

CITY OF OTHELLO PLANNING COMMISSION

**Regular Meeting
500 E. Main St.
Monday September 18, 2017
6:00 PM**

1. Call to Order- Roll Call
2. August 21, 2017 Minutes Approval
3. Approval of Amendment to March 20, 2017 Minutes – Public Meeting
4. Municipal Code Update

****Next Regular Meeting is Monday October 16, 2017 at 6:00 P.M. at Othello City Hall****

**City Hall is accessible for persons with disabilities.
Please let us know if you will need any special accommodations to attend the meeting.**

Planning Commission

August 21, 2017

Trisha Tolley

CALL TO ORDER

Chairperson Terry Thompson called the meeting to order at 6:02 pm August 21, 2017.

ROLL CALL

Commissioners: Chairperson Terry Thompson, Chris Dorow, Brian Gentry and Roger Ensiz

Staff: Community Development Director Anne Henning, Council Member John Lallas and Planning Secretary, Trisha Tolley

ABSENT: Deena Vietzke

Quorum Established.

APPROVAL OF JULY 17, 2017 PLANNING COMMISSION MEETING MINUTES

It was voted to accept the minutes from July 17, 2017. M/S Chris Dorow/Roger Ensiz

MUNICIPAL CODE UPDATE

Community Development Director Anne Henning provided the commission with examples from other sources to update the existing code. After reviewing the different examples the commission was in favor of the Moses Lake format and wanted to use a similar format.

The Planning Commission started going over the different Commercial Zones and their locations in the city with the intention to update the definitions and possibly the location.

ADJOURNMENT

Having no other business at hand a motion was made to adjourn the meeting at 8:02 pm. M/S Roger Ensiz/Chris Dorow

The next meeting is scheduled for September 18, 2017.

By: _____ Date: _____
Trisha Tolley, Planning Secretary

NOTE: These are abbreviated minutes that contain all motions and business conducted. These meetings are taped; a complete record of the minutes may be obtained by contacting the Planning Commission Office or a verbatim copy of these minutes can be ordered at the requestor's expense.

Planning Commission

March 20, 2017

Trisha Tolley

CALL TO ORDER

Chairperson Terry Thompson called the meeting to order at 6:10 pm March 20, 2017.

ROLL CALL

Commissioners: Chairperson Terry Thompson, Brian Gentry, Deena Vietzke, Chris Dorow and Roger Ensz

Staff: City Community Development Director Travis Goddard, and Planning Secretary, Trisha Tolley

Quorum Established.

APPROVAL OF FEBRUARY 22, 2017 PLANNING COMMISSION MEETING MINUTES

It was voted to accept the minutes from February 22, 2017. M/S Roger Ensz/Deena Vietzke

FISH & WILDLIFE HABITAT AREAS

City Community Development Director Travis Goddard went over the staff report for the Federal and State Agencies outlining how we will use our existing code but will be making a few modifications and adding a few sections to the Othello Municipal Code 13.11 Fish & Wildlife Habitat Conservation Areas. Planning Chairperson Terry Thompson asked for a motion to approve the Fish & Wildlife Habitat Areas. M/S Brian Gentry/Deena Vietzke.

CRITICAL AQUIFER RECHARGE AREA (CARA)

City Community Development Director Travis Goddard explained that Ordinance 13.08 does not have a lot in the current code, so he took the City of Ellensburg's model and modified it to apply to the City of Othello and changed the ordinance from 13.08 to 13.10. He explained that aquifer information is hard to come by and requires a lot of knowledge and research. The best report that Othello has is the Ground Water Management report (GWMA), produced in 2012 and is recognized as flawed. Mr. Goddard went over some of the test that were done by GWMA and even though the GWMA data as flawed as it is, it's the best information that we have available. Mr. Goddard went through Ordinance 13.10.10 through 13.10.090, and their different sections, making the changes that he thought fit the City of Othello. With no public attendance Planning Commission Chairperson Terry Thompson asked for a motion to approve the Critical Aquifer Recharge Area (CARA) M/S Brian Gentry/Roger Ensz.

