Port Orchard Design Standards
Preliminary Approach and Full Draft

PRELIMINARY DRAFT

Design Guidelines Advisory Committee Meeting #2, October 30, 2017

Below and on the following pages is an outline of our preliminary approach for Port Orchard's Commercial and Multifamily Design Standards, including the block frontage standards and standards for site planning and building design.

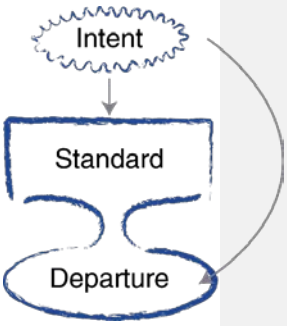
Project Goals

The design standards are a key tool in implementing the goals and policies of Port Orchard's Comprehensive Plan. Specific goals:

- Provide clear objectives for those embarking on development projects in Port Orchard.
- Ensure that new commercial and multi-household development is of high quality and beneficially contributes to Port Orchard's character.
- Promote Port Orchard's quality of life for residents and businesses
- Upgrade the visual appearance of Port Orchard's principal vehicular corridors.
- Ensure that new developments within existing neighborhoods are compatible with, and enhance the character of Port Orchard's neighborhoods.
- Promotes an increase in walking and bicycling throughout the City.
- Maintains and enhances property values within Port Orchard.

Suggested Regulatory Approach: Providing Predictability AND Flexibility

The draft design standards seek to provide a combination of predictability and flexibility that fits the Port Orchard situation. We've often called this the "Guidard" approach – which strategically integrates standards and guidelines. Our suggested way to accomplish this is to:



1. **Provide clear minimum standards** so applicants and decision makers understand what the base requirements are. This is where we need to be clear of what's the minimum acceptable compliance level, whether it's the amount of façade transparency along a street, the amount of usable open space that's required, or the maximum width of a building before some form of articulation or modulation is needed to break up the building's massing.
2. **Offer a number of ways of meeting particular standards.** For example, many standards include a toolbox of options, whereby the applicant needs to accomplish one or more of the choices. This allows the applicant some flexibility in designing the project. It also allows the applicant some control in design and materials cost. On our end, we need to make sure that the minimum standards meet the city's design objectives, but aren't so difficult to achieve that they increase cost excessively or overly restrict design.
3. **Offer strategic departure opportunities.** These allow applicants to propose alternative techniques to comply with specific standards. Unlike variances, departures are voluntary options. Applicants need to demonstrate how such alternative designs meet the intent and other special departure criteria. We suggest that departures are offered only for certain standards where flexibility is warranted.

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Chapter 20.128 - INTRODUCTION

20.128.010 - Purpose.

This article implements the Port Orchard's Comprehensive Plan. Overall, this article:

A. Provides clear objectives for those embarking on the planning and design of development projects in Port Orchard;

B. Preserves and protect the public health, safety, and welfare of the citizens of Port Orchard;

C. Ensure that new commercial and multi-household development is of high quality and beneficially contributes to Port Orchard's character;

D. Upgrade the visual appearance of Port Orchard's principal vehicular corridors;

E. Ensure that new developments within existing neighborhoods are compatible with, and enhance the character of Port Orchard's neighborhoods;

F. Promotes an increase in walking and bicycling throughout the City;

G Enhances the livability of Port Orchard's residential developments;

H. Maintains and enhances property values within Port Orchard.

Commented [SB1]: Defined in current code as:

"Dwelling unit – Multifamily shall mean a residential structure designed for occupancy by more than one family household…"

20.128.020 - Applicability and compliance.

Commented [BB2]: Possible approach – I had Scott look into how this is handled currently – see his notes below.

The provisions in this article apply to development. However, since each division herein addresses different design and development elements, the applicability of each division is clarified at the beginning of the division. For instance, some divisions may only apply to new commercial and multi-household development, while individual sections may only apply to specific housing types.

A. Relationship to other codes and documents. Where provisions of this article conflict with provisions in any other section of the Port Orchard Design Standards, this article prevails unless

B. For building additions, remodels, and site improvements, three different thresholds have been established to gauge how the project design standards in this article are applied to such projects. See Figure 20.128.020 below for examples of site development and the respective types of improvements required under each of the three levels of improvements.

1. Level I Improvements include all exterior remodels, building additions, and/or site improvements permitted within a three year period (based on the date of permit issuance) that affect the exterior appearance of the building/site and/or cumulatively increase the building's area by up to 20 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 must meet the applicable exterior building material standards, but elements such as building articulation (see section 20.131.040) would not be required.

Commented [SB3]: Port Orchard's current Design Guidelines, Chapter 16.55, does not explicitly define what they apply to.

Commented [BB4]: Numbers up for discussion. My attempt with these – is to provide a predictable approach – that is somewhat liberal /flexible in that it doesn't push too hard to bring older non-conforming developments into conformance with remodels and small additions. In other words – we don't want to discourage folks from fixing up their buildings.

2. Level II Improvements include all improvements permitted within a three year period (based on the date of permit issuance) that cumulatively increase the building's area by more than 20 percent, but not greater than 75 percent. All standards that do not involve repositioning the building or reconfiguring site development apply to Level II Improvements. For example, if a property owner of an existing home in the BP Zone wants to convert the home to an office and build an addition equaling 45 percent of the current building's area, then the following elements apply:

a. The location and design of the addition/remodel must be consistent with the block frontage standards (chapter 20.129), which address building frontages, entries, parking lot location, and front setback landscaping. For such developments seeking additions to buildings where off-street parking location currently does not comply with applicable parking location standards, building additions are allowed provided they do not increase any current non-conformity and generally bring the project closer into conformance with the standards. (see chapter 20.132, Parking)

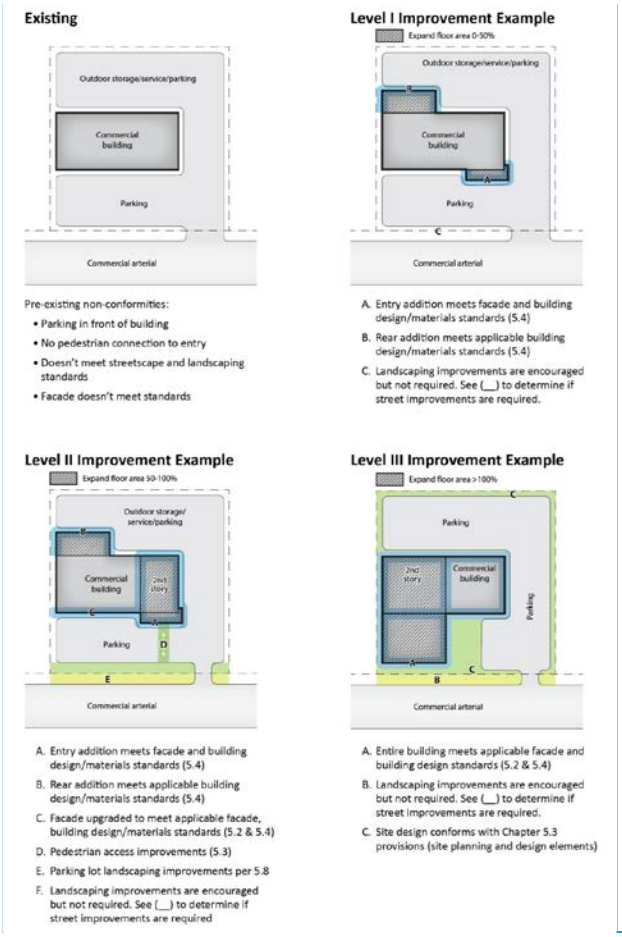
b. Comply with applicable site planning and design elements (chapter 20.130).

c. Comply with all building design provisions of division 20.131, except architectural scale and materials provisions related to the existing portion of the building where no exterior changes are proposed. The entire building must comply with building elements/details, materials, and blank wall treatment standards of section 20.131.070.

d. Comply with the off-street parking, landscaping, signage, and lighting provisions of chapters 20.132-134 that relate to proposed improvements.

2. Level III Improvements include all improvements permitted within a three year period (based on the date of permit issuance) that cumulatively increase the building's footprint by more than 75 percent. Such developments must conform to ALL applicable standards.

Figure 20.128.020
Examples of site development and the respective types of improvements required under each of the three levels of improvements.



Commented [SB5]: We will update this graphic per the finalized requirements above.

