



City of Carnation Design Standards Update

City Council Meeting/Public Hearing

August 20, 2024

Purpose of Updates

Timeline

2018 - Most recent Design Standards update (City)

2018 - R12 updates by MAKERS

2017 - R6 updates by MAKERS

2005 - Original Design Standards by MAKERS

Goals

- Meet evolving community design and economic development objectives
- Achieve balance between design, cost, sustainability & strategic flexibility
- Improve clarity and consistency of standards to align with a coherent City vision

Strategy

- Updates are based on design standards best practices from a combination of design, development/construction, and usability perspectives
- Updates comply with [HB 1293](#) to ensure that regulations provide clear and objective standards

Chapter 15.96

Design Standards and Historic Preservation

Parts:

Part 1: ~~Introduction~~ Landmarks and Heritage Commission Development Review.

Part 2: Commercial and Multifamily Design Standards.

Part 3: Residential Design Standards.

Design Standards Applicability

1. Downtown core
2. SR-203 Gateway corridor
3. All multifamily development within the City
4. All other ~~R12, R24,~~ Mixed-Use, and non-residential zoned ~~Multi-Family Residential zoned~~ properties within the City.

Interpretation & Departures

- Purpose statements
- Standards
- Voluntary measures
- Departures

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:~~

- ~~**Intent Purpose** statements are overarching objectives. For example, one of the ~~Intent purpose~~ statements for the sub-chapter on Building Location and Orientation is to “Create an active and safe pedestrian environment.”~~
- ~~**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 Director or City Planner, in writing, how the project meets the ~~Intent purpose~~ of the standard.

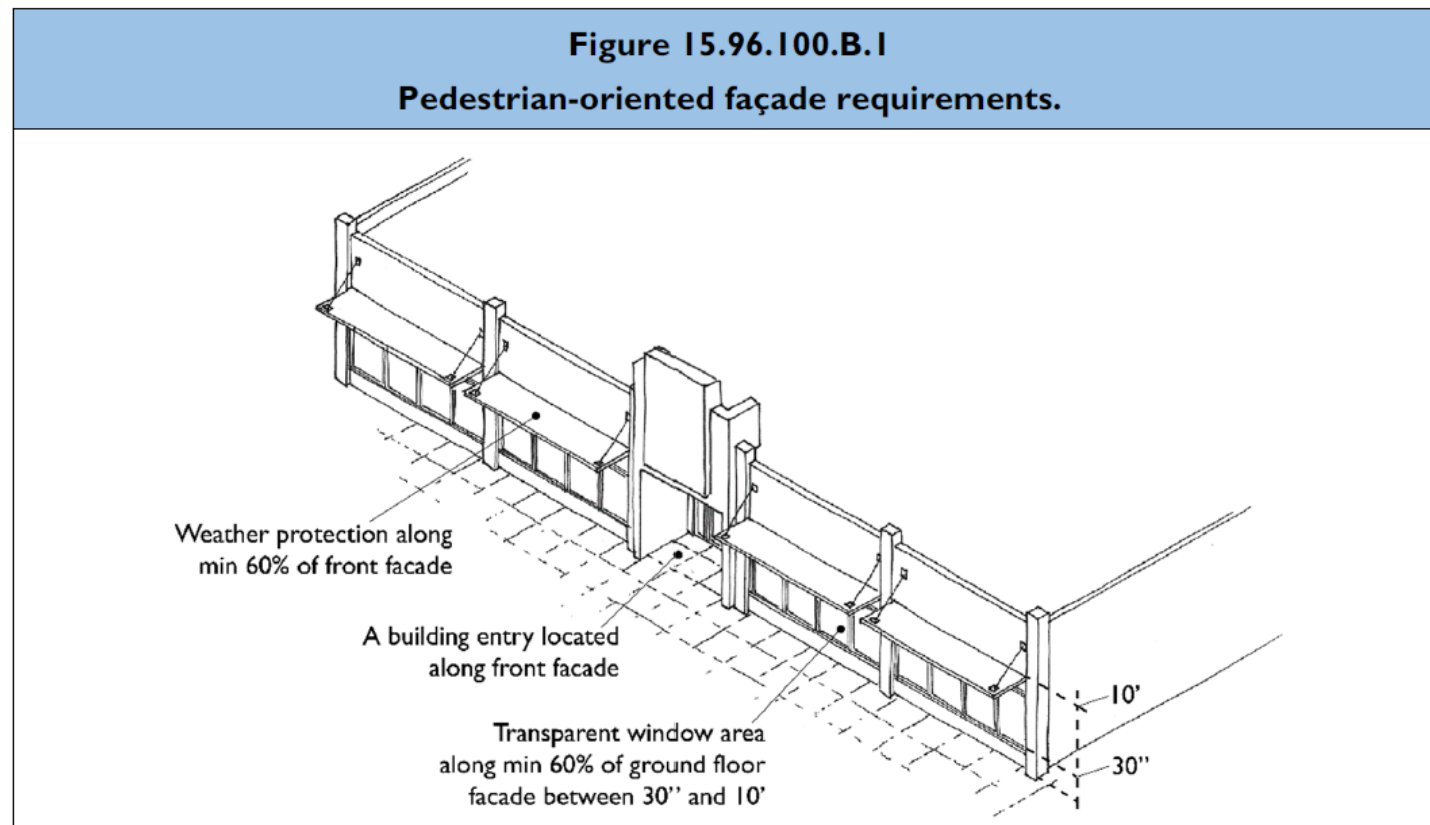
- ~~**Departures** may be allowed for specific standards as noted in Section 15.96.060 below. They allow alternative designs provided the Director or City Planner determines the resulting design and overall development meets the “purpose” of the standards and other applicable criteria.~~