PUBLIC HEARING ON CRITICAL AREAS ORDINANCE

A public hearing on the Critical Areas Ordinance (CAO) was set for this meeting. With no public in attendance to comment on the ordinance, the public hearing requirement has been met. The CAO can now be forwarded to the City Council with the Planning Commission's recommendation.

RETOOLING THE CODE

Mr. Goddard went over some of the issues that were brought up in past meetings. One of those issues were on how the "Big Red Barn" was able to be built where it is today. The Commercial zone has no height limitation in it, but there are commercial development standards that do apply. But they don't apply in a C-1 district unless it's in a walking district, but there is no designated walking district. Mr. Goddard applies the design standards if the building fronts on Main Street which the red barn does not. Mr. Goddard will put together suggested language that makes it not optional to do design standards in the whole commercial core. Terry Thompson asked if they would let a mural of the new City logo be painted on the building to help the eye sore. Mr. Goddard indicated that he had already talked to Jessie Rodelo about doing a mural and Mr. Quezada agreed, but was looking for some sort of help paying for it.

Planning Commission Chris Dorow asked if there was a requirement for retail activity in that building. Mr. Goddard indicated that it is permitted but not required. Mr. Thompson wanted to change the Commercial Code and suggested the Planning Commission work on the code changes on Main Street in April.

Planning Commission Roger Enszt indicated that he was getting a lot of feedback that the city is hard to work with, one of the hardest places in the State of Washington, more of the Public Works Department and wanted to know if there was anything the Planning Commission could do. Mr. Goddard said that the Planning Commission has no authority over building codes and Public Works Development Standards and it would be a customer service complaint.

Mr. Goddard brought the Planning Commission up to date on some of the future developments that are going on in Othello.

ADJOURNMENT

Having no other business at hand a motion was made to adjourn the meeting. M/S Roger Enszt/Chris Dorow.

Meeting adjourned at 7:39 pm. The next meeting is scheduled for April 17, 2017.

By: _____ Date: _____
Trisha Tolley, Planning Secretary

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September 18, 2017

TO: Planning Commission

SUBJECT: Residential Height Limit – Request for Direction

The current height limit in all of the Residential Zones is 28' or two stories. Staff has been asked about the possibility of 3-story apartment buildings. This would require an amendment to the Municipal Code. Staff would like the Planning Commission to discuss whether the height limit should be increased for any of the Residential Zones.

Staff Comments

1. Allowing three stories would allow for higher density development, which can be both good and bad. Land is used more efficiently and can be more efficiently served by City services, but the general public impression is that density is "bad". However, it is the design of the buildings, more than the actual density, that makes people like or dislike a development.
2. Views are changed when taller buildings are constructed. However, Commercial Zones currently allow 4 stories or 62', so views could already be obstructed by commercial development.
3. Adams County Fire Chief was consulted. He was not opposed to taller buildings so long as fire sprinklers were required. This could be a condition of allowing the taller buildings.

Action: The Planning Commission should discuss whether residential height limits should be increased.

Respectfully submitted,



Anne Henning
Community Development Director

September 18, 2017

TO: Planning Commission

SUBJECT: Municipal Code Update - Commercial Zones – Request for Direction

At the August 21 meeting, the Planning Commission directed staff to draft revisions to the Commercial Zones by combining all Commercial Zones into one chapter and adding design standards. The intent was to make the Zoning Code easier to understand while adding standards to protect community appearance.

Staff Comments

1. Please keep in mind that the attached is only a first draft. It was created from the existing Municipal Code chapters, a format that combines all Commercial into one chapter, and design standards. There will be errors, conflicts, and omissions. The attached draft is intended as a starting point for discussion, not a draft that is almost ready to adopt.
2. The Commission should consider whether the exact uses should be allowed or prohibited in each zone, or if just the building or site size should be regulated. We are trying to move toward categories, rather than specific uses, when possible.
3. There are existing OMC Commercial Development Standards found in 14.30. Some of these standards (such as setbacks and heights) have been moved to the new Commercial draft. Others, such as Structure Design (ground floor windows) and Pedestrian Standards, are referenced in the draft. If these standards will be retained, they should be moved to the Commercial chapter.
4. Photos and drawings to illustrate the design standards will be added in the future, once the standards are more settled.
5. The Commission may want to refer to some of the last meeting's handouts, specifically the chart of OMC allowed uses and the Kennewick Design Standards.