20.128.030 - Departures.

A. Overview and purpose. Article 2 provides for a number of specific departure opportunities to development standards. The purpose is to provide applicants with the option of proposing alternative design treatments provided such departures meet the "purpose" of the particular standard and any additional departure criteria set forth for the particular departure opportunity.

B. Departures are voluntary. This provision allows the flexibility for applicants to propose alternative designs on a voluntary basis, provided they meet the purpose and intent of the standard and applicable departure criteria.

C. Applicability. Departure opportunities are available only to those specific standards that allow for departures.

D. Procedures. Permit applications that include departure requests go through the standard review procedures set forth in _____ depending on the application type.

E. Approval criteria. Project applicants must successfully demonstrate to the planning director how the proposed departure meets the purpose(s) of the standard and other applicable departure criteria that applies to the specific standard.

F. Documentation. The planning director must document the reasons for approving all departures (to be maintained with project application records) for the purpose of providing consistency in decision-making by the city.

Commented [SB6]: We'll need to determine where in the new code the departure procedures go. It's usually under a procedures section separate from the design standards article.

Chapter 20.130 - SITE PLANNING

20.130.010 - Purpose.

A. Preserve and protect the public health, safety, and welfare of the citizens of Port Orchard.

B. To promote thoughtful layout of buildings, parking areas, and circulation, service, landscaping, and amenity elements that enhances Port Orchard's visual character, promotes compatibility between developments and uses, and enhances the function of developments.

Also see the individual "intent" statements for each section in this division.

20.130.020 - Applicability and compliance.

The provisions of this division apply to all development within Port Orchard, except single and two-family dwellings in any configuration. . Specifically:

A. For clarification on the relationship between the provisions in this division and other documents and codes, see section 20.128.020.A.

B. For the application of building additions and remodels and site improvements, see section 20.128.020.B.

C. Properties within the designated Old Clifton Industrial Park are exempt from this chapter. The reviewing authority may waive or relax these provisions in other industrial zones depending on the type of use, number of anticipated employees and customers, and the site's physical context. The greater number of employees and/or customers and the higher visibility levels warrant a greater application of building design standards.

Commented [SB31]: We'll be replacing this with the proper term for Port Orchard, e.g. 'the Director'

20.130.030 - Relationship to adjacent properties.

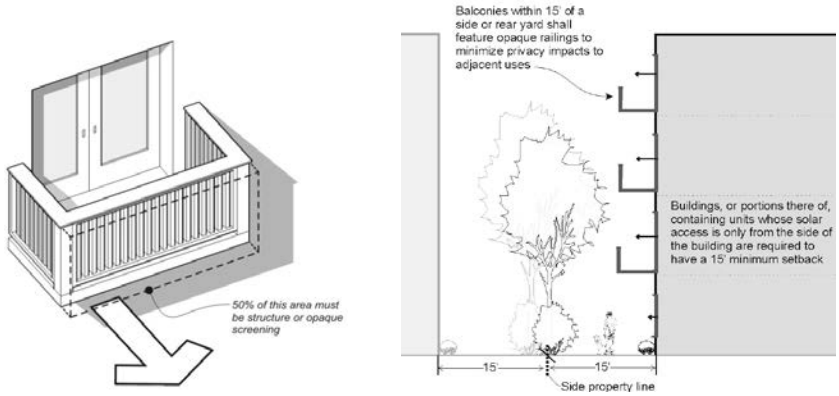
A. Intent.

1. To promote the functional and visual compatibility between developments.
2. To protect the privacy of residents on adjacent properties.

B. Balconies along side and rear property lines adjacent to residentially zoned properties.

Balconies or rooftop decks within 15 horizontal feet of a side property line abutting a residentially zoned property must feature a railing system that is at least 50 percent opaque. Specifically, 50 percent of the area below the railing must be a sight-obscuring structure.

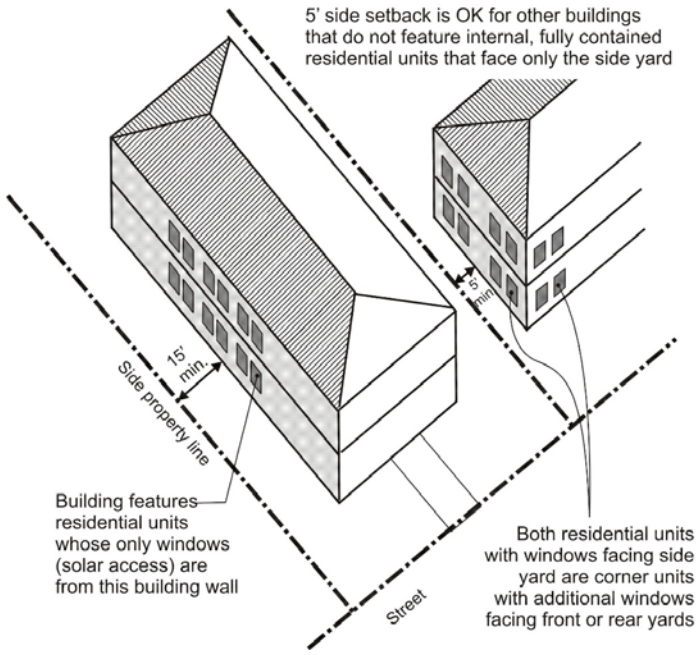
Figure 20.130.030.B
Privacy standards for balconies within 15 feet of side or rear property lines.



➲ Departures to this standard will be allowed if the balcony will not cause visual or privacy impacts due to its location, orientation, design or other consideration.

C. Light and air access and privacy along side and rear property lines. Buildings or portions thereof containing multi-household dwelling units whose only solar access (windows) is from the applicable side of the building (facing towards the side property line) must be set back from the applicable side or rear property lines at least 15 feet. See Figures 20.130.030.B and C. ➲ Departures will be allowed where it's determined that the proposed design won't create a compatibility problem in the near and long term based on the unique site context.

Figure 20.130.030.C
Solar access and privacy standards for multi-household residential buildings along side/rear property lines.



20.130.040 - Non-motorized circulation & design.

A. Intent.

1. To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the city.
2. To enhance access to on- and off-site areas and pedestrian/bicycle paths.

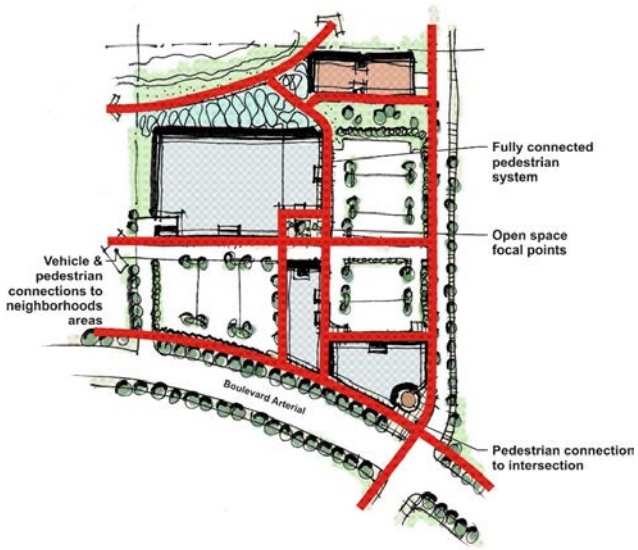
B. Access to sidewalk. All buildings must feature pedestrian connections to a sidewalk per applicable block frontage standards in division 20.129. See subsection D below for access design requirements.

Figure 20.130.040.B
Examples of direct pedestrian access to buildings from the street.

C. Internal circulation.

1. For sites with multiple buildings, pedestrian paths or walkways connecting businesses and residential entries on the same development site must be provided. Routes that minimize walking distances must be utilized to the extent practical. ➲ Departures will be allowed where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common usable open space. See subsection D below for walkway design standards.

Figure 20.130.040.C.1
Internal and external pedestrian connections are important.



2. Sites with residential units. Provide direct pedestrian access between all ground related unit entries and a public street or to a clearly marked pathway network or open space that has direct access to a public street. Residential developments must provide a pedestrian circulation network that connects all main entrances on the site to other areas of the site, such as:

   a. Parking areas.