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 or City Planner 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.~~

Building Location & Orientation

- 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.



Multiple Building & Large Lot Dev.

Standards here no longer necessary

(covered by R-12 development standards developed after this section initially written)

~~Multiple building & large lot developments.~~

~~A. Intent:~~

- ~~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.~~

~~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.~~

Residential Open Space & Recreation

- Increase the min. amount of open space/unit from 100sf to 120sf
- Providing more flexibility on the types of open space that can be used
- Clarify and update standards for common areas, private open space

<u>Table 15.96.230.B</u> <u>Open space types.</u>	
<u>Open space types and standards x-reference</u>	<u>Extent of use</u>
<u>Private ground level open space</u> <u>See subsection (B)(1)</u>	<u>May be used for 100% of required space</u>
<u>Common open space</u> <u>See subsection (B)(2)</u>	<u>May be used for 100% of required space</u>
<u>Private balconies</u> <u>See subsection (B)(3)</u>	<u>May be used for 50% of required space</u>
<u>Shared rooftop decks</u> <u>See subsection (B)(4)</u>	<u>May be used for 50% of required space</u>



Architectural Design

Promote the integration of design form, themes, and/or details associated with historic regional agricultural structures



F. All freestanding non-residential buildings (excluding attached storefront buildings adjacent to Tolt Avenue between Eugene and Rutherford Streets). Applicants shall integrate historic regional agricultural structure -inspired design themes and/or elements into new buildings. At least three of the following design elements shall be integrated into new buildings and major remodels.

Examples/components include:

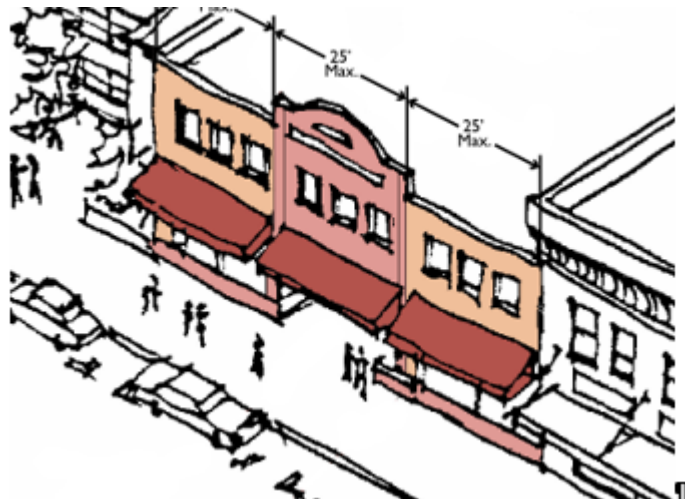
1. Barn-like roof form including gambrel or simple gable roof.
2. Horizontal siding, board and batten, metal siding (excluding flat metal panels), brickmasonry, or combination.
3. Symmetrical window fenestration pattern with vertical (min 2:1) or square window shape.
4. Overhanging eaves (18' for residential, 24' for commercial), decorative braces, and brackets.
5. Other enhancements (each item integrated counts as one "element"): Decorative shutters, proportional dormers, exposed rafter tails, geometric patterns, windmills, cupola, weather vanes, water towers, or other similar details associated with historic regional agricultural structures.

