

3.B. Design Guidelines and Strategies

3.B.1. Applicability and Requirements

1. This section applies to:
 - a. All new projects 10,000 square feet or larger.
Proposed Duplex with 3,734 square foot total heated space
 - b. Renovation projects defined as buildings 4,000 square feet or greater, before or after construction. N/A, New structure
 - c. All new buildings or additions greater than three (3) floors or 35 feet in height.
Proposed Duplex will have 2 floors, and roof ridgeline at 27'-0" above finish grade. See Front Elevation.
 - d. All new additions or new buildings on a lot that is located on either side of the same street (of the same block) as one or more historic and/or character structures.
N/A. Proposed Duplex is not on a lot that is located on either side of the same street (of the same block) as on or more historic and/or character structures.
 - e. All new parking structures. N/A
 - f. All new buildings within transition areas, abutting or across from residential zones. N/A
2. New buildings 10,000 square feet or larger: N/A
 - a. Must comply with Site and Neighborhood Context (3.B.2) and Exterior Public Space, Interior Galleria or Arcade Space (3.B.7), as well as a minimum of two additional guideline sections from this chapter.
 - b. Must provide a transition to smaller adjacent buildings by using a combination of setbacks, incorporating smaller forms, and/or providing varied massing elements in the larger building.
3. Parking Structures: N/A
 - a. Must comply with Site and Neighborhood Context (3.B.2) and Building Scale and Bulk (3.B.3), Height (3.B.4), Setbacks (3.B.5) and Modulation of Building Form (3.B.6) to reduce the overall visual impact of the garage mass, bulk, and scale.
 - b. A combination of setbacks and landscaping and/or visual screening devices are required to reduce the overall visual impact of the garage mass, bulk, and scale.
 - c. Parking structures at street intersections/ corners and at ground-level facing sidewalks require special considerations. See also Sections 4.B.1.4, 5.B.1.3, and 5.B.9.
4. New buildings in transitions areas, abutting or across from residential zones: N/A
 - a. Mitigate building scale and bulk and modulation of building

form by applying the guidelines from 3.B.3 and 3.B.6.

5. Buildings containing only residential uses shall consider the size and character of the occupiable exterior space between the building facade and the public right-of-way in the building form and massing. Exterior amenity spaces are to provide visual interest both residents and pedestrians.
 - a. Where the building form creates exterior ground-floor amenity space(s), provide a landscaped or architectural transition between the private space and adjacent public spaces. **N/A**
 - b. Provide a landscape or architectural buffer between ground-floor units and a public sidewalk. **SEE SITE PLAN**
 - c. Provide a landscape or architectural buffer between adjacent or facing ground-floor units. **N/A**

3.B.2. Site and Neighborhood Context

Determine appropriate building form and/or modulation of building massing for the site, taking into consideration:

Pedestrian oriented streets are defined as areas located in the CBD-Core zone.

1. Size of lot; **SEE SITE PLAN**
2. Scale of lot relative to adjacent lots;
The lot measurements are 319.45' x 171.22'. See site plan for more information.
3. Scale of neighboring buildings;
Proposed Duplex matches scale, and design, pf adjacent buildings
4. Proximity to character structures and/or historic buildings;
No historic buildings in proximity per city reference map
5. Adjacency to pedestrian oriented streets;
 - a. Relationship to existing open spaces, and whether additional ground level and/or upper level setbacks could be warranted.
Existing lot is undeveloped, and no adjacent open spaces other than the streets.
6. Relationship to transition zones and whether additional upper level setbacks might be warranted; and
No upper level setbacks required
7. Relationship to solar access and potential of shadow impacts.
Solar access, and shadow impacts, will not have any impact on adjacent lot.

3.B.3. Building Scale and Bulk

To reduce the scale of large buildings relative to their context, consider the articulation of building form with all or some of the following strategies:

1. Break a large building into smaller masses, elements, and forms using horizontal or vertical offsets and/or changes in materials.
 - a. Articulation of 'base', 'middle' and 'top' may be used to

express distinct areas of a building.

See exterior elevations on Sheets A-3 and A-4 for wall variations, porch and roof modulations.

- b. Upper floors may be setback from lower floors or a 'base' that scaled to relate to neighboring context.
Duplex project matches scale, and design, of adjacent buildings
- c. Setbacks of the building 'footprint' or perimeter may be introduced to express a distinct building mass.
Building footprint is small scale, w/ variations as noted.
- d. Bay windows and/or recessed/extended porches may be used to break up the building mass.
Extended porches, etc used. See floor plans and exterior elevations.
2. If larger massing is necessary to achieve development goals, changes in materials and variation in windows and other devices are required to reduce the scale of the larger building mass.
Proposed Duplex matches scale, and design
 - a. See Sections 3.B.4 (Height), 3.B.5 (Setbacks), and 3.B.6 (Modulation of Building Form) for design strategies that may reduce perceived building mass. *Acknowledged*

3.B.4. Height

Consider stepping down height of a new building where appropriate in relation to:

1. Residential and Transition zones;
2. Adjacent historic and/or character structures;
3. Adjacent civic spaces;
4. Shadow impacts on pedestrian streets.