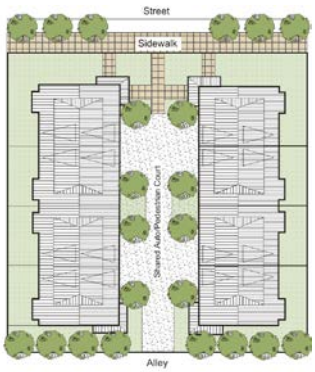
   b. Recreational areas.

   c. Common outdoor areas.

   d. Any pedestrian amenities.

   For townhouses or other residential units fronting the street, the sidewalk may be used to meet this standard.

Figure 20.130.040.C.2.a
Direct pathways between the street and dwelling units are required.



The entries of the example on the left connect directly to a public sidewalk while the entries in the right example connect to a common path that extends to the sidewalk.

Commented [BB32]: Graphics/photos – we'll be updating these as appropriate for Port Orchard.

Figure 20.130.040.C.2.b
Examples of attractive pedestrian connection through a residential development.

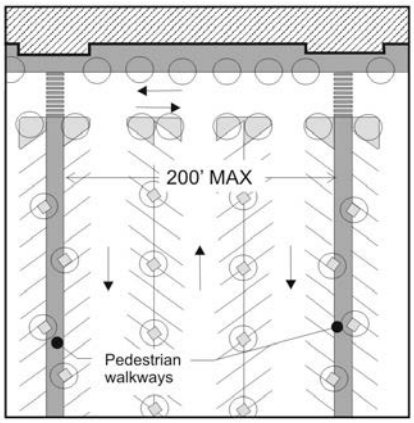
3. Crosswalks are required when a walkway crosses an on-site paved area accessible to vehicles. Crosswalks must contain contrasting material (such as concrete) and/or patterns (such as stamped asphalt), excluding painted surfaces.

Commented [SB33]: Required in the parking chapter, 16.45.090 Pedestrian circulation and access, 3d:

"A crosswalk shall be required when a walkway crosses a driveway or a paved area accessible to vehicles."

4. Pedestrian paths through parking lots. Developments must provide specially marked or paved sidewalks through parking areas. At least one walkway must be provided every four rows of parking or at a maximum spacing of 200 feet. The pathways must provide a safe connection to the building entrance and meet the pathway design standards set forth in subsection D below. See examples below.

Figure 20.130.040.C.4
Parking area pathway standards and examples.



Note the location of the parking lot pathway in the upper right example (connecting shops in one building to the main entry of a grocery store).

Note in the both examples that the concrete pathway extends into the vehicular area to provide a highly visible and safe crosswalk.

5. Connections to adjacent properties (including parks and trails). Provide pedestrian walkways that connect to adjacent properties, except in one of the following circumstances:
   a. When adjacent properties are residential developments of fewer than five dwelling units.
   b. ➲ Where it is determined that internal connections aren't necessary due to shallow lot depths, steep slopes, or other contextual challenges.
6. Barriers that limit future pedestrian access are prohibited. Gates that limit access to employees are permitted. See subsection D below for walkway design standards.
7. Provide easements for pedestrian access to facilitate the future extension of paths when adjoining properties are improved.

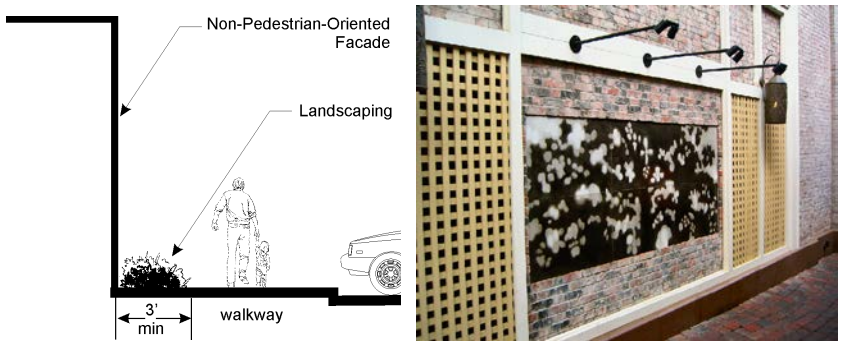
D. Pathway design.

1. All internal pedestrian walkways must have a minimum five-foot-wide unobstructed walking surface, except where wider walkways are prescribed in this division or where the applicable uses and context dictate wider walkways.

2. Where parking is adjacent to perpendicular or angled parking, an extra two feet of walkway width must be provided to mitigate for parked vehicles overhanging the walk way.

3. Pedestrian walks must be separated from structures at least three feet for landscaping except where the adjacent building façade meets the Storefront block frontage standards per section 20.129.030.B. ➲ Other landscaping and/or façade design treatments to provide attractive pathways will be considered. Examples include sculptural, mosaic, bas-relief artwork, or other decorative treatments that meet the intent. Figure 20.130.040.D.3 below provides one example.

Figure 20.130.040.D.3
Standards for internal walkways adjacent to buildings.



Internal walkways adjacent to building walls that do not meet storefront façade standards must provide at least three feet of landscaping to enhance the character of the walkway. The reviewing authority will consider alternative treatments, such as decorative walls (right example).

4. Pathway design where multi-tenant commercial or mixed-use buildings 100 feet or more in length abut parking lots. Such pathways must feature a 12-foot wide sidewalk with:

   a. Eight feet minimum unobstructed width.

   b. Trees, as approved by the reviewing authority, placed at an average of 50 feet on-center and placed in grates or in planting strips as set forth in subsection (c) below. ➲ Breaks in the tree coverage will be allowed near major building entries to enhance visibility.

   c. Planting strips may be used between any vehicle access or parking area and the pathway, provided that the trees required above are included and the pathway meets the applicable width standards herein and the combined pathway and planting strip is at least 12 feet wide.

Figure 20.130.040.D.4
Example of a successful pedestrian sidewalk between parking lot and storefront.


e. Light pathways in accordance with chapter _____.

f. See also section 20.130.050.D, internal roadway design.

g. Hard surface.

E. Bicycle facilities. Provide bicycle racks, lockers, or other means of safely and conveniently parking bicycles at the rate specified in chapter 16.45.

20.130.050 - Vehicular circulation & parking.

The standards herein supplement the provisions of chapter 16.45. Where there is a conflict, the provisions herein apply.

A. Intent.

1. To create a safe, convenient, and efficient network for vehicle circulation and parking.
2. To enhance the visual character of interior access roads.
3. To minimize conflicts with pedestrian circulation and activity.

B. Driveway provisions. Drive aisles must meet the standards set forth in 16.45.100, Off-street parking design standards.

Minimize parking lot entrances, drive aisles, and other vehicle access routes onto private property from a public right-of-way through the following means:

1. Driveway lanes crossing a public sidewalk must be no wider than the minimum required per entry or exit lane. The city may impose additional restrictions to parking lot and vehicle access points to reduce impacts to public safety, pedestrian movement, on-street vehicle circulation, and visual qualities.
2. Minimize the number of driveway entrances. Comply with the provisions of _____.
3. The reviewing authority may require joint drive aisles serving adjacent developments when joint access is physically and legally available.
4. Minimize conflicts between entries and vehicle parking and maneuvering areas.
5. At street corner sites, drive aisles must be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection, unless the reviewing authority finds there is a compelling reason to the contrary.

C. Inter-site connectivity. The provision of through vehicle access connections between commercially or non-residentially zoned properties is required except where the reviewing authority determines it is infeasible or undesirable (e.g., where it is determined that such a vehicle connection would impact safe pedestrian movement). See chapter 20.129 for specific block standards. Vehicle access may be in the form of a dedicated or private alley, connected or shared parking lots, shared drive aisles, or similar features.

D. Internal roadway design.

1. To increase the function and appearance of internal roadways on large sites (greater than two acres), street trees and sidewalks must be provided on all internal access roadways, excepting access roads designed solely for the purpose of service (e.g. waste pick-up) and loading.
2. In some instances where traffic speed and volume are low, the reviewing authority may approve a street where vehicle, bicycle and pedestrian movement are mixed such as in a "woonerf" or "shared street". Woonerf streets must feature traffic calming and safety measures as well as landscape and amenity features as determined by the reviewing authority.

Commented [SB34]: We will insert a Public Works standards reference here if one is available.

Commented [BB35]: We'll want to figure out the proper terms here for PO

Figure 20.130.050.D
Good internal roadway examples.


The examples above include angled parking and planter strips with street trees. Pedestrian-scaled lighting also contributes to the character in the upper right image.


