

SITE PLANNING

15.96.100 – Building location and orientation.

A. ~~Intent~~Purpose.

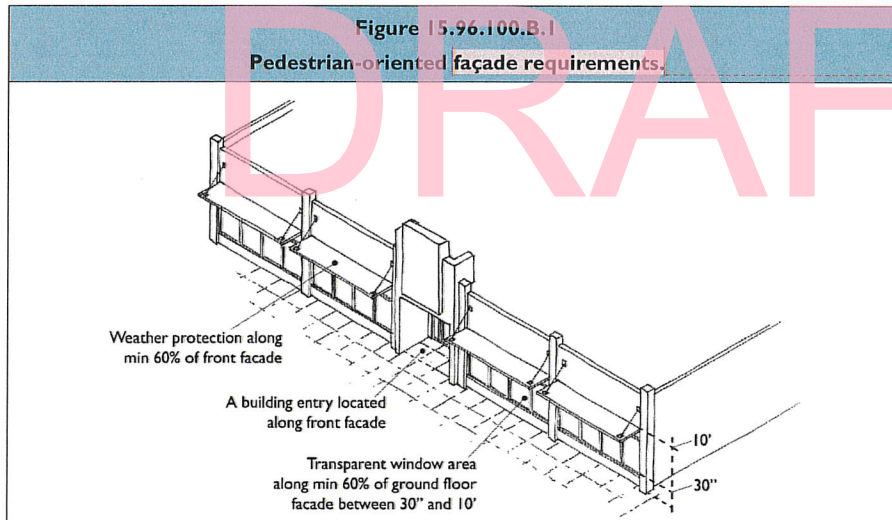
1. To create an active and safe pedestrian environment by encouraging development to orient towards the street.
2. To upgrade Carnation's visual identity.
3. To reduce the impact of parking lots and blank walls located adjacent to the street.
4. To reinforce Carnation's pattern of storefronts along Tolt Avenue in the downtown area.
5. To reinforce the landscaped character of the Tolt Avenue corridor at the southern entrance into Carnation.

B. Non-residential uses may be placed up to the edge of the sidewalk of any street (unless otherwise noted) only if they feature a pedestrian-oriented façade, including the following elements:

1. Weather protection at least five feet deep on average along at least 60-percent of the façade.
2. Building entry(s) located along the street facing façade.
3. Transparent window area along at least 60-percent of the ground floor façade between 30-inches and 10-feet above the sidewalk level.

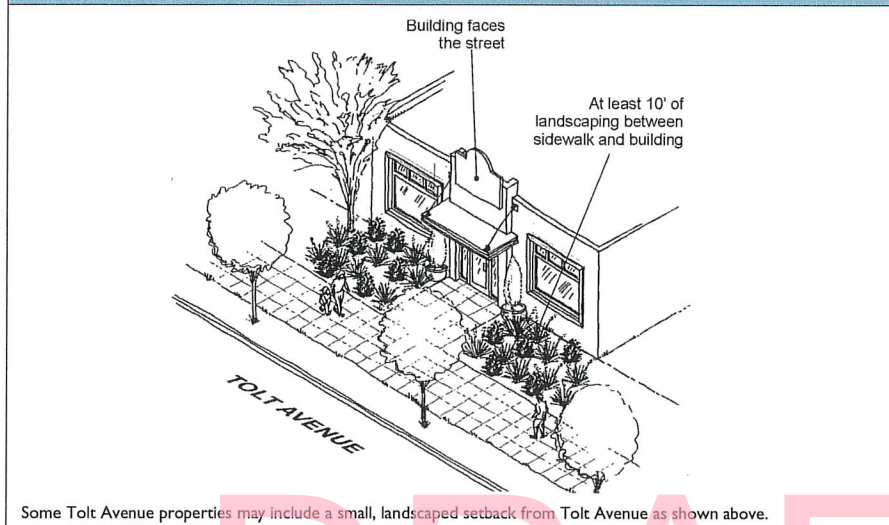
Commented [BB5]: Making sure the standards are in the text and not just the graphic!