Attachments

- Draft OMC 17.30, Commercial Zones

Action: The Planning Commission should review the attached draft and discuss to proceed.

Respectfully submitted,



Anne Henning

Community Development Director

Chapter 17.30

COMMERCIAL ZONES

Sections:

- 17.30.010 Purpose
- 17.30.020 Additional Requirements
- 17.30.030 Uses.
- 17.30.040 Prohibited.
- 17.30.050 Development Standards.
- 17.30.060 Performance Standards.
- 17.30.070 Design Standards.

17.30.010 Purpose.

- a) Generally. This chapter provides for a well-distributed system of retail and service uses with appropriate standards to create an attractive, economically thriving commercial base for the community.
- b) C-1 Traditional Commercial Zone. The C-1 Zone retains the traditional downtown development pattern of buildings directly abutting the sidewalk with limited to no onsite parking. This is a compact area with traditional building styles.
- c) C-2 Central Commercial Zone. The C-2 Zone caters to both pedestrian and vehicle traffic. Onsite parking is required but customers may choose to park once and visit several businesses by walking. Design standards ensure buildings create a lively and attractive environment.
- d) C-3 Large-scale Commercial Zone. The C-3 Zone is intended for “big box” stores and other businesses that generally attract customers in vehicles. While walking between businesses is an option, it is less likely in this zone with its larger buildings and extensive parking lots. Buildings are pleasing to the eye but design standards are less stringent than in the other commercial zones.

17.30.020 Additional Requirements.

Additional requirements are found in other chapters of the Municipal Code and other adopted City regulations, included but not limited to the following:

- (a) OMC 17.05, Interpretation, Purpose, Applicability
- (b) OMC 17.56, General Provisions
- (c) OMC 17.57, Performance Standards [*or have Commercial-specific standards in 17.30*]
- (d) OMC 17.61, Off-Street Parking
- (e) OMC 17.65, Building Permits [?]
- (f) OMC 17.75, Landscaping Buffer and Screening Requirements, and OMC 14.57, Landscaping [*need to combine these chapters*]
- (g) OMC 14.58, Signs
- (h) OMC Title 19, Development Code
- (i) City of Othello Public Works Standards

17.30.030 Uses.

(a) The Commercial Land Use table indicates where categories of land uses may be permitted and whether those uses are allowed outright or by conditional use permit. Only commercial zones are included in this table. Land uses not listed are prohibited unless allowed through the process specified in (c), below. Further interpretation of these zones may be obtained as specified in OMC 19.03.020. Land uses are also subject to the footnotes following the table.

(b) The symbols used in the table represent the following:

(1) A = Allowed, subject to applicable standards and any footnotes

(2) C = Conditionally allowed through the Conditional Use Permit process, subject to applicable standards and any footnotes

(3) X = Prohibited use

(c) Uses similar to those listed may be established as allowed or conditionally allowed through the interpretation process in OMC 19.03.020(b). In determining whether a use should be permitted, the Administrator shall refer to the purpose statement in OMC 17.30.010 and the most recent version of the North American Industry Classification System (NAICS), as used by federal agencies in the classification of business establishments.

TABLE 1: LAND USES IN COMMERCIAL ZONES			
USE CATEGORIES	C-1	C-2	C-3
Retail			
Retail use (other than those listed below)	A	A	A
Contractor supply and sales ¹			
Daily outdoor merchandise display	A	A	A
Drive thru for a permitted use			A
Eating and drinking places	A	A	A
Farm and landscaping equipment sales, supplies, and service			A
Fuel stations			A
Home improvement store/lumber yard			A
Manufactured home sales			A
Marijuana sales	X	X	X
Non-profit organization sales or activities associated with a seasonal event			
Open sales lots			
RVs, boat, trailer, and camper sales (can include light service)			A
Sidewalk sales			
Vehicle sales lots (can include light service)			A
Warehouse sales			A
Wholesale			
Wholesale use as an accessory to a permitted retail use			
Wholesale use when not associated with a retail use			
Services			
Service uses (other than those listed below)	A	A	A
Adult entertainment and cabarets (in compliance with OMC 4.28) ²			
Assembly building			

¹ Limit building or site size?