The above left image illustrates a thoroughfare lane with a row of street trees. A sidewalk is included on one side of the street to provide a strategic connection between businesses. The right image illustrates the curbless "woonerf" design where travel speeds are low and lanes are shared between pedestrians and vehicles.

3. Drive-through facilities. Where allowed, drive through facilities (e.g., drive-up windows) must comply with the following.

   a. Drive-through lanes, including waiting and holding lanes, must be separated from public view and internal sidewalks by a planting strip (at least five feet wide with continuous plantings of evergreen shrubs and/or trees that will provide continuous evergreen screen at least four feet tall at maturity) and/or a masonry wall at least three feet high. ➲ Alternative landscaping schemes may be approved provided they include the masonry wall and a substantial vegetative screen. The landscaping must comply with chapter 20.133.

   b. Drive-through lanes must not restrict pedestrian access between a public sidewalk and on-site buildings. Walkways must not be located within required stacking space as set forth in section _____.

Commented [SB36]: Pending a cross-reference for the City's stacking space standards.

20.130.060 - On-site open space.

A. Intent.

1. To create useable space that is suitable for leisure or recreational activities for residents.
2. To create open space that contributes to the residential setting.
3. To provide plazas that attract shoppers to commercial areas.
4. To provide plazas and other pedestrian oriented spaces in commercial areas that enhance the employees' and public's opportunity for active and passive activities, such as dining, resting, people watching, and recreational activities.
5. To enhance the development character and attractiveness of commercial development.

B. Usable residential open space.

1. All multi-household development, including multi-household portions of mixed-use development, must provide minimum usable open space equal to 100 square feet per dwelling unit for studio and one bedroom dwellings and 150 square feet per dwelling unit for dwellings with two or more bedrooms. The required open space may be provided in a combination of ways:

   a. Shared open space. 100 percent of the required open space may be in the form of shared open space available to all residents and meeting the requirements of subsection B.2 below. Shared open space may be in the form of courtyards, front porches, patios, play areas gardens or similar spaces.

   b. Ground level private outdoor space. 100 percent of the required open space may be provided by ground level outdoor space that is adjacent and directly accessible to the subject unit. Such open spaces must be enclosed by a fence and/or hedge at least 32 inches in height to qualify.* ➲

   c. Balconies. Up to 50 percent of the required open space may be provided by private balconies provided they meet the requirements of subsection B.3 below.*

   d. Common indoor recreation areas. Up to 50 percent of the required open space may be provided by common indoor recreation areas meeting the requirements of subsection B.4 below.

   e. Shared roof decks. For mixed-use buildings, up to 100 percent of the required open space may be provided by shared roof decks located on the top of buildings which are available to all residents and meet the requirements of subsection B.5 below.

   * Individual private open space as defined in subsections B.1.b and c that are in excess of minimum requirements must not be used in the calculations for determining the minimum usable open space requirements for other units in the development.

2. Shared open space. Shared open space can include landscaped courtyards or decks, entrance plazas, gardens with pathways; children's play areas, pools, and water features provided they are accessible to all residents of the development. Accessible areas used for storm water retention or other multipurpose recreational and/or green spaces that meet the design criteria herein may qualify as shared open space.

   Special requirements for common usable open spaces include the following:

   a. Shared open space must be located in centralized areas that are visible from units within the development.

Commented [BB37]: Alternatives – 10% of residential floor area – is another common standard – may be more proportional to unit size.

Commented [BB38]: We've used this approach elsewhere – and allows options- the design standards for each type are particularly key

b. Required setback areas must not count as shared open space unless the design of the space meets the standards herein.

c. Shared open space must feature no dimension less than 15 feet in order to provide functional leisure or recreational activity (unless otherwise noted herein).

d. Shared open space must feature paths or walkable lawns, landscaping, seating, lighting, and play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.

e. Shared open space must be separated from ground level windows, streets, service areas and parking lots with landscaping, fencing, and/or other acceptable treatments that enhance safety and privacy for both the shared open space and dwelling units.

f. When possible the space should be oriented to receive sunlight, face east, west or preferably south, when possible.

g. Stairways and service elements located within or on the edge of shared open space must not be included in the open space calculations.

h. Shared porches may qualify as shared open space provided they are at least 8 feet in depth and 96 square feet in total area.

i. The space must be accessible to all residents of the development.

Figure 20.130.060.B.2
Shared open space examples.

The upper examples include a combination of open lawn area for informal recreation plus walkways and decorative landscape areas to enhance the setting for residents.


The left image above includes a covered gathering space with outdoor grills adjacent to a landscaped commons with a central pathway. The right image includes a pond/wetland type area with boardwalk and seating areas.

3. Private balconies and decks. Such spaces must be at least 36 square feet, with no dimension less than six feet, to provide a space usable for human activity.
4. Indoor recreational areas. Such spaces must meet the following conditions:
   a. The space must be located in a visible area, such as near an entrance, lobby, or high traffic corridors.
   b. Space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space must include amenities and design elements that will encourage use by residents.
5. Shared rooftop decks. Such spaces must meet the following requirements:
   a. Space must feature hard surfacing provide amenities such as seating areas, landscaping, and/or other features that encourage use.
   b. Space must integrate landscaping elements that enhance the character of the space and encourage its use.
   c. Space must incorporate features that provide for the safety of residents, such as enclosures, railings, and appropriate lighting levels.

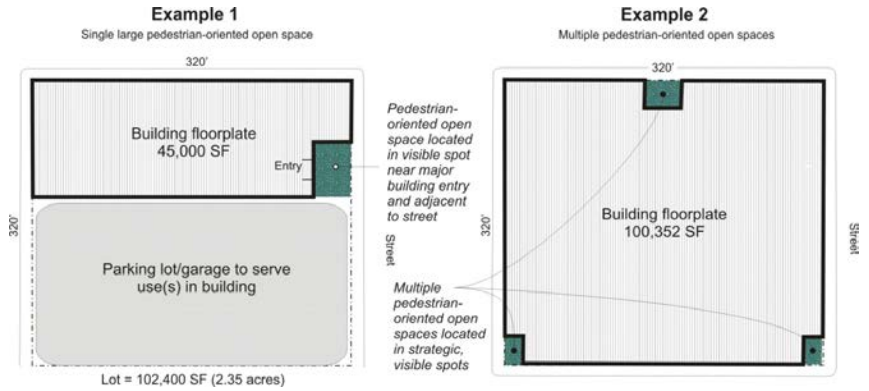
Figure 20.130.060.B.5
Rooftop deck examples.


C. Usable commercial open space. New developments with non-residential uses (except for development within the industrial zones) on sites with a total site area greater than one acre must provide open space equal to at least two percent of the development envelope. The open space may be in the form of pedestrian-oriented open space per subsection D below, garden, play area or other open space feature that serves both as a visual amenity and a place for human activity. Portions of sidewalks that are wider than 12 feet and which meet the standards of pedestrian-oriented open space may be counted toward this requirement. For this specific standard, "Site area" includes all land needed for the non-residential portion of the project including parking, service areas, access and required landscaping. Non-residential open space features must be approved by the reviewing authority.

Commented [SB39]: Probably makes sense if we're most concerned with the suburban shopping centers outside of Downtown. Within Downtown, the lots are much smaller than one acre.

Departure opportunity: Reduced open space area will be considered by the reviewing authority for projects that feature exceptional design features and elements that meet the intent of the standards. This includes open spaces that feature a combination of design (site materials, amenities, and configuration) and location/context that clearly exceed typical plaza designs found in the region. All departures must feature usable open space no less than one percent of the development envelope.

Figure 20.130.060.C
Example site development integrating usable commercial open space.



The "development envelope" on both sites is 102,400sf (2.35 acres). The minimum amount of usable commercial open space (2% of development envelope) is 2,048sf. The left example consolidates the open space into one plaza near the major building entry. The right example includes three separate open spaces at strategic, visible locations.

D. Pedestrian-oriented open space design criteria. This subsection describes the requirements and desired characteristics of pedestrian oriented open space (which may be used to meet the requirements of subsection C above).