Commented [BB6]: Updated graphic with updated percentages

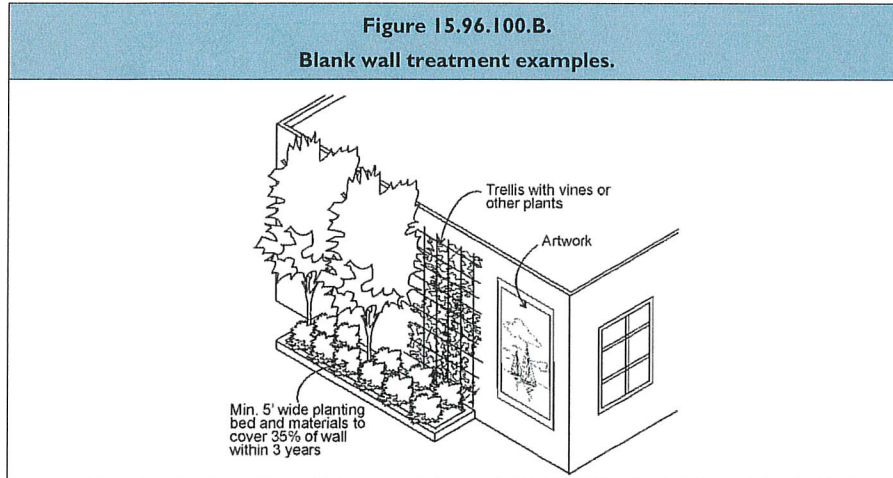


Otherwise, developments shall feature landscaped block frontages with at least 10 feet of Type A, B, C, D, or E Landscaping as defined in CMC 15.76.040 or *pedestrian-oriented space* between the sidewalk or front property line and any building, parking area, storage, or service area (see Figure 15.96.100.B.2 below and Table 15.96.100 below for illustrations and options).

Figure 15.96.100.B.2
Landscaped block frontage.



- C. Blank walls - A wall (including building façades and retaining walls) is considered a blank wall if:
1. A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a window
 2. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a window
 3. All Sites: Untreated Blank walls visible from a public street or pedestrian pathway are prohibited. Methods to treat blank walls can include:
 4. Transparent windows or doors;
 5. Display windows (at least 30 inches deep)
 - a. Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet high in front of the wall with planting materials that are sufficient to obscure or screen at least 35 percent of the wall's surface within three years.
 - b. Installing a vertical trellis in front of the wall with climbing vines or plant materials.
 - c. Other methods that meet the Intent Purpose.
 - d. Mural art related to Carnation's history.



- D. Properties adjacent to Tolt Avenue between Eugene and Rutherford Streets: Buildings shall be located adjacent to the sidewalk on Tolt Avenue and feature pedestrian-oriented facades. Exception: Buildings may be setback from the sidewalk where pedestrian-oriented space is included between the sidewalk and the building.

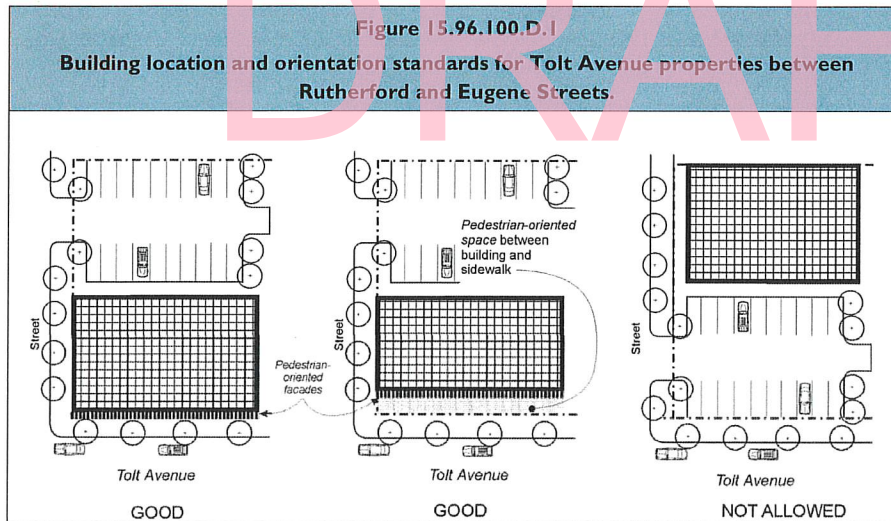
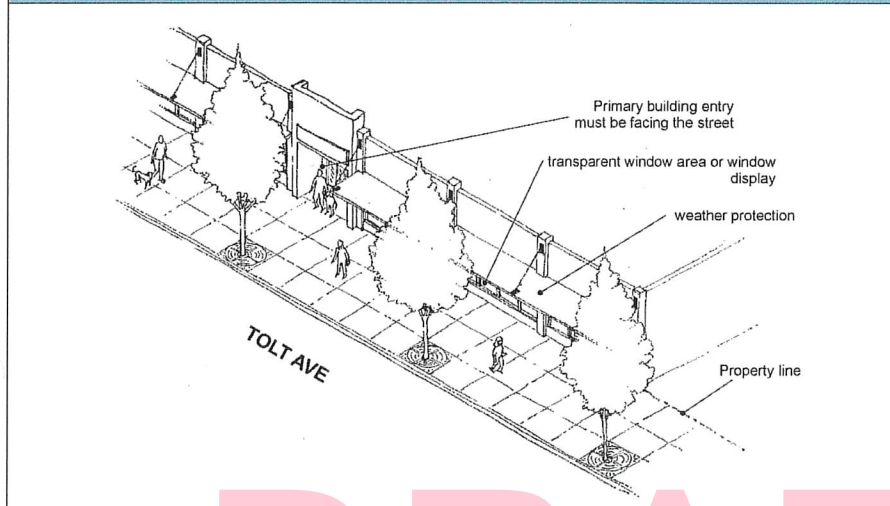


