

Carnation

Design Standards Update

Draft 7/16/2024

We are proposing to integrate the updated 2018 Carnation Design Standards and Guidelines into CMC Chapter 15.96 with changes tracked herein. Chapter 15.96 is now divided into two "Parts" including the Introduction as Part 1 and Design Standards as Part 2. The proposed approach is to use Part 1 for the Landmarks and Heritage development review provisions (now found in 15.96.010-.030), Part 2 for the updated Commercial and Multifamily Design Standards, and Part 3 for Residential Design Standards. Part 3 includes minor updates associated with R6 and R12 zone specific provisions and cottage housing design standards (all now covered in Part 2) plus an updated version of the Townhouse Design Standards (now in the 2018 Carnation Design Standards and Guidelines) and new Single Family & Duplex Design Standards.

CHAPTER 15.96 – DESIGN STANDARDS AND HISTORIC PRESERVATION

Parts:

Part 1: IntroductionLandmarks and Heritage Commission Development Review.

Part 2: Commercial and Multifamily Design Standards.

Part 3: Residential Design Standards.

Part 1 - Landmarks and Heritage Commission Development ReviewIntroduction

NOTE: No proposed changes to 15.96.010-.030 as those involve Landmarks and Heritage Commission development review, which we aren't addressing with this effort. But we've updated the name of the "part" to be very clear.

Part 2 - Commercial and Multifamily Design Standards

NOTE: We've tracked changes to current design standards with additions and ~~deletions~~ shown as such. Since we are codifying the standards into Title 15 of the Carnation Municipal Code, we are generally not tracking section headers, unless those items are new or updated.

INTRODUCTION

15.96.010 – Purpose.

Design standards and guidelines are a critical tool to help guide private development in a way that can help realize the community's goals and objectives. Ultimately, the design standards and guidelines are intended to:

1. Provide clear objectives for those embarking on the planning and design of projects in Carnation.
2. Increase awareness of design considerations among the citizens of Carnation.
3. To maintain and enhance property values within Carnation.

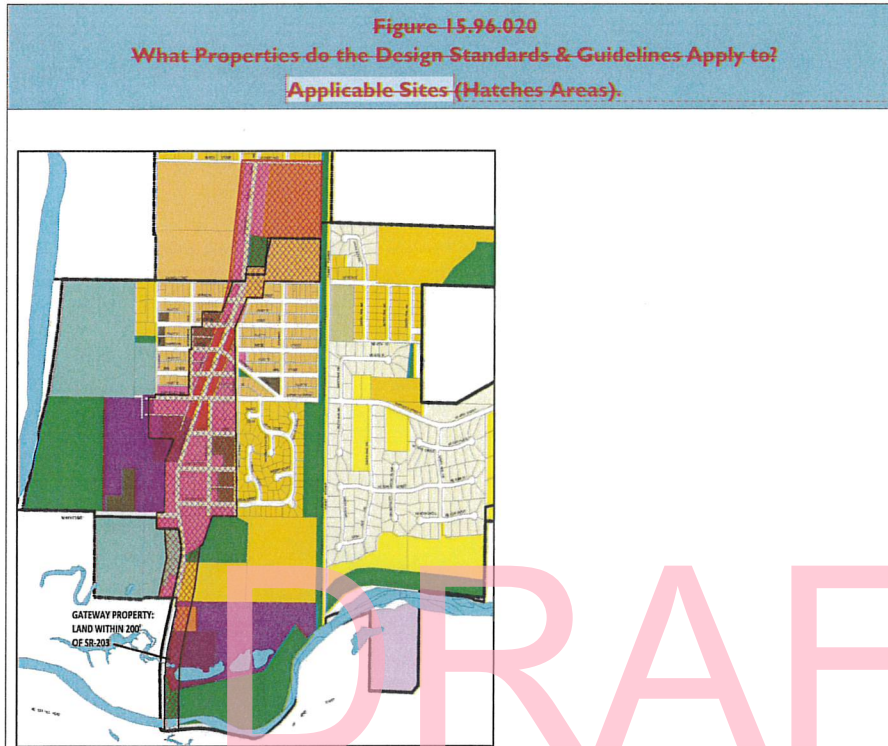
15.96.020 – Applicability~~What Properties do the Standards & Guidelines Apply to?~~

The standards and guidelines herein apply to ~~all non-single family development on~~ the following zones, areas, and/or use types, ~~properties as shown in Figure 15.96.020 unless otherwise noted:~~

NOTE: Since we are removing the map from the code (as the zoning elements may change), we made edits below for clarification.

1. The "Downtown Core" which encompasses the Central Business District and Mixed- Use, Multi-Family Residential, and Public Use zoned properties.
2. The "Gateway Corridors" along the northern (north of Bagwell Street) and southern ends (south of the northern edge of Tolt Middle School) of Tolt Avenue/SR 203 which encompasses land areas within 200 feet of the Tolt Avenue right-of-way (both sides of the street).
3. All other R12, R24, Mixed-Use, and non-residential zoned ~~Multi-Family Residential zoned~~ properties within the City.

~~Unless otherwise noted, the standards and guidelines herein apply to new development (also see the "When do I need to Comply" section on page 4) on all properties.~~ Some standards and guidelines will apply only to "non-residential" development, while others may only apply to a small section of Tolt Avenue. In such cases, the applicable location or use is stated clearly in bold at the beginning of the standard or guideline.



Commented [LH1]: Check with staff assuming we want to update the base map here. Maybe we exclude underlying zoning map?