1. Required pedestrian-oriented open space features.
   a. Visual and pedestrian access into the site from a street, private access road, or non-vehicular courtyard.
   b. Paved walking surfaces of either concrete or approved unit paving.
   c. Lighting must conform to chapter _____.
   d. The spaces must be located in or adjacent to areas with significant pedestrian traffic to provide interest and security, such as adjacent to or visible from a building entry.
   e. At least two feet of seating area (a bench or ledge at least 16 inches deep and appropriate seating height) or one individual seat per 60 square feet of plaza area or open space.
   f. Landscaping components that add visual interest and do not act as a visual barrier. This could include planting beds, raised planters, and/or potted plants.
2. Desirable pedestrian-oriented open space features.
   a. Pedestrian amenities, such as site furniture, artwork, drinking fountains, shade structures or other similar features.
   b. Adjacent buildings with transparent window and doors covering at least 50 percent of the façade between 30 inches and 10 feet above the ground level.
   c. Pedestrian weather protection, alcoves, seating, or other features along building edges to allow for outdoor gathering.
3. Features prohibited within a pedestrian-oriented open space.
   a. Asphalt pavement.
   b. Adjacent service areas (e.g., trash areas) that are not separated with landscaping, as required in 20.130.070, Location and design of service areas and mechanical equipment.
   c. Adjacent chain-link fences.
   d. Adjacent "blank walls" without "blank wall treatment" (see 20.131.070.C).
   e. Outdoor storage.

Figure 20.130.060.D.1
Example of a small pedestrian-oriented open space.

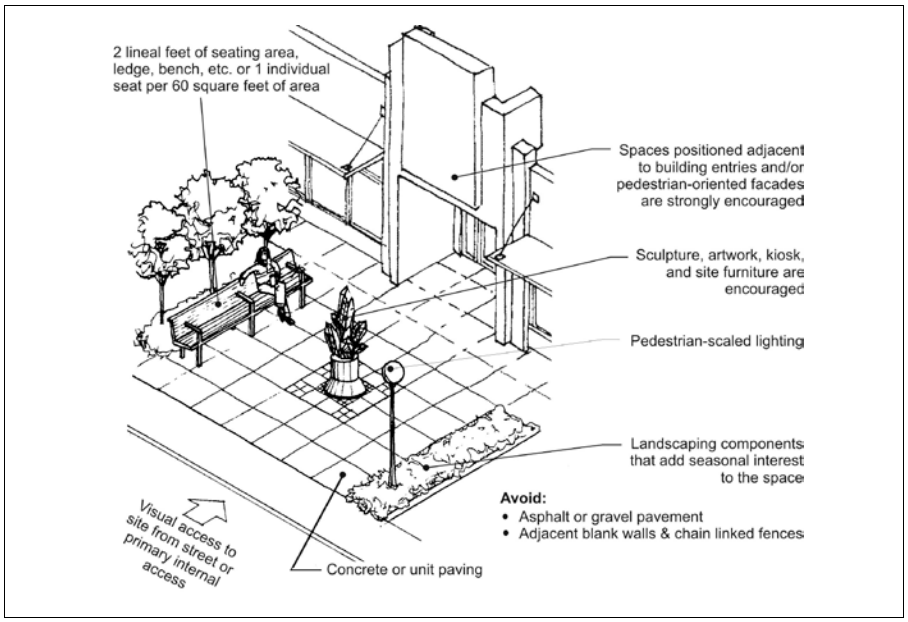

2 lineal feet of seating area, ledge, bench, etc. or 1 individual seat per 60 square feet of area
Spaces positioned adjacent to building entries and/or pedestrian-oriented facades are strongly encouraged
Sculpture, artwork, kiosk, and site furniture are encouraged
Pedestrian-scaled lighting
Landscaping components that add seasonal interest to the space
Avoid:
• Asphalt or gravel pavement
• Adjacent blank walls & chain linked fences
Visual access to site from street or primary internal access
Concrete or unit paving

Figure 20.130.060.D.2
Desirable examples of pedestrian-oriented open space.

The left example above is a colorful plaza with outdoor seating, landscaping elements and direct access to adjacent retail uses. The upper right image is a commons area with adjacent covered areas.

A covered outdoor gathering space (left) may be used to meet pedestrian-oriented open space requirements. In the right image, the widened sidewalk area may be counted as pedestrian-oriented open space.

20.130.070 - Location and design of service areas and mechanical equipment.

A. Intent.

1. To minimize adverse visual, odor, and noise impacts of mechanical equipment, utility cabinets and service areas at ground and roof levels.
2. To provide adequate, durable, well-maintained, and accessible service and equipment areas.
3. To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

B. Location of ground related service areas and mechanical equipment.

1. Service areas (loading docks, trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas) must be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the streetscape environment and adjacent residentially zoned properties. Service areas must be sited for alley access if available.

   The reviewing authority may require evidence that such elements will not significantly impact neighboring properties or public areas. (For example, the reviewing authority may require noise damping specifications for fans near residential zones.)

2. Exterior loading areas. Exterior loading areas for commercial uses must not be located within 20 feet of a single family residentially zoned property

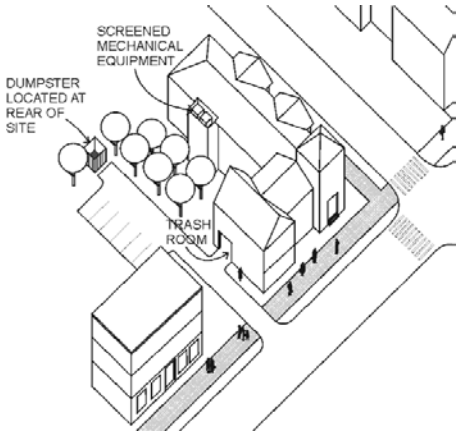
   Departure opportunity: Exterior commercial loading areas are exempt from this standard if the reviewing authority finds such a restriction does not allow feasible development and alternative design measures can successfully mitigate potential negative impacts. For example, areas and drives may be required by the reviewing authority to be separated from the residential lot by a masonry wall at least eight feet high.

3. Service areas must not be visible from the sidewalk and adjacent properties. Where the reviewing authority finds that the only option for locating a service area is an area visible from a public right-of-way, resident/customer parking area, internal pathway or pedestrian area, or from an adjacent property, the area must be screened with structural and landscaping screening measures provided in subsection C below and chapter 20.133, Landscaping.

   Departure opportunity: Service elements accessible from an alley are exempt from screening requirements.

4. Design for safety. Other provisions of this section notwithstanding, service areas used by residents must be located to avoid entrapment areas and other conditions where personal security is potentially a problem. The reviewing authority may require pedestrian-scaled lighting or other measures to enhance security.
5. Locate and shield noise producing mechanical equipment such as fans, heat pumps, etcetera to minimize sounds and reduce impacts to adjacent to residentially zoned properties.

Figure 20.130.070.B
Service element location.



Locate service elements to reduce impacts on the residential and pedestrian environment, and provide appropriate enclosure

C. Screening of ground related service areas and mechanical equipment.

1. Where screening of ground level service areas is called for (see subsection B above), adhere to the following:

   a. A structural enclosure must be constructed of masonry, heavy-gauge metal, or decay-resistant material that is also used with the architecture of the main building. The reviewing authority may allow materials other than those used for the main building 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 must be sufficient to provide full screening from the affected roadway, pedestrian areas or adjacent use. The enclosure may use overlapping walls to screen dumpsters and other materials (see Figure 20.130.070.C below).

   b. Gates must be made of heavy-gauge, site-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.

   c. Where the inside of service enclosures are visible from surrounding streets, pathways, and buildings, an opaque or semi-opaque horizontal cover or screen must be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design and compatible with adjacent development.

   d. Collection points must be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations.

   e. The service area must be paved.

2. The sides and rear of service enclosures must be screened with landscaping at least five feet wide in locations visible from the street, parking lots, and pathways to soften views of the screening element and add visual interest.

   Departures from the provisions of subsections C.1 and C.2 above will be considered provided the enclosure and landscaping treatment meet the intent of the standards and add visual interest to site users.

Figure 20.130.070.C
Acceptable screening enclosures.

All three examples use durable and attractive enclosures with trees and shrubs to soften views of the enclosures from the side. The lower left example uses a trellis structure on top – a desirable example particularly where the top of the enclosures are visible from surrounding buildings, streets, and walkways (due to topography or building heights).

D. Utility meters, electrical conduit, and other service utility apparatus.

1. These elements must 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, pedestrian pathway, shared open space, or shared auto courtyards, they must be screened with vegetation and/or integrated into the building's architecture.