Figure 15.96.100.D.2

Pedestrian-oriented facades facing Tolt Avenue

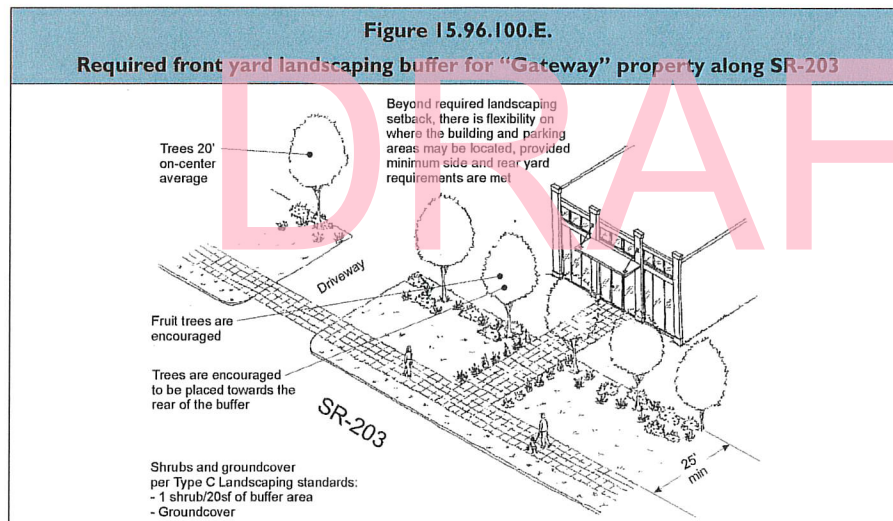


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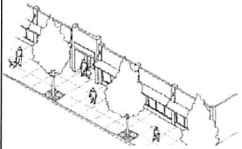


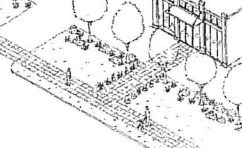
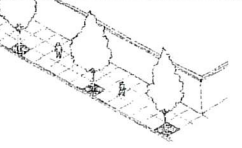
- E. Properties identified as “Gateway Properties (sites south of the northern edge of Tolt Middle School on both sides of Tolt Avenue/SR 203)” in Figure 15.06.020 shall provide 25 feet of Type C Landscaping (CMC 15.76.040) along the front property adjacent to SR-203 (measured from the back of the sidewalk, where installed) with the following standards, guidelines, and exceptions (see Figure 15.96.100.E for an example):

Commented [BB7]: Updates - since we're taking the map out of code.

1. Driveway and walkways, where permitted and/or required, are allowed within this landscaped area. Vehicular parking, storage areas, or buildings are prohibited within this area.
2. The required trees are encouraged to be located towards the back of the 25-foot landscape area further from the street to reinforce the pattern of openness along the street.
3. The use of fruit trees is desirable, if they can reach a mature height of at least 20 feet.
4. The required trees may be clustered to increase visibility into the site from Tolt Avenue.
5. Reduced shrub and tree coverage will be allowed where grassy swales are incorporated into the landscape area. However, no less than 1 tree per 30 lineal feet parallel to SR-203 shall be included between the street and any building, parking lot, or storage area (required trees may be placed beyond the 25-foot landscape area if necessary).
6. Parking lot location: Beyond the required landscape area, Gateway Property project applicants shall comply with the provisions of subsection (F) below.



