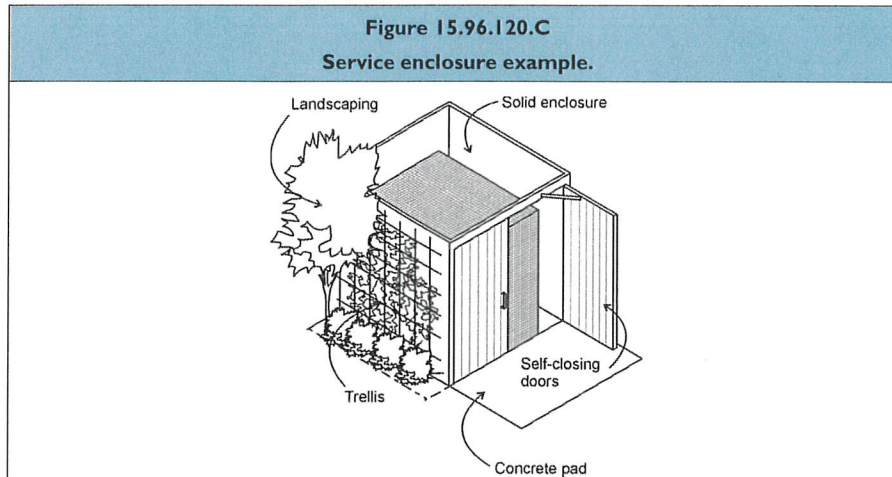


### 15.96.120 – Service & storage elements.

#### A. ~~Intent~~Purpose

1. To encourage thoughtful siting of service and storage elements that balances the need for service and storage with the desire to screen its negative impacts.
  2. To screen the negative impacts of service elements.
- B. All Sites: Services and storage areas should be located to minimize impacts on the pedestrian environment and adjacent uses, Service elements should generally be concentrated and located where they are accessible to service vehicles and convenient for tenant use.
- C. All sites: Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence ~~at least seven feet high, concealed on the top and should have self-closing door;~~
1. ~~Structural enclosures shall be constructed of masonry, heavy-gauge metal, heavy timber, or other decay-resistant material that is also used with the architecture of the main building. Alternative materials other than those used for the main building are permitted if the finishes are similar in color and texture, or if the proposed enclosure materials are more durable than those for the main structure. The walls shall be sufficient to provide full screening from the affected roadway, pedestrian areas, or adjacent use, but shall be no greater than seven feet tall.~~
  2. ~~Gates shall be made of heavy-gauge, sight-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.~~
  3. ~~Where the interior of a service enclosures is visible from surrounding streets, walkways, or residential units, an opaque or semi-opaque horizontal cover or screen shall be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design (in terms of materials and/or design).~~
  4. ~~Trash collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle vehicular traffic, or does not require that a hauling truck project into any public right-of-way. Screening elements shall allow for efficient service delivery and removal operations.~~
  5. If the area is adjacent to a public street, sidewalk, or interior pathway, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility.

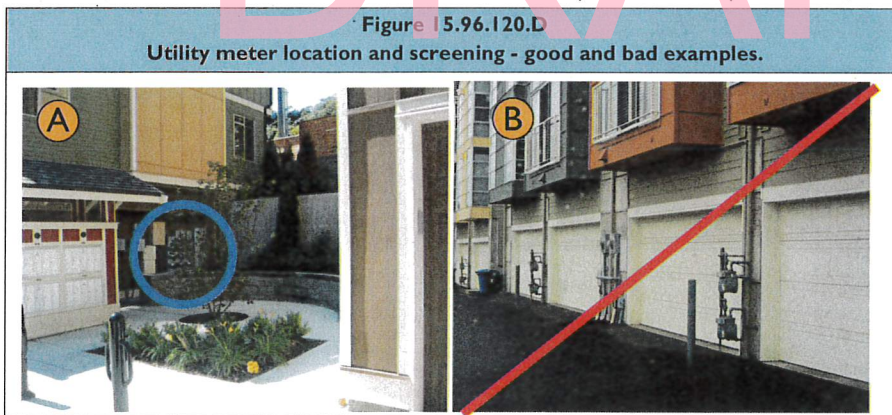
DEPARTURES will be considered, provided the enclosure and landscaping treatment meet the purpose of the standards and add visual interest to site users.