² An adult entertainment business must be at least 700' from any park, school, preschool, youth club, bus stop, day care center, or another adult entertainment business

TABLE 1: LAND USES IN COMMERCIAL ZONES			
USE CATEGORIES	C-1	C-2	C-3
Banking and financial services	A	A	A
Clubs, lodges, assembly halls			
Cultural, recreational, and entertainment uses			
Daily care providers (child care, elder care, pet care)			
Dance hall			
Drive thru for a permitted use			A
Family day care home in an existing residence	A	A	A
Health care providers	A	A	A
Hospitals			A
Lodging (and assembly) (Hotels & motels subject to review under OMC 17.67)			A
Kennels, animal boarding			
Medical/dental/psychiatric office or clinic	A	A	A
Personal service shops	A	A	A
Professional offices (other than medical/dental/psychiatric)	A	A	A
Recreational vehicle park (in compliance with OMC 17.44)			
Rental of vehicles, trailers, and machinery			A
Repair and maintenance, including small engines and appliances			
Repair and maintenance, vehicles			A
Sales and light service of vehicles			A
Theater	A	A	A
Truck stops, sales, and light repairs			A
Veterinarian, small animals (pets) (Animal hospital, clinic, kennel)			
Veterinarian, large animals (livestock)			
Transportation, Communication, and Utilities			
Airports, landing strips, and air transportation facilities			
Heliports			
Passenger transportation systems, public or private			
Personal wireless telecommunications facilities (in compliance with OMC 16.68)			
Transportation			
Utilities, local, above ground			
Utilities, local, below ground			
Utilities, regional			
Industrial and Storage			
Cargo containers used for storage (in compliance w/new section: 11 conditions)			
Hazardous waste treatment and storage facilities necessary and subordinate to the primary use, on-site			
Hazardous waste treatment and storage facilities, off-site			
Light manufacturing when subordinate to a retail sales outlet and contained in a building			
Outside storage in conjunction with a principal use which is in an enclosed adjoining building			A
Self-storage, mini-storage, RV storage			
Storage, warehousing, and distribution, not associated with a retail business			
Truck parking storage (in compliance w/new section: 12 conditions)			

TABLE 1: LAND USES IN COMMERCIAL ZONES			
USE CATEGORIES	C-1	C-2	C-3
Wrecking yard, salvage yard, junk yard	X	X	X
Public and Institutional			
Churches			
Festivals or other outdoor celebrations			
Libraries	A	A	A
Municipal and governmental facilities, shops, and yards			A
Outdoor recreational, entertainment, or amusement facilities			A
Park, playground, athletic field, other non-commercial recreation	A	A	A
Schools, public or private			
Residential			
Adult family home in an existing residence	A	A	A
Assisted living facility			
Dwelling units when fronting Cedar, Hemlock, Scootney, and North 14 th Avenue when conforming to adjacent residential zone uses and setbacks			
Manufactured or mobile home park			
Multi-family residential use not in conjunction with a commercial structure			
Occupancy of trailers or RVs (except in an RV park)			
Residential use in a basement or upper story	A	A	A
Residential use in conjunction with a commercial structure			
Miscellaneous			
Accessory use appurtenant to any primary use and not otherwise prohibited			

17.30.040 Prohibited.

The following are prohibited in all Commercial Zones:

- (a) Outside storage, collection, or dumping of dismantled, partly dismantled, or wrecked vehicles, trailers, machinery, or parts;
- (b) Outside storage or collection of any junk, scrap, unsightly material or debris visible from a public street;
- (c) Abandoned structures or buildings in a state of disrepair or not approved for use;
- (d) Removal of soil or other natural materials for the purpose of sale or use as fill material, except that excavation for the purpose of construction or landscaping is permitted;
- (e) Using any containers, trailers, railroad cars, semi-trailers, car, truck or van bodies for storage facilities.