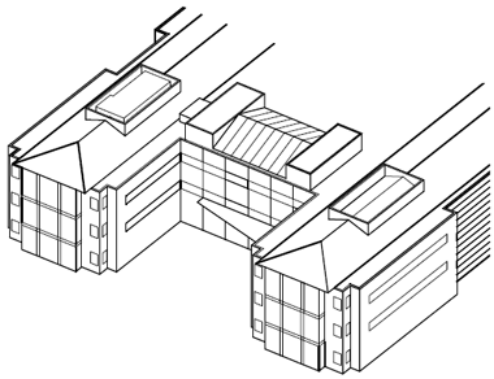
Figure 20.130.070.D
Utility meter location and screening - good and bad examples.

Place utility meters in less visible locations. The upper and lower left examples are successfully tucked away in a less visible location and/or screened by vegetation. The right images are poorly executed and would not be permitted in such visible locations. Such meters must be coordinated and better integrated with the architecture of the building.

E. Location and screening of roof mounted mechanical equipment.

1. All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment must be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening must be located so as not to interfere with operation of the equipment.
2. For rooftop equipment, all screening devices must be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood must not be used for screens or enclosures. Louvered designs are acceptable if consistent with building design style. Perforated metal is not permitted
3. The screening materials must be of material requiring minimal maintenance, and must be as high as the equipment being screened.
4. Locate and shield noise producing mechanical equipment such as fans, heat pumps, etc. to minimize sounds and reduce impacts to adjacent to residentially zoned properties.

Figure 20.130.070.E
Examples of how to screen roof-mounted mechanical equipment.



The illustration above illustrates examples of rooftop mechanical equipment that have been screened by walls.

Commented [SB40]: We will be adding examples appropriate for the Port Orchard context.

Chapter 20.131 - BUILDING DESIGN

20.131.010 - Purpose.

See the individual "intent" statements for each section in this division.

20.131.020 - Applicability and compliance.

The provisions of this division apply to all development within Port Orchard, except single and two-family dwellings in any configuration. Specifically:

A. For clarification on the relationship between the provisions in this division and other documents and codes, see section 20.128.020.A.

B. For the application of building additions and remodels and site improvements, see section 20.128.020.B.

C. Properties within the designated Old Clifton Industrial Park are exempt from this chapter. The reviewing authority may waive or relax these provisions in other industrial zones depending on the type of use, number of anticipated employees and customers, and the site's physical context. The greater number of employees and/or customers and the higher visibility levels warrant a greater application of building design standards.

20.131.030 - Building character.

A. Intent.

1. To promote buildings with an architectural character that reflects the region's aesthetic and is based on human scaled design details, durable high quality materials, sustainable design measures, and respond uniquely to the site's context.
2. To emphasize that high quality design is most critical to Port Orchard's high visibility sites and corridors.
3. To avoid generic, corporate architectural design that degrades the character and identity of Port Orchard.

B. Building character standards and guidelines. Text?

C. Architecture that is defined predominately by corporate identity features and is difficult to adapt to other uses is prohibited. For example, some franchise convenience uses have very specific architectural features (such as a distinctive roofline design that functions as a sign) that reinforce their identity. As tenants change in these types of buildings, these corporate identity features can negatively impact the character of the area and identity of new tenants. These features can also be very expensive to reconfigure and adapt to new uses.

Commented [SB41]: There is little guidance on preferred style or character in the Comprehensive Plan.

Comp Plan policy LU-3: "Update and establish building and site design standards that support an attractive and functional built environment in all areas of the City."

Policy LU-25: "Establish urban and architectural design standards that support an attractive and functional pedestrian environment, such as block size limits and requiring street-facing windows and doors."

LU-28: "Develop enhanced design guidelines and design review requirements that promote attractive, pedestrian-scale development and redevelopment within the City's historic downtown area."

Center Policy CN-15: "To ensure compatibility with the character of the city, the City should consider establishing design guidelines for Centers that preserve a small town character, establish a human-scale residential image, and encourage interaction among residents. The City should ensure development regulations promote attractive site and building design that is compatible in scale and in character with existing development."

Centers Goal 10: "Encourage architectural and site designs that serve as gathering places in wet and dry conditions."

Policy CN-20: "Adopt design standards for Gateways."

Tremont 2.7.5.2: "The Tremont corridor is promoted to include design standards that will necessitate new development to provide a consistent, attractive landscape edge while maintaining a human scale to new and redevelopment projects."

Centers CN-41: "Create design review criteria for government development within the overlay district and require review by a design review board for all new government structures. "

Commented [BB42]: See Scott's notes above

Commented [BB43]: Assume this would be a good idea for PO

20.131.040 - Building massing & articulation.

A. Intent.

1. To employ façade articulation techniques that reduce the perceived scale of large buildings and add visual interest from all observable scales.
2. To create clear and welcoming building entries.

B. Façade articulation - Storefronts and other buildings with non-residential uses on the ground level facade must include articulation features every 40 feet (maximum) to create a pattern of small storefronts. At least three of the following features must be employed at intervals no greater than 40 feet.

1. Window patterns and/or entries.
2. Use of weather protection features.
3. Use of vertical piers/columns.
4. Change in roofline per subsection F below.
5. Change in building material or siding style.
6. Other design techniques that effectively reinforce a pattern of small storefronts compatible with the building's surrounding context.

Other features that could be used to meet the standards on block frontages that are not designated as storefront:

7. Vertical elements such as a trellis with plants, green wall, art element.
8. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline per subsection F below or a change in building material, siding style, or color.

➲ Departures provided they meet the intent of the standards and the design criteria set forth in subsection D below.

Exceptions:

Only two articulation features are required on building facades in the _____ district.

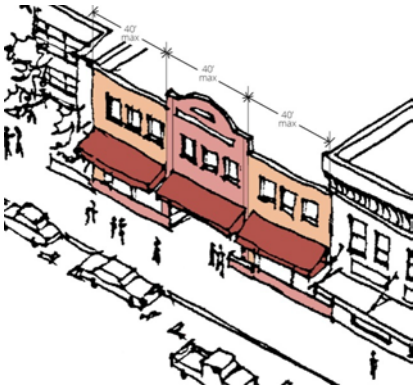
Only one articulation feature is required on building facades in the _____ district.

Buildings in the _____ district are exempt from these standards.

Commented [SB44]: Seems about right. Some downtown lots are as narrow as 30 feet.

Commented [SB45]: We will review if exceptions should apply to any Port Orchard zones.

Figure 20.131.040.B
Façade articulation examples.



The left image uses window patterns, weather protection elements, and roofline modulation. The photo example to the right also includes window patterns and weather protection along with brick vertical piers to articulate the façade. The lower example illustrates how a multitenant retail building can successfully be articulated (windows, weather protection, vertical building modulation, and roofline changes)

Commented [SB46]: Not much brick in Port Orchard, at least not on sidewalks.

Commented [BB47R46]: Yes =- we'll be swapping out most brick examples with other designs that look more PO appropriate.

C. Façade articulation - Residential buildings must include articulation features at intervals that relate to the location/size of individual units within the building (or no more than every 30 feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the following features must be employed at intervals no greater than the unit interval or 30 feet (whichever is less).

1. Use of windows and/or entries.
2. Change in roofline per subsection F below.
3. Change in building material, siding style, and/or window pattern.

4. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation per subsection F below or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least 18 inches. Juliet balconies or other balconies that appear to be tacked on to the façade will not qualify for this option unless they employ high quality materials and effectively meet the intent of the standards.
5. Vertical elements such as a trellis with plants, green wall, art element.
6. Other design techniques that effectively break up the massing at no more than 30-foot intervals.

➲ Departures will be considered provided they meet the intent of the standards and the design criteria set forth in subsection D below.

Figure 20.131.040.C
Residential façade articulation examples.

Below examples use a combination of vertical building modulation, window patterns, material changes, and roofline modulation.

D. Departure criteria associated with articulation standards. Proposals must meet the intent of the standards. The following criteria will be considered in determining whether the proposed articulation treatment meets the "intent".

1. Consider the type and width of the proposed articulation treatment and how effective it is in meeting the intent given the building's current and desired context (per Port Orchard's Comprehensive Plan or applicable adopted subarea plan).