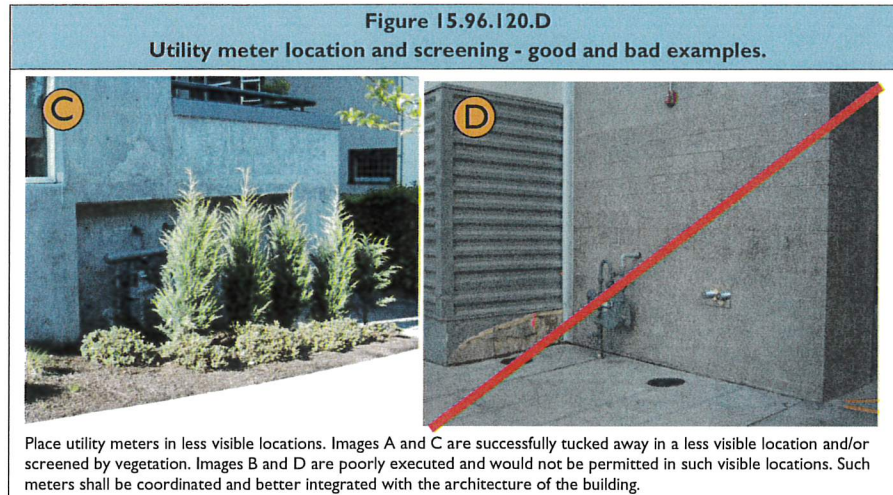


D. All Sites: Service enclosures should be made of masonry, ornamental metal or wood, or some combination of the three.

Commented [BB10]: See C.2 above.

D. All Sites: Utility meters, electrical conduit, and other service utility apparatus. These elements shall be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, internal walkway, common outdoor recreation area, or shared auto courtyards, they shall be screened with vegetation and/or integrated into the building's architecture.





- E. All Sites: Roof-mounted mechanical equipment should be located so as not to be visible from the street, public open space, parking areas, or from the ground level of adjacent properties. Screening features should utilize similar building materials and forms to blend with the architectural character of the building.



## PEDESTRIAN ACCESS, AMENITIES, AND OPEN SPACE

### 15.96.200 – Sidewalks and pathways.

#### A. ~~Intent~~Purpose.

1. To improve the pedestrian environment by making it easier, safer and more comfortable to walk throughout the City, particularly in the Downtown area.
2. To promote walking both as a social activity and an alternative to driving.
3. To increase the vitality of Carnation's business districts and multifamily areas.

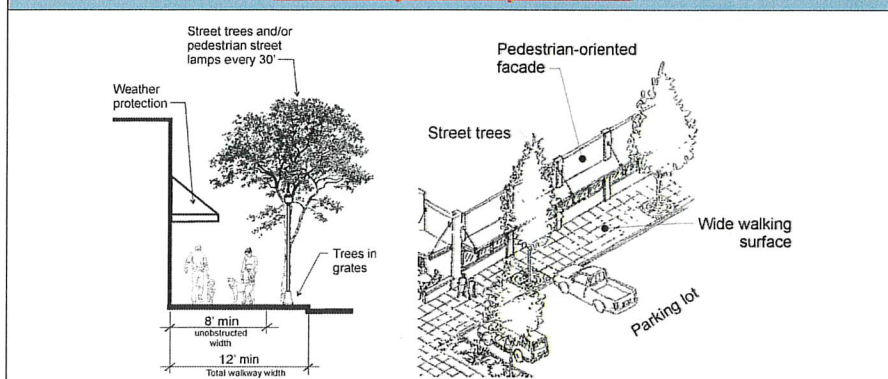
#### B. All Sites: Public sidewalks shall conform to the requirements in CMC, Chapter 12.06.

#### C. All Sites: Standards ~~and guidelines~~ for interior pathways:

1. Sidewalks and pathways along the façade of mixed-use and retail buildings 100 or more feet in width (measured along the façade) that are not located adjacent to a public street shall provide sidewalks at least 12 feet in width. The walkway shall include an 8-foot minimum unobstructed walking surface and street trees placed no more than 30 feet on-center. Exceptions:
  - a. Pedestrian lighting fixtures are not required but may be placed at 30 feet on-center as an alternative to ~~some up to 50-percent~~ of the required street trees.
  - b. To increase business visibility and accessibility, breaks in the required tree coverage will be allowed adjacent to major building entries (for businesses with at least 5,000 square feet of floor area).  
However, no less than one tree per 60 lineal feet of the required walkway shall be required.
  - c. For all other interior pathways, the applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users. At a minimum, walkways shall feature 5 feet of unobstructed width and meet the construction standards of CMC Chapter 12.06.
  - d. All pedestrian pathways shall correspond with Federal, State, and local codes for mobility impaired persons, and the Americans with Disabilities Act.