17.30.050 Development Standards.

- a) Purpose. This section established the development standards and site requirements for uses in the Commercial Zones. The standards and rules are established to provide flexibility in project design, prevent fire danger, provide adequate access and circulation, reduce incompatibilities, and prevent overloading of infrastructure due to the impacts of development.
- b) Explanation of Table. Development standards are listed down the left column of the table and the Commercial Zones are identified across the top row. The matrix cells contain the requirements of each zone. The footnotes identify particular requirements applicable to a specific use, standard, or zone. "NR" stands for "No Requirement".

TABLE 2: DEVELOPMENT STANDARDS IN COMMERCIAL ZONES			
Development Standards	C-1	C-2	C-3
Minimum lot size			
Maximum lot size			
Minimum building size			
Maximum building size	7000 SF	7000 SF	NR
Maximum building height ³	4 stories or 62'	4 stories or 62'	4 stories or 62'
Minimum front yard setback	NR	15'	15'
Maximum front yard setback	0' ⁴	NR	NR
Side setback	NR	NR	NR
Side setback, corner lot	NR	15'	15'
Rear setback	NR	NR	NR
Landscaping required (OMC 14.57)	New parking lots only	Yes	Yes
Outside storage allowed	No		Yes
Parking required (OMC 17.61)	Residential and lodging only	Yes	Yes
Maximum parking spaces			
Ground floor window standards	14.30.150	14.30.150	NR
Pedestrian requirements	NR	NR	14.30.160
Design standards (17.30.070)	Yes	Yes	No? (Or have some minimal standards)

Setback notes:

Within the setback area shown on Table 2, no building or structure (as defined in Sections 17.09.140 and 17.09.836) shall be allowed except flagpoles, street furniture, transit shelters, signage, fencing, slope stability structures, and improvements less than 30 inches above grade, including decks, patios, walks, and driveways. Some of these structures and improvements require a permit.

The setbacks shown in Table 2 are Zoning setbacks. Larger setbacks may be required by the State Building Code, State Fire Code, sight distance requirements, or landscaping requirements.

17.30.060 Performance Standards.

Air quality, heat, glare, steam, odor, vibration, electromagnetic interference, noise, fire and explosive hazard. Reference OMC 14.30.060 or move standards here?

17.30.070 Design Standards.

(a) Scope and Applicability. These standards are applicable to all buildings in the Commercial Zones, regardless of use. Design standards apply to all of the following:

(1) New buildings and new developments;

³ All structures over 35' high and which have a base that is less than 50% of the height shall be set back from the property line equal to the portion of the structure over 35' in height. Additional fire protection measures may be required at the discretion of the Fire Chief and Building Official.

⁴ Portions of the building may be set back further than the maximum setback to allow for features that encourage pedestrian use and activity along the street, such as building modulation, pedestrian plazas or courtyards, covered or recessed entryways, commercial uses or displays (such as vendor, newsstands, or cafes), public art (including sculptures and water features), or seating or planter areas.

- (2) Remodeled buildings where the cost of remodeling is more than 50% of the current assessed value of the building as determined by (Community Development Director/Building Official/Adams County Assessor/Tax Sifter?) Design standards shall apply to the whole building, not just the part that was remodeled.
 - (3) Building additions when the gross floor area is being increased by ___% or where the cost of the addition is more than 50% of the current assessed value of the building as determined by ____.
- (b) Departures from Standards. These standards are not intended to prohibit creative design and development solutions by professional designers/developers that may create a better quality development. Therefore, certain departures from the design standards may be permitted. In order for a departure from the standards to be allowed, the development proposal must demonstrate that the departure would result in a development that better meets the intent, objectives, and design principles of the design standards. The (City Administrator/Community Development Director?) shall have the final authority to resolve any conflicts in the standards in order to protect the City's objectives and goals.
- (c) Objectives
- (1) Promote economic vitality.
 - (2) Promote a good business environment and destination marketing.
 - (3) Provide simplicity and clarity of regulation.
 - (4) Promote quality and creativity in design.
 - (5) Offer flexibility and options.
- (d) Design Principles
- (1) Safety and vitality, with a livable, pedestrian-friendly commercial environment.
 - (2) Compatibility with the positive attributes of Othello.
 - (3) Efficiency in the delivery of public infrastructure.
 - (4) Variety and creativity in design.
- (e) Definitions
- (1) Articulation: Shifts in the plane of walls, setbacks, step-backs, overhangs, and details in order to create variation in a building façade and divide large buildings into smaller identifiable pieces.
 - (2) Blank walls: Walls without windows, plantings, or architectural elements, such as modulation.
 - (3) Building Mass: Height, width, and depth of a building structure.
 - (4) Cornice: The horizontal projection, molded or otherwise decorated, that crowns the top of a building.
 - (5) Façade: The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.
 - (6) Massing: How the three-dimensional building forms are grouped to create the general shape and form of the building.
 - (7) Modulation: Variation in the building mass through the use of step-backs, setbacks, diminishing upper floor areas, and/or projecting roof overhangs.