2. Consider the applicable block frontage designation. Undesignated block frontages warrant more flexibility than block frontages designated as mixed or landscaped.
3. Consider the size and width of the building. Smaller buildings warrant greater flexibility than larger buildings.
4. Consider the quality of façade materials in concert with doors, windows, and other façade features and their ability to add visual interest to the street from a pedestrian scale and more distant observable scales.

Figure 20.131.040.D
Façade articulation departure examples.

This building would be a good departure example. Its two clear articulation features are the window patterns and the entry/building modulation feature (3 minimum are required). However, the overall effectiveness of these articulation features combined with the high quality of materials and detailing and the relatively small width of the building help it meet the intent of the standards.

E. Maximum façade width. For most buildings, small scale articulation techniques (see subsections B and C above) are sufficient to reduce the perceived scale of buildings, add visual interest, and contribute to the pedestrian environment. Larger buildings need more substantial articulated/modulated features to break up the massing and add visual interest.

Commented [BB48]: Key standard – that gives staff a good negotiating tool for larger buildings.

Building facades wider than 100 feet must include at least one of the following features to break up the massing of the building and add visual interest. Building walls facing alleys, rear or side yards are not subject to the standards herein, except for zone edge properties, when adjacent to a lower intensity zoning district.

1. Provide vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings, the modulation must extend through more than one-half of the building floors.
2. Use of a contrasting vertical modulated design component featuring all of the following:
   a. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are set back more than ten feet horizontally from the façade are exempt.
   b. Utilizes a change in building materials that effectively contrast from the rest of the façade.

c. Component is modulated vertically from the rest of the façade by an average of six inches.

d. Component is designed to provide roofline modulation per subsection F below.

3. Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting façades must employ all of the following:

   a. Different building materials and/or configuration of building materials.

   b. Contrasting window design (sizes or configurations).

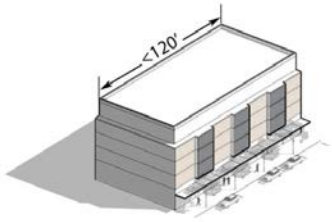
4. ➲ Departures will be considered provided the design meets the intent of the standards. Supplemental consideration for approving alternative designs:

   a. Width of the façade. The larger the façade, the more substantial articulation/ modulation features need to be.

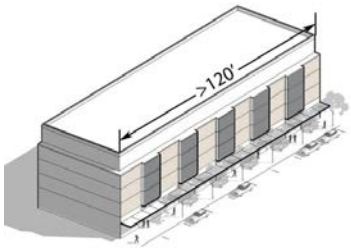
   b. Block frontage designation. Storefront designated block frontages warrant the most scrutiny while undesignated streets warrant more flexibility.

   c. The type of articulation treatment and how effective it is in meeting the intent given the building's context.

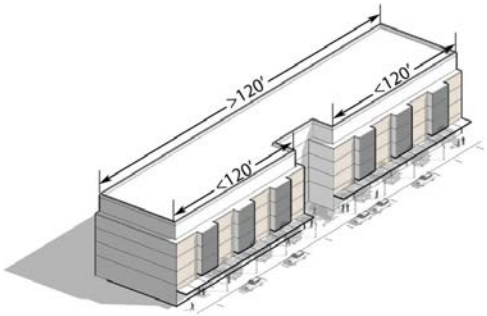
Figure 20.131.040.E.1
Illustrating maximum façade width standards.



Less than 100 or 120' wide: Meets standard

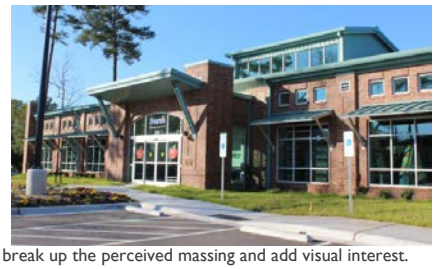


More than 100 or 120' wide: Does not meet standard



Building incorporates a 20'x30' courtyard along the façade to effectively break it up into smaller components:
Meets standard.

Figure 20.131.040.E.2
Façade width good and bad examples.

Both buildings use modulated entry features to help break up the perceived massing and add visual interest.

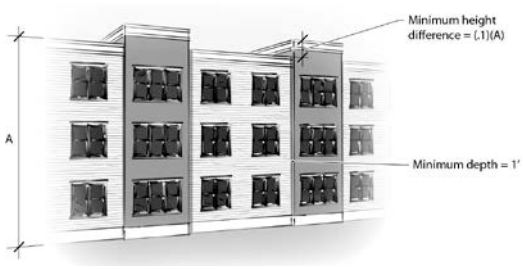

The left building on East Main (about 110' wide) uses an articulated partial third floor along with smaller articulation treatments on the main floors to effectively break up the perceived scale and add visual interest (this would be a good departure example). The building to the right would not be an acceptable example. While the articulated features on the lower floors help, the monotony of the very long upper floor and roofline would not be acceptable.

F. Roofline modulation. In order to qualify as a facade articulation feature in subsections B, C, and E above, rooflines must employ one or more of the following:

1. For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques described in subsections above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of four feet or 0.2 multiplied by the wall height.
2. A pitched roofline or gabled roofline segment of at least 20 feet in width. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above.
3. A combination of the above.

➲ Departures designs will be considered provided the roofline modulation design effectively reduces the perceived scale of the building and adds visual interest.

Figure 20.131.040.F
Acceptable examples of roofline modulation.



Roofline modulation examples for flat roofs.

The bottom left building illustrates a pitched roof example and the bottom right building includes a combination of flat and gabled rooflines.

20.131.050 - Building details.

A. Intent:

1. To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.
2. To integrate window design that adds depth, richness, and visual interest to the façade.

B. Façade details - non-residential and mixed-use buildings. All commercial and mixed-use buildings must be enhanced with appropriate details. All new buildings and additions and buildings associated with Level II and III Improvements (see section 20.128.020) must employ at least one detail element from each of the three categories below for each façade facing a street or public space for each façade articulation interval (see section 20.131.040). For example, a building with 120 feet of street frontage with a façade articulated at 40-foot intervals will need to meet the standards for each of the three façade segments below.

Commented [BB49]: An approach we think has worked well. Update with PO desired details and image examples

1. Window and/or entry treatment, such as:
   a. Display windows divided into a grid of multiple panes.
   b. Transom windows.
   c. Roll-up windows/doors.
   d. Other distinctive window treatment that meets the purpose of the standards.
   e. Recessed entry.
   f. Decorative door.
   g. Other decorative or specially designed entry treatment that meets the intent of the standards.

Figure 20.131.050.B.1
Examples of decorative or specially designed windows and entries.

Examples of decorative or specially designed windows and entries. A = openable storefront window. B = transom windows. C = openable window with decorative details. D = decorative window shades. E = Decorative door. F = recessed entry.

2. Building elements and façade details, such as:
   a. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning.
   b. Decorative building-mounted light fixtures.
   c. Bay windows, trellises, towers, and similar elements.
   d. Decorative, custom hanging sign(s) (option only available for building remodels).
   e. Other details or elements that meet the purpose of these standards.

Figure 20.131.050.B.2
Examples of attached elements that enhance the visual intrigue of the building.

Examples of elements attached to facades that enhance the visual intrigue of the building. A = retractable awning. B = custom hanging bike rack and repair station integrated as a storefront design element. C = decorative façade/sign lighting D and E = custom decorative canopy. F decorative tower.

3. Building materials and other facade elements, such as:
   a. Use of decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
   b. Artwork on building (such as a mural) or bas-relief sculpture.
   c. Decorative kick-plate, pilaster, base panel, or other similar feature.
   d. Hand-crafted material, such as special wrought iron or carved wood.
   e. Other details that meet the purpose of the standards.

"Custom," "decorative," or "hand-crafted" elements referenced above must be distinctive or "one-of-a-kind" elements or unusual designs that require a high level of craftsmanship.

Figure 20.131.050.B.3
Examples of decorative surface materials.

Examples of decorative surface materials. A = decorative brick/design. B = decorative tile-work and column pattern. C = decorative medallion.

D = decorative mosaic tile work. E = decorative bulkhead. F = Decorative materials and design.

➲ Departures will be considered provided the façade (at the overall scale and at the individual articulation scale) meets the intent of the standards above.

C. Window design standards.

All windows (except storefront display windows) must be recessed at least two inches from the façade or incorporate other design treatments that add depth, richness, and visual interest to the façade.