DEPARTURES. The integration of only two elements will be considered provided the design composition meets the purpose of the standards and is approved by Director or City Planner.

Architectural Scale & Massing

Modest adjustments to existing standards proposed. Notably:

- Clarifications
- Exemptions
- Departures



B. → Properties adjacent to Tolt Avenue between Eugene and Rutherford Streets: Buildings facing Tolt Avenue shall include ~~modulation and/or~~ articulation features every 25 feet to reinforce the area's pattern of small storefronts. At least three of the following methods shall be employed:¶

1. → Use of window and/or entries that reinforce the pattern of 25-foot storefront spaces.¶
2. → Use of weather protection features that reinforce 25-foot storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.¶
3. → Use of vertical piers/columns.¶
4. → Change of roofline, including a change in the height of a cornice by at least two feet or integration of a pitched roof form that is at least 20 feet wide with a minimum slope of 5:12.¶
5. → Change in building material or siding style.¶
6. → Other methods that meet the intent/purpose of the standards.¶

Tolt Avenue facades less than 40 feet wide are exempt from this standard. ¶

DEPARTURES. A reduction in the number of articulation features (down to two at a minimum) and/or an increase in the width of the articulation interval (no more than 35 feet in width) will be considered provided the composition of the building and its articulation treatments meet the purpose of the standards above and the design criteria in subsection (E) below. ¶

Building Details & Sustainable Design

- Refine/update façade details standards
- Slightly relax window trim/depth standards
- Add new sustainable design standard – with options

- F. Sustainable design. New buildings and/or site development must demonstrate green building certification through Built Green 4-Star, PHIUS+, or similar green building certification program or integrate at least one of the following features:
1. Special window shade structures that help to regulate sunlight for south and west facing windows.
 2. Solar panels.
 3. Urban wind turbines.
 4. Use of reclaimed wood in exterior cladding.
 5. Use of green wall(s).
 6. Visible rainwater harvesting system (including rain barrels or cisterns).
 7. Use of pervious pavement.
 8. Use of other sustainable design features or techniques that are visible (from the street, sidewalk, and other publicly accessible spaces).

Building Materials & Colors

- Add special standards for the use of cement board paneling



- Update color provisions
 - Primary background color
 - Trim standards

See Pages 51-54

	ACCEPTABLE BUILDING COLORS	Basic Building Shell	Trim and/or Accent (Max. 10% of Facade)
	EARTH TONES	✓	✓
	NEUTRALS	✓	✓
	GREYS	✓	✓
	BLUE HUES	✓	✓
	GREEN HUES	✓	✓
	RED HUES	✓	✓
	DARK SATURATION	✓	✓
	BRIGHT COLORS	✗	✓

Citywide Single Family & Duplex Design

New provisions drawn from existing R-6 and R-12 design standards:

- Covered entry (min 5' deep)
- Min. façade transparency
- Garage & driveway standards
- Façade massing & roofline standards
- Façade details standards
- Materials/siding style standards
- Minimum useable open space

**Alt applicability:
Only apply to lots in
new subdivisions
with four or more
lots???**

Citywide Residential Subdivision Design

New provisions drawn from existing R-12 subdivision standards

- No wall lined streets
- Setback variation requirements
- Architectural variety
- Lot design flexibility



Alt applicability: Only apply to new subdivisions with four or more lots???