Commented [BB2R1]: Suggest removing zoning map underneath. City will get us a base map or static map. City in process of updating zoning map. Final conclusion - take out the map entirely

Commented [BB3R1]: Let's get rid of map entirely 7-15 meeting note

- The "Downtown Core" which encompasses the Central Business District and Mixed-Use, Multi-Family Residential, and Public Use zoned properties.
- The "Gateway Corridors" along the northern and southern ends Tolt Avenue/SR 203 which encompasses land areas within 200 feet of the Tolt Avenue right-of-way.
- All other Mixed Use and Multi-Family Residential zoned properties within the City.

15.96.030 — Remodels and additions. When do I Need to Comply?

All the design standards and guidelines apply to new construction of all non-single family residential development on sites identified in Figure 15.96.020 unless otherwise noted.

However, setting requirements for proposed exterior remodels presents an interesting problem. On the one hand, Carnation would benefit greatly if all the standards and guidelines were met when properties are significantly improved. On the other hand, no one wants to disadvantage property owners or discourage them from improving their buildings. The recommended solution is to establish two thresholds to gauge the extent of remodeling and set requirements based on what is practical and reasonable for that level of improvement.

Major exterior remodels include all remodels within a three-year period whose value exceeds 50 percent of the value of the existing structure, as determined by the City of Carnation valuation methods. All standards and guidelines that do not involve repositioning the building or reconfiguring site development, as determined by the City Planner, shall apply to *major exterior remodels*.

For exterior remodels within a three-year period with value of 50 percent of the building valuation or less ("minor exterior remodels"), the requirement is only that the proposed improvements meet the standards and/or guidelines and do not lead to further nonconformance with the standards and guidelines. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material and color standards and/or guidelines, but elements such as building modulation would not be required.

Alternative approach we've used that gets away from structure valuation in favor of more clearly quantifiable method – percentage increase in either floor area or building footprint. Also, while the broader intent is to bring all development into conformance over time, it's important to configure applicability standards in a manner that don't discourage investment. Getting away from structure valuation does that, particularly for improvements that don't add much floor area, but significantly improve existing buildings.

For building additions, remodels, and site improvements, three different thresholds have been established to determine how the standards herein are applied to such projects:

Note: When a proposed building addition occurs within three years of a previous addition (or multiple additions) based on the date of the previous building permit issuance, then such additions shall be considered collectively for the purpose of determining the percentage increase in the size of a building's floor area.

- A. Level I improvements include all exterior remodels and other improvements that cumulatively increase the gross floor area on a site by up to 25-percent. The requirement for such improvements is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material standards, but elements such as building articulation would not be required.
- B. Level II improvements include all improvements that cumulatively increase the gross floor area on a site by 25-percent to 100-percent. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II improvements.
- C. Level III improvements include all improvements that cumulatively increase the gross floor area on a site in any zone by more than 100-percent. Such developments shall conform to all applicable standards, except in a case where there are multiple buildings on one site, and only one building is being enlarged. In that scenario, improvements to the additional buildings are not required, but conformance with all other standards apply.

The standards and guidelines do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

15.96.040 – Review process. How does the process work?

These standards and guidelines should be studied at the beginning of a prospective applicant's planning process and are intended to make people aware of the design issues that warrant early consideration. The City requires prospective applicants to engage in a **"Pre-Application Review"** meeting with the City Planner prior to the submission of a building permit application and relevant zoning permits. The goal of this meeting is to provide clear direction to the applicant early in the process, provide for an informal discussion of site-specific design issues and opportunities, and minimize the need for costly design changes late in the design phase.

The Design Standards and Guidelines shall serve as a supplement to Chapter 15 (Land Use Code) in the Carnation Municipal Code (CMC). Where there is a conflict between the Design Standards and Guidelines and Chapter 15, the more specific regulations shall apply as determined by the City Planner.

Commented [BB4]: As we're now integrating this into Title 15, I think we don't really need to say this

All permit applications are reviewed by City staff as a Type II permit application governed by Chapter 15.09 CMC. The City Planner shall determine if the application complies with the Standards and Guidelines. As specified in Chapter 15.09 CMC, appeals are referred to the Hearing Examiner.

15.96.050 – Interpretation. How are the Design Standards and Guidelines Applied?

The provisions of Part 2 are additional to the underlying zoning standards (permitted uses, setbacks, building heights, etc.). Most sections within this chapter herein include the following elements: Each chapter of the Design Standards and Guidelines contains a list of "Intent" statements followed by "Standards" and/or "Guidelines." Specifically:

- A. IntentPurpose statements are overarching objectives. For example, one of the IntentPurpose statements for the sub-chapter on Building Location and Orientation is to "Create an active and safe pedestrian environment."
- B. Standards use words such as "must", "shall", "is/are required", or "is/are prohibited" and signify required actions. In special circumstances, the City Planner will allow alternative design treatments if applicants can successfully demonstrate that the proposal meets the Intent. Such options apply only to those standards where they are specifically noted. Provisions that Guidelines use words such as "should" or "is/are recommended" to signify voluntary measures.

Furthermore, the document contains some specific standards and guidelines that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant shall demonstrate to the City Planner, in writing, how the project meets the IntentPurpose of the standard.

- C. Departures may be allowed for specific standards as noted in Section 15.96.060 below. They allow alternative designs provided the Director determines the resulting design and overall development meets the "purpose" of the standards and other applicable criteria.

15.96.060 – Departures.

A number of specific departure opportunities to the design standards contained in this chapter are provided. Departure opportunities are signaled by the capitalized word DEPARTURE. The purpose is to provide applicants with the option of proposing alternative design treatments, when they can demonstrate to the satisfaction of the Director that it is equal to or better than the standard, provided such departures meet the "Purpose" of the particular standard, and any additional relevant departure criteria.