that section of the sidewalk between the pedestrian zone and the back of curb or edge of street.



Awning: Means a temporary hood or cover which, projecting from the face of a building over a sidewalk, walkway, entryway or similar areas and made or material such as canvas or woven fabric attached to a metal frame.

Canopy: A permanently roofed shelter projecting over a sidewalk, walkway entryway or similar area which may be supported wholly or partially by a building, columns, poles or braces extending from the ground.

Courtyards: Courtyards are smaller improved open space areas to relax and enjoy the outdoors.

Discount and Factory Second Stores: Means retail or wholesale stores that sell the majority of their products at a single price and stores that sell discounted items which because of their age, defects or as a result of store liquidation are offered below market value.

Gateways: Gateways are elements that provide a sense of arrival for pedestrians and/or vehicles.

Higher Level of Architectural Detail: Means a style or method of design and construction relatively higher or superior to other parts of the same structure and where special attention has been given to smaller units of the building including but not limited to materials, paint and landscaping.

High Quality Material: Means materials having a relatively higher or superior quality and finish and convey a sense of permanence. For example, finished solid oak woodwork is typically considered of higher quality than woodwork made with oak veneer and a wall finished with granite is considered higher quality than a concrete wall.

Lifestyle Center: Means an open-air pedestrian friendly center with upscale architecture and a critical mass of specialty retailers and restaurants.

May: Means there is an option with regard to a standard or guideline.

Merchandizing Zone: Means that section of the sidewalk within two feet of a storefront within the pedestrian zone.

Pedestrian Zone: Means that section of the sidewalk extending seven feet at a right angle from the building façade.

Plazas: Plazas are gathering places with room or facilities to host special events, or to sit and enjoy.

Primary Facades: Any elevation that faces pedestrian intensive streets and public open spaces.

Secondary Facades: Elevations oriented toward pedestrian only corridors.

Shall: Means a directive or requirement. Shall statements are mandatory.

Should: For the purposes of this chapter, should, means there is an expectation that an action will be taken but unlike "shall" the action is discretionary.

Significant Corners: Significant Corners are located at street intersections and shall include a distinctive architectural element.

Specialty Retail: Means a retail store that sells a line of products that are in some way related, usually by use, as opposed to department stores that sell a wide range of products. Examples of specialty retail include apparel stores, bookstores, office supply stores, and kitchen supply stores. Specialty retail differs from department stores. A specialty food store sells special food items not typically found in other food stores.

Temporary Menu Kiosk: Means a freestanding menu sign located at the entrance to a restaurant intended to be read by pedestrians.

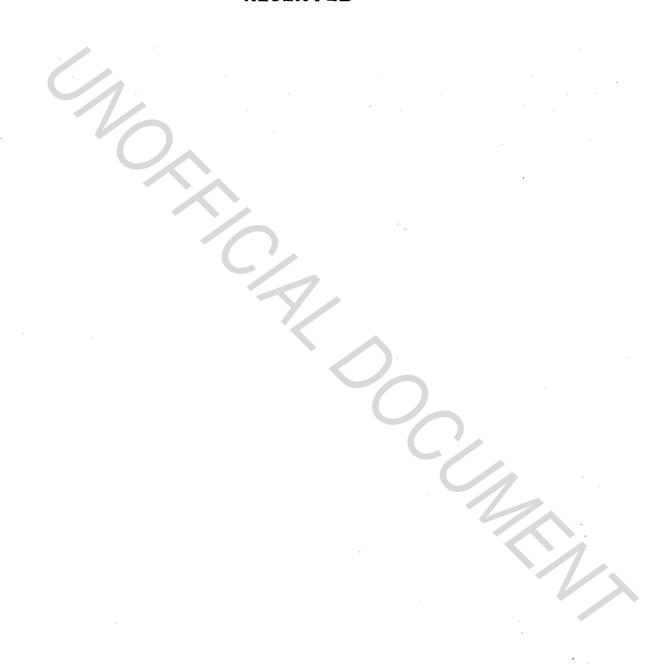
Town Center Master Plan: The conceptual master plan depicted on page 4 of these Standards and Guidelines or as amended by the City Council.

Traditional Storefront Proportions: Traditional storefront proportions means a storefront where at least 50% of the storefront is in the form of a display window and includes a primary entrance to the store.

Walkways: Connections that give pedestrians access between to plazas and courtyards or to streets or parking areas located behind buildings.

APPENDIX B COLOR PALETTE

RESERVED



APPENDIX C STANDARDS

EXHIBIT F

OVERLAY ZONES	Town Center	Chambers Creek Properties(5) CCP	Public Facility (6)	Transition Properties TP	Day Island DI	Day Island South Spit DIS	Sunset Beach SB
Maximum Density (du/ac) (3)	TBD-12/60			See Note 7	6	6	6
Setback, Arterial Streets (10)	TBD-0/20			See Note 9 7	NA	NA	NA
Setback, Other Roads (10)	TBD-0/20			See Note 9 7	20' (8)	0	0/20 (9)
Setback, Rear (4) (12)	∓BD- <u>0/50</u>			25	20'	0	30
Setback Side (4) (13)	TBD-0/10)			See Note 4	5'	0	5 Total (10 - <u>7</u>)
Height (11)	TBD40/75/55			See Note 7	35'	35'	35'

NOTES:

Density and Dimension Table identifies setbacks; however, in certain instances landscaping requirements may exceed minimum setback requirements.

- 1. Base Density: These densities may be achieved outright by following the applicable development and design standards.
- 2. Mixed Use Development: Multi-Family Residential development in the Town Center Overlay (TCO) is only permitted in conjunction with a permitted commercial use and subject to the UPMC 19. 50 and the Town Center Design Standards.
- 3. Maximum Density shall only be achieved through the application of a planned development district or <u>Town Center Design Standards in the Town Center Overlay Zone.</u>
- 4. A side yard setback is not required in the IB, C, TC MU, NC, MU-O zones if the parcel does not abut a parcel in the R1 or R2 zone. If abutting a parcel in the R1, or R2 zone a 20-foot setback is required along the abutting lot line(s).
- 5. Density & Dimension Standards are contained in the Chambers Creek Properties Design Standards and Guideline.
- 6. Refer to underlying zone.
- 7. Refer to UPMC 19.55 for specific standards.
- 8. Detached one story garages may be set back a minimum of 5 feet providing sight distance is maintained
- 9. The front yard setback shall be the distance between the existing house and the railroad right-of-way or 20 feet whichever is less.
- 10. See UPMC 19.55. No setback is required from streets in the Town Center Overlay Zone except at significant corners where a 20-foot setback is required.
- 11. Within the Town Center Overlay Zone structures on the west side of Bridgeport Way shall not exceed 40 feet in height. Between Bridgeport Way and 74th Avenue West height shall not exceed 75 feet. East of 74th Avenue West height shall not exceed 55 feet. Specific height requirements and exceptions are provided in the Town Center Design Standards.
- 12. In the Town Center Overlay Zone a rear yard setback is not required if the parcel does not abut a parcel in the R1 or R2 zone. If abutting a parcel in the R1, or R2 zone a 50-foot setback is required along the abutting lot line(s).
- 13. In the Town Center Overlay Zone a side yard setback is not required. If a side yard setback is provided a minimum of 10 feet is required.
- 14. The Density and Dimension Table identify setbacks; however, in certain instances landscaping requirements may exceed minimum setback requirements.