- (8) Outdoor Display Area: Areas outside the building structure where merchandise is displayed for customers.
 - (9) Outdoor Storage Area: Outdoor areas where merchandise is kept for temporary storage purposes but not for display; or the keeping in an unroofed area of any goods, junk, material, merchandise, supplies, or vehicles in the same place for more than 24 hours.
 - (10) Parapet: The vertical extension of the main walls of a building above the roofline.
 - (11) Pedestrian-Oriented Commercial Use: A commercial enterprise whose customers may likely arrive by foot, which may include restaurants, retail shops, personal service businesses, financial institutions (except drive thru windows), and other similar establishments that generally benefit from pedestrian activity.
 - (12) Proportion: The ratio of building elements, including height, mass, and depth. Good proportion is a harmonious arrangement or relation of parts or elements within a whole.
 - (13) Roofline: The outer edge of the roof that provides visual terminus to the top of the building.
 - (14) Roofline Variation: The roofline articulated through a variation or step in roof height or detail, such as pitched roof, projecting cornice, articulated parapet, or terraced roof.
 - (15) Scale: The relationships of a development and/or its elements in terms of size, height, bulk, intensity, and aesthetics, to one another and to the surroundings. "Human scale" would identify the relationship of the building to human beings.
- (f) Massing and Architectural Features
- (1) Intent: To reduce the bulk of the buildings by breaking down the mass into human scale, in order to offer variety and consistency along the street face.
 - (2) Mandatory Standards
 - (A) Multi-story buildings must display the proportion of a "Base", "Middle", and "Top" in massing. "Top" can be expressed by using sloped, gabled, or flat roofs. Flat roofs shall have cornices, parapets, or similar special features to act as the top of the building. Step-backs of the buildings at the upper floors can also be used as a method to express base, middle, and top.
 - (B) A street-facing façade more than 50' long shall include the following treatments:
 - (1) Change in the roof or wall plane (4 foot minimum)
 - (2) Projecting or recessed elements
 - (3) Varying rooflines at 4 foot minimum
 - (C) Solid blank facades must be avoided on the front and all street-facing sides of the building. These facades must be treated with windows, entrances, canopies, cornices, and by articulating the façade and/or screening with landscaping. *[Is there a minimum size before this applies?]*
 - (D) For slope roof structures, the slope of the roof must not be less than 4:12 except when a specific design is approved by _____
 - (3) Recommended Standards

- (A) Building height should be compatible with the surrounding building heights and character of the area.
- (B) Buildings should use elements such as canopies, awnings, trellises, pergolas, and arcades to provide human scale.
- (C) Solid blank facades when unavoidable should be treated with modulation, canopies, wall-mounted lighting, artwork, and landscaping trellises.

(g) Prominent Entrance

(1) Intent: To ensure visible, attractive, inviting, and efficient entrances to buildings.

(2) Mandatory Standards

- (A) Entrance to the building must be made visible and prominent by using large entry doors, porches, protruding, or recessed entrances.
- (B) Primary pedestrian entrances must face public streets, open spaces, or plazas whenever available.
- (C) Light poles, signage, and similar accessories shall be coordinated so that the view and accessibility to the entrance are not obstructed.