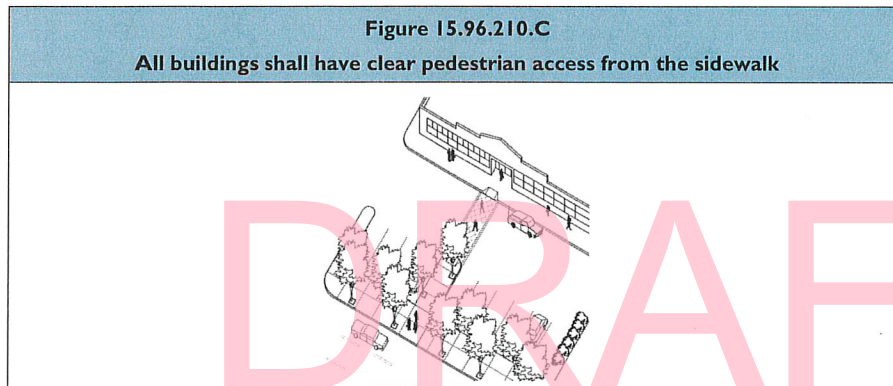
Figure 15.96.200.C.1

Standards ~~and example~~ for pathways along the facades of mixed-use and retail buildings when not adjacent to a public street.



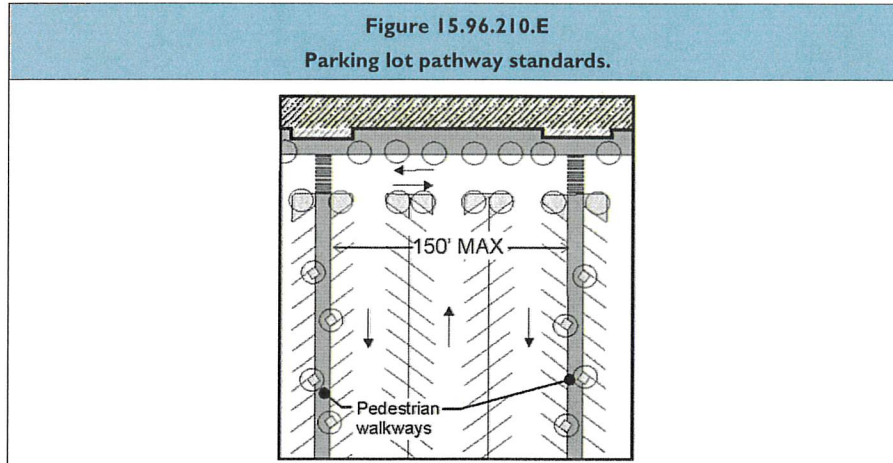
### 15.96.210 – Pedestrian network.

- A. **IntentPurpose.**
1. To promote walking in Carnation.
  2. To enhance connectivity between uses and properties where desirable.
  3. To enhance the quality of new developments.
- B. All buildings shall have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.
- C. All Sites, where applicable: Pedestrian paths or walkways connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site shall be provided.