➲ Departures to the window standards above will be considered provided the design meets the intent of the standards.

Figure 20.131.050.C
Acceptable and unacceptable window design examples.

Recessed and/or trimmed windows.

The window in the left image lacks any other detail that adds visual interest.

D. High visibility street corner and gateway sites. All development proposals located at designated high visibility street corners and gateway sites per community design framework maps in chapter 20.129.040 must locate a building or structure within 20 feet of the street corner and include special design features that accentuate the street corner. Alternatively, the building could be configured with a corner plaza. Corner design features could include a cropped building corner with a special entry feature, decorative use of building materials at the corner, distinctive façade articulation, sculptural architectural element, or other decorative elements that meet the intent of the standards. Figure 20.131.050.D below illustrates acceptable examples.

Figure 20.131.050.D
Acceptable high visibility street corner /gateway site examples.

Building 1 includes a corner tower. Building 2 feature cropped building corners with decorative elements. Building 3 uses a decorative canopy. Building 4 uses a change in building materials and façade articulation at the corner. Building 5 incorporates a plaza at the corner.

Image 6 shows a decorative landscaped area with a trellis and neighborhood gateway sign.

E. Cornice/roofline design. Buildings employing a flat roof must employ a distinctive roofline that effectively provides an identifiable "top" to the building. This could include a traditional cornice line or a contemporary interpretation of a traditional cornice line. Such rooflines must be proportional to the size and scale of the building. Understated cornice lines are permitted depending on the materials and design of the base and middle elements in reinforcing the base/middle/top configuration. Figure 20.131.050.E below illustrate acceptable and unacceptable examples.

Figure 20.131.050.E
Examples of buildings employing confident and distinctive rooflines.

Building 1 uses a dramatic overhanging cornice at the corner. The left portion of Building 1 uses a very simple cornice line - to go with the upper level setback. Building 2 uses a traditional cornice line.

Building 3 uses capped projecting columns along with an understated cornice line. Building 4 uses a very simple roofline - which is acceptable in this case due to the prominence of the wooden canopy.

Rooftop solar units are permitted, provided the placement and design of units visible from the surrounding streetscape are carefully integrated into the overall design concept of the building.

F. Articulated building entries. The primary building entrance for an office building, hotel, apartment building, public or community-based facility or other multi-story commercial building must be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances must be easily distinguishable from regular storefront entrances on the building. Such entries must be scaled proportional to the building. See Figure 20.131.050.F below for good examples.

Figure 20.131.050.F
Acceptable building entry examples.



20.131.060 - Building materials.

A. Intent.

1. To encourage the use of durable, high quality, and urban building materials that minimize maintenance cost and provide visual interest from all observable vantage points.
2. To promote the use of a distinctive mix of materials that helps to articulate facades and lends a sense of depth and richness to the buildings.
3. To place the highest priority on the first floor in the quality and detailing of materials at the pedestrian scale.

B. Quality building materials. Applicants must use high quality durable materials. This is most important for the base of buildings, particularly for commercial and mixed-use buildings where the façade is sited close to sidewalks. At a minimum, stone, brick or tile masonry, or architectural concrete (first two feet only) must be used (excluding window and door areas) for the first floor of cladding on non-residential or mixed-use buildings and the first two feet of residential buildings.

C. Special conditions and limitations for the use of certain cladding materials.

1. Concrete block (a.k.a. CMU) may be used as a cladding material if it is incorporated with other permitted materials and/or incorporates a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns. The figures below illustrate acceptable concrete block use/designs.

Commented [BB50]: Good discussion. In an earlier draft – we had considered limiting CMU's to just a secondary cladding material – except via departure process. But the examples below, language here, and need to conform to other articulation and detailing standards make it such that limiting CMU to just a secondary material may be unnecessary.

Figure 20.131.060.C.1
Acceptable concrete block use/design.

CMU is the primary cladding for the corner element above, but secondary to brick on the main facades. The corner element uses a combination of decorative split faced CMU closer to the sidewalk and smooth-faced CMU that is colored to look more like traditional white terra cotta tiles.

The above façade illustrates an acceptable alternative example, as CMU is used as the primary cladding material. Note the use of split-façade CMU's above each of the awnings and coupled with the use of smooth-façade CMU's on the vertical columns (which employ black accent tiles for added interest).

2. Metal siding may be used as a secondary cladding material if it is incorporated with other permitted materials and complies with the following standards:

   a. It must feature visible corner molding and trim and does not extend to the ground level of non-residential and mixed-use buildings and no lower than two feet above grade for residential buildings. Masonry, concrete, or other durable material must be incorporated between the metal siding and the ground plane.

   b. Metal siding must be factory finished, with a matte, non-reflective surface.

   ➲ Departures will be considered provided the material's integration and overall façade composition meets the intent of the standards.

Commented [BB51]: Consider whether this approach is right for parts of all of Port Orchard? Perhaps some metal buildings – that comply with all of the other standards herein, may be OK in some of the commercial/mixed-use districts?

Figure 20.131.060.C.2
Acceptable metal siding examples.

The use of metal siding in each example above is secondary to masonry. The left and right images are more contemporary in character, whereas the middle image is more rustic and industrial, with more refined windows.

3. Standards for the use of Exterior Insulation and Finish System (EIFS). Such material/finishes may be used as a decorative accent cladding material if it is incorporated with other permitted materials and it complies with the following:

   a. EIFS is limited to no more than 20 percent of the total façade area and may not be the primary cladding material.

   b. EIFS must feature a smooth or sand finish only.

   c. EIFS must be trimmed in wood, masonry, or other material and must be sheltered from weather by roof overhangs or other methods.

   d. EIFS must not be used on the ground floor when facing a street, internal access road or pathway. Concrete, masonry, or other durable material must be used for ground level wall surfaces to provide a durable surface where damage is most likely.

   ➲ Departures will be considered provided the material's integration and overall façade composition meets the intent of the standards.

Commented [BB52]: % up for discussion – if needed at all. I've used 50% in some communities.

Figure 20.131.060.C.3
Acceptable and unacceptable EIFS examples.

Note the use of brick and decorative concrete block on the ground level and EIFS on the second floor of the left image. The window treatments visible on the second floor add depth and interest to the façade. The right image employs EIFS between the window and sidewalk - this design is prohibited.

4. Cementitious wall board paneling/siding may be used provided it meets the following provisions:

   a. Cement board paneling/siding may not be used on the ground floor of non-residential or mixed-use buildings where adjacent to a sidewalk or other pedestrian path.

   b. Where Cement board paneling/siding is the dominant siding material, the design must integrate a mix of colors and/or textures that are articulated consistent with windows, balconies, and modulated building surfaces and are balanced with façade details that add visual interest from the ground level and adjacent buildings.

   ➲ Departures will be considered provided the material's integration and overall façade composition meets the intent of the standards.

20.131.070 - Blank wall treatments.

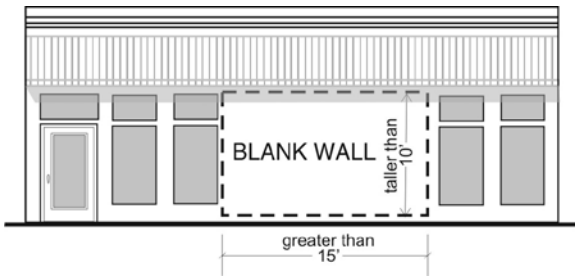
Commented [BB53]: Important!

A. Intent.

1. To avoid untreated blank walls.
2. To retain and enhance the character of Port Orchard's streetscapes.

B. Blank wall definition. A wall (including building façades and retaining walls) is considered a blank wall if it is over ten feet in height, has a horizontal length greater than 15 feet, and does not include a transparent window or door.

Figure 20.131.070.B
Blank wall definition.



C. Untreated blank walls visible from a public street, pedestrian-oriented space, common usable open space, or pedestrian pathway are prohibited. Methods to treat blank walls can include:

1. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases do not qualify as a blank wall treatment.
2. Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.
3. Installing a vertical trellis in front of the wall with climbing vines or plant materials.
4. Installing a mural as approved by the reviewing authority.
5. Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the standards.

For large visible blank walls, a variety of treatments may be required to meet the intent of the standards.

Figure 20.131.070.C
Acceptable and unacceptable blank wall treatments.

Note in the far right example, the display cases don't meet the 16" depth requirement, nor does the design meet the intent of the standards.