- F. Other properties adjacent to Tolt Avenue [sites not included in Subsections (D) and (E)]: Parking areas or open storage of vehicles shall be located to the side or rear of the building. Parking lots or open storage of vehicles may not be located between a building and Tolt Avenue, except on sites with multiple buildings where no more than 50-percent of the street frontage may be occupied by parking areas. Table 15.96.100 on the following page clarifies street front options for these properties. Also see CMC 15.96.100 for large site development provisions Tolt Avenue frontage north of Bagwell Street.

| Table 15.96.100 Summarizing options and requirements for non-residential uses [see subsections (B) – (F) for detailed requirements and recommendations]. | | | | |
|---|--|---|--|------------------------|
| Streetfront Configuration | Tolt Ave sites between Rutherford & Eugene [see subsection (D)] | “Gateway Property” along SR-203/ Tolt Ave [see subsection (E)] | Other sites adjacent to Tolt Ave [see subsection (F)] | All other areas |
|  Pedestrian-oriented facade adjacent to the sidewalk | ● | X | ⊙ | ○ |
|  Landscaped block frontage with building facing the street with landscaped setback, parking to the side or rear | X | ⊙ | ⊙ | ⊙ |
|  Parking lot between the building and the street | X | ○ | X | ○ |
|  25' front yard landscaping | X | ● | ○ | ○ |
|  Unscreened blank wall visible from street or corridor | X | X | X | X |

Commented [BB8]: Need to fix the symbols in chart - see original doc for the various circle symbols

TABLE LEGEND:

- Feature required (some exceptions)
- Feature acceptable if conditions are met
- ⊙ Feature encouraged
- X Feature prohibited (some exceptions)

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- G. Multifamily residential buildings shall be oriented towards streets, interior private roadways, or common open space and not parking lots or adjacent properties. Specifically:
1. The primary building entry shall face the street. Alternatively, building entries that face onto a common open space which is oriented towards the street is acceptable.
 2. Buildings with individual ground floor entries should face the street to the extent possible.
 3. Buildings shall also provide windows that face the street to provide "eyes on the street" for safety.
- H. Multifamily residential buildings located adjacent to Tolt Avenue shall provide at least 15 feet of landscaping between the sidewalk or front property line and the building. Such landscaping shall maintain visual access between the dwelling units and the street.

Figure 15.96.100.H

Example of a multifamily residential building oriented towards the street.



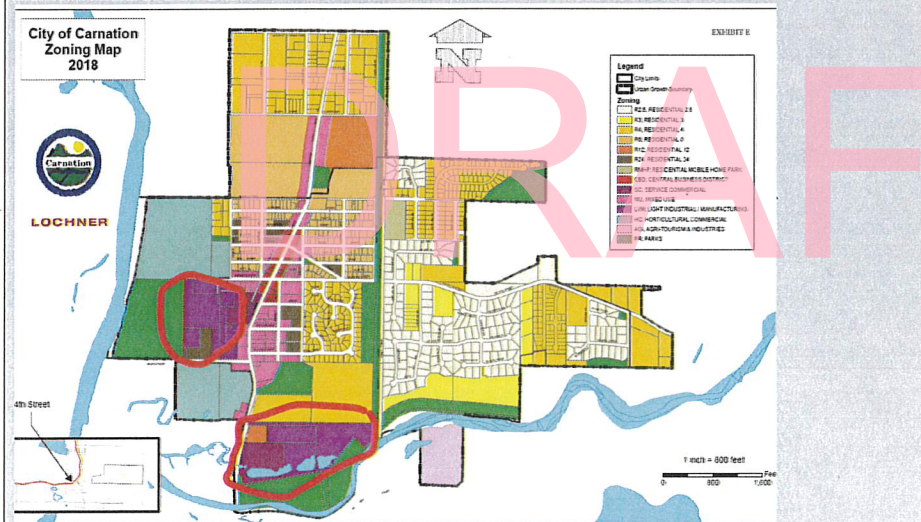
Note: Live-work units may be exempted from this standard where they occupy with pedestrian oriented façade standards of subsection (B).

15.96.110 – Multiple building & large lot developments.

A. ~~Intent~~Purpose.

1. To reduce the negative impacts to adjacent properties.
2. To enhance pedestrian and vehicular circulation.
3. To upgrade the visual quality and identity of Carnation.
4. To take advantage of special opportunities to create a composition of buildings and landscape features.
5. To promote pedestrian activity and enhance bicycle access.
6. To provide usable and attractive open spaces for residents, workers, and visitors.
7. To create a focal point of pedestrian activity for commercial and mixed-use developments.

NOTE – this standard was largely written for the R12 area north of Bagwell. But since then, we've created the special subdivision standards for R12 now found in 15.96.060. That fact – plus fact that the below provisions are technically voluntary – begs the question as to whether we ought to keep these provisions? As written – they could apply to other non SF zoned parcels over 2 acres perhaps including some in these circled areas



- B. Sites over 2 acres: Large developments should take advantage of special opportunities and mitigate impacts. Developments should feature a unifying organization that accomplishes the following goals:
1. Connected circulation system
 2. Convenient and connected pedestrian access system
 3. Buildings that complement adjacent activities and visual character
 4. Use of landscaping and open space as a unifying feature
 5. Incorporate screening, environmental mitigation, utilities, and drainage as a positive element.