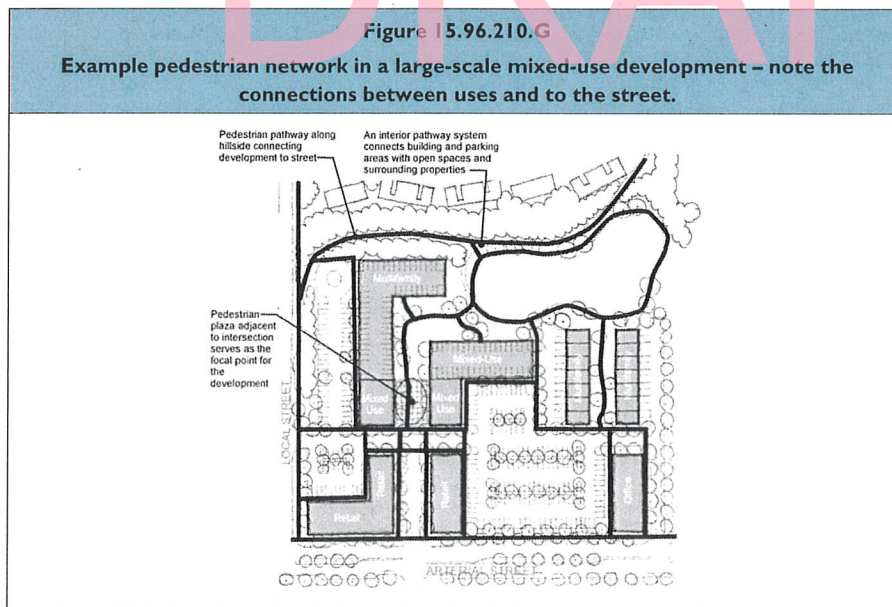


- D. For large sites (over 2 acres) abutting vacant, undeveloped land, the City Planner may require new development to provide for the opportunity for future connection to its interior pathway system using pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of no more than every 400 feet would meet the **IntentPurpose** statements above and be scaled like Carnation's block sizes in the Central Business District.
- E. All sites, where applicable: Provide pathways through parking lots. A paved walkway or sidewalk shall be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or at less than 150 feet shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement.
1. All sites, where applicable: Crosswalks are required when a walkway crosses a paved area accessible to vehicles.
  2. All sites, where applicable: Applicants shall continue the sidewalk pattern and material across driveways.





- F. All sites, where applicable: Developments should include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system. Multifamily residential complexes and commercial developments should not be isolated enclaves separated from each other by fences, walls, and parking lots. Also, connections to adjacent properties are particularly important.
- G. All sites, where applicable: Buildings with entries not facing the street (where allowed) should have a clear and obvious pedestrian accessway from the street to the entry.



### 15.96.220 – Pedestrian-oriented spaces.

#### A. ~~Intent~~Purpose.

1. To provide a variety of pedestrian-oriented areas to attract shoppers to commercial areas and enrich the pedestrian environment.
2. To create gathering spaces for the community.
3. To create inviting spaces that encourage pedestrian activity.

#### B. Definition and requirements of pedestrian-oriented spaces:

1. To qualify as a pedestrian-oriented space, an area shall have:
  - a. Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard.
  - b. Paved walking surfaces of either concrete or approved unit paving.
  - c. Pedestrian-scaled lighting (no more than 14' in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
  - d. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
  - e. Spaces shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
  - f. Landscaping components that add seasonal interest to the space.
2. The following features are encouraged in pedestrian-oriented space:
  - a. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.
  - b. Provide pedestrian-oriented building facades on some or all buildings facing the space.
  - c. Consideration of the sun angle at noon and the wind pattern in the design of the space.
  - d. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
  - e. Movable seating.
3. The following features are prohibited within pedestrian-oriented space:
  - a. Asphalt or gravel pavement.
  - b. Adjacent unscreened parking lots.
  - c. Adjacent chain link fences.
  - d. Adjacent blank walls.
  - e. Adjacent dumpsters or service areas.
  - f. Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as pedestrian-oriented space.

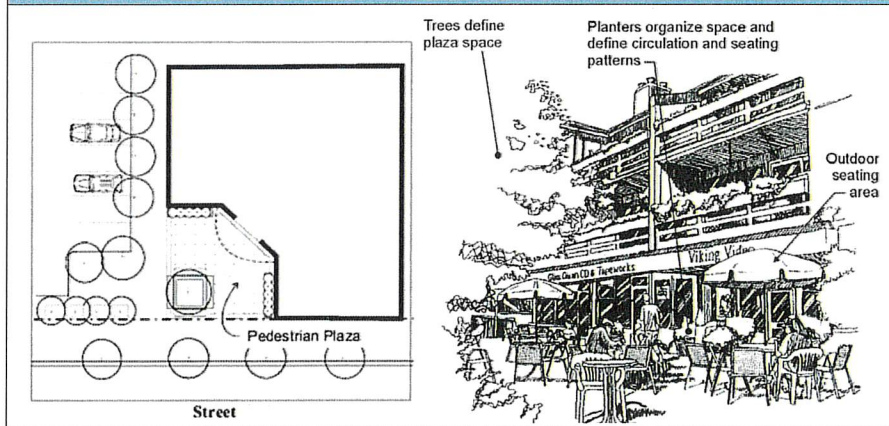
#### C. All non-residential uses shall provide pedestrian-oriented space in conjunction with new development according to the formula below.

1. Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard.

2. Paved walking surfaces of either concrete or approved unit paving.
  3. Pedestrian-scaled lighting (no more than 14' in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
  4. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
  5. Spaces shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
  6. Landscaping components that add seasonal interest to the space.
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  5. Movable seating.
- E. The following features are prohibited within pedestrian-oriented space:
1. Asphalt or gravel pavement.
  2. ~~Adjacent unscreened parking lots.~~
  2. Adjacent chain link fences.
  3. Adjacent blank walls.
  4. Adjacent dumpsters or service areas.
  5. Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as pedestrian-oriented space.
- F. All non-residential uses shall provide pedestrian-oriented space in conjunction with new development according to the formula below.
1. One percent of the lot area + one percent of the non-residential building area.
- Note: Minimum required sidewalks or interior walkway areas shall not count as pedestrian-oriented space. However, where walkways are widened beyond minimum requirements, the widened area may count as pedestrian-oriented space if the City Planner determines that the area meets the definition of pedestrian-oriented space.
- Exemption: Development fronting on Tolt Avenue between Rutherford and Eugene Streets are exempt from the above pedestrian-oriented space requirements.



**Figure 15.96.220**  
**Pedestrian-oriented space examples.**



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#### 15.96.230 – Open space and recreation for residential uses.

- A. ~~Intent~~Purpose. To create usable, accessible and inviting open spaces for residents.
- ~~B. Townhouses and other ground-based multifamily residential units with individual exterior entries shall comply with usable open space provisions in Standard 5.7 below.~~
- B. ~~Other~~Multifamily residential uses ~~(not described in Standard 2.4.1)~~ shall provide at least 100 square feet of open space per unit. Open space may include private or shared (common) courtyards, patio areas, multi-purpose green spaces, and balconies. Special requirements and considerations:
1. Private ground level open space that is directly adjacent and accessible to dwelling units. Such space must have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Street setbacks may be used to meet this standard, provided they are defined with a fence (meeting standards of Chapter 15.76 CMC). ~~Open space may include courtyards, patio areas, multi-purpose green spaces, and balconies.~~
  2. Common open space.
    - a. ~~Open space-s~~ shall be large enough to provide functional leisure or recreational activity per the City Planner. For example, long narrow spaces (less than 20 feet wide) rarely, if ever, can function as usable common space.
    - b. ~~Open space-s~~ shall be visible from adjacent units.
    - c. ~~To the extent possible, provide if~~ Individual entries onto the common open space from ground floor residential units are encouraged. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.
    - d. ~~The open space-s~~ shall feature paths, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
    - e. ~~Open space-s~~ shall be separated from service areas and parking lots with landscaping and/or low-level fencing.
    - f. ~~Open space-s~~ should be oriented to receive sunlight, facing east, west or (preferably) south, when possible.
    - g. Minimum required setback areas shall not count as common open space in calculations unless they are designed in such a way that the area meets the IntentPurpose.
  3. Private balconies may account for up to 50 percent of the required open space and shall be at least 35 square feet with no dimension less than 4 feet to provide a space usable for human activity.
  4. Shared rooftop decks may account for up to 50 percent of the required open space.

Figure 15.96.230.  
Residential open space examples.



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### 15.96.240 – Pedestrian amenities.

#### A. ~~Intent~~Purpose.

1. To enhance the pedestrian environment.
2. To highlight building entries.

B. All primary building entries: Weather protection at least 4-1/2 feet wide is required over all primary building, individual business, and individual residence entries.

C. All primary non-residential building entries, except for storefronts on Tolt Avenue between Eugene and Rutherford Streets: In addition to weather protection, building entries shall be enhanced by one or more of the following means:

1. At least 200 square feet of Type D landscaping (as defined in CMC 15.76.030) within or adjacent to the entry.
2. Pedestrian amenities such as vestibules, benches, outdoor eating areas, or water fountains.
3. A trellis, canopy, or porch that incorporates landscaping.
4. Special pedestrian scaled lighting.
5. Special building ornamentation or paving.

Commented [BB11]: Suggestion