(3) Recommended Standards

- (A) Special paving is encouraged at the entrance to the building.
- (B) Special architectural treatment that signifies the entrance without destroying the architectural character is encouraged. Examples include using different materials such as brick, stone, or glass at the entrance, or locating the entrance at the junction of two building masses.
- (C) For multi-story buildings, the building entrance should be scaled down to relate to human scale.

(h) Façade Transparency

(1) Intent: To create a visual connection between the indoor and outdoor environment in order to make businesses more attractive.

(2) Mandatory Standards

- (A) Solid blank walls shall be avoided except for service areas where it shall be screened from public view (see Service Areas).
- (B) Facades facing public streets or public open spaces must be treated with a combination of prominent primary or secondary entrance, display windows, transparent facades, façade modulation, canopies, and/or awnings.
- (C) For retail buildings: Facades facing public streets or public open spaces or plazas shall have at least 40% of the façade area comprised of transparent glass at the ground level unless a specific alternative design is approved by _____.
- (D) For office buildings: Facades facing public streets or public open spaces or plazas shall have at least 25% of the façade area comprised of transparent glass unless a specific alternative design is approved by _____.

- (E) Transparent glass for façade transparency at ground level means between 2 feet and 12 feet from the ground level.
- (F) Display windows along public streets shall express the type of business by displaying products sold or other displays that relate to the business. Signage on windows shall not be considered as part of the display window.

(3) Recommended Standards

- (A) Tinted or reflecting glass is discouraged at the ground level where it prevents visual connection between indoor and outdoor environments.

(i) Treatment of the Corner

- (1) Intent: To ensure that businesses at street intersections can serve as landmarks and be integrated with the pedestrian realm.

(2) Mandatory Standards

- (A) Buildings located at the corner of street intersections shall have at least one of the following:
 - (1) A primary pedestrian entrance complying with the “Prominent Entrance” standard (see 17.30.070(g)) and accessible from the corner street sidewalks.
 - (2) Distinctive massing and roof form of the building to mark the intersection as a landmark.
 - (3) Other architectural features such as porches, canopies, and display windows at the corner.
- (B) Signage and accessory structures must not obstruct the view of the building at the corner.
- (C) Corner treatments shall not obstruct safe sight distance at corners.

(3) Recommended Standards

- (A) The corner of the building should be coordinated with the overall site design.

(j) Service Areas and Backs of Buildings

- (1) Intent: To reduce the negative impacts of the backs of buildings and of service areas.

(2) Mandatory Standards

- (A) Loading and service areas shall be located in less visible areas of the site.
- (B) Service areas and backs of buildings shall not be located facing a major public street (*give a street classification?*) In cases where there are no other options, the street and site layout, service areas, and building back facing public streets must be screened from public view with solid screen landscaping, grading, and/or fencing.
- (C) The back of a building shall be consistent with the front of the building, in terms of design style, building materials, and architectural features.

(3) Recommended Standards

- (A) Solid blank facades should be treated with some combination of façade modulation, canopies, lighting, artwork, and landscaping trellises.

(k) Screening of Electrical and Mechanical Equipment

- (1) Intent: To minimize negative visual impacts of service equipment on the business and the adjacent area.

(2) Mandatory Standards

- (A) Electrical and mechanical equipment when placed on the rooftop shall be obscured from view, such as by using parapets.
- (B) Electrical and mechanical equipment when placed on the ground shall comply with the Service Areas standards (17.30.070(j)).

(3) Recommended Standards

- (A) Increased parapet height can be accepted when used for screening the equipment from view.
- (B) Screening of equipment should be consistent with the overall building design style, building materials, and architectural features.

(l) Material

- (1) Intent: To enhance the character of the building and the area in order to make the business more attractive to customers, areas residents, and visitors.

(2) Mandatory Standards

- (A) Exterior building materials should be selected for suitability and high degree of performance. The building façade should be a combination of materials to add variation to the façade design. Materials used can be masonry, stone, stucco, wood, or similar materials. Metal building exteriors are discouraged unless the specific design is approved by _____.
- (B) A combination of materials should be used to add variation to the design.

(3) Recommended Standards

- (A) (Placeholder)