3.B.5. Setbacks

1. Step back a new building where appropriate in relation to:
 - a. Residential zones, to reduce scale of larger buildings relative to smaller buildings;
Proposed Duplex have a roof line modulation of different height. Maximum ridge height does not exceed max city height requirement.
 - b. Adjacent to historic and/or character structures;
See front elevation. **N/A**
 - c. Adjacent to civic spaces to reduce shadows. **N/A**
2. Any building greater than three (3) floors or 35 feet in height (whichever is less) will: **N/A**
 - a. Provide a minimum 5-foot setback and a maximum 10-foot setback at the story where 30 feet in height is reached and for all stories above. **N/A**
 - b. The setback can incorporate exterior porches, balconies or other usable exterior spaces on public street frontages.
See front porch floor plan on page A-1
3. A building with a height greater than the street right-of-way width it fronts upon should incorporate a setback either at the

second level or top level of the building in order to reduce the sense of mass of the building. **N/A**

3.B.6. Modulation of Building Form

1. Horizontal Patterns

Reinforce horizontal character of adjacent structures with all or some of the following strategies:

- a. Building height Maximum Duplex ridge height does not exceed max. city code height requirements. See Front elevation on page A-3
- b. Ground-level and/or upper level setbacks See Front elevation on Page A-3
- c. Scale and/or proportion of floor plates Duplex plate heights specified. See exterior elevations on pages A-3 AND A-4.
- d. **Roof forms and/or roof articulation.** For items a-d: The proposed Duplex will match roof heights, roof variations, and materials of existing structures

2. Corner Buildings **N/A**

This design criterion is particularly applicable at important pedestrian intersections. While it may not be appropriate for all buildings to emphasize/articulate their corners, consider relationship of building to city block.

- a. Use prominent visual/physical form(s) to assist with wayfinding in the urban environment. No prominent visual/physical forms added to site plan design, other than the duplex building features
- b. Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing. **N/A**

3. Roof Articulation

Incorporate a flat roof (less than 3:12 pitch) with cornice or parapet articulation in the overall building form.

- a. Secondary and/or ancillary building elements can have pitched, arched/bow roofs, and/or gable forms. **N/A**
- b. Flat roofs are optional for buildings in transitional zones. **Not used**

4. Development Adjacent to Historic or Character Structures **N/A**

Provide a transition between old and new buildings by incorporating some shared building elements and architectural features. New, larger projects have the following options for establishing a transition to adjacent or abutting older and smaller structures.

- a. Detailing of new projects should incorporate 2-3 forms, materials, details, and/or other building elements present in adjacent transitional zones to achieve consistency along street frontages.
- b. Incorporate horizontal or vertical dimensions, and/or

proportions that reference or reflect older existing buildings within the block.

- c. Incorporate scale elements in the new building form(s) and/or elements that can be seen in older existing buildings within the downtown core.

3.B.7. Exterior Public Space, Interior Galleria or Arcade Space

1. Create active, pedestrian friendly civic gathering spaces adjacent to large buildings for seasonal use and associated building activities.
2. Enhance and expand upon pedestrian weather protection through the inclusion of seating areas and adjacent landscape features to create a lively civic outdoor environment.
3. Arrange massing to offset increased height where feasible. Do not place civic spaces on the north side of multi-story, large building projects.
4. For all new or renovation projects of 10,000 square feet or greater (before or after construction), provide 5-10% of the building's total gross square footage of retail and commercial space to serve as exterior public plaza, expanded sidewalk zone(s), interior arcade, or galleria space.
5. Provide for midblock pedestrian walkways at full-block developments that are 200'x200' or larger.

PART 4. Building Design – Façade

4.A. Design Intent for Downtown Building Façades

It is the intent of this section to:

- Promote appropriate detailing and embellishment of facade(s) to reduce the impacts of scale and size of a large building project, while allowing for variation and flexibility in design.
- Incorporate multiple building features such as cornices, weather protection elements, signage bands, and other elements to reinforce the pedestrian scale, ground floor orientation, and visual continuity to abutting buildings.
- All new non-party-wall elevations should have well-composed facades, including massing, modulation, windows, materials, and details.

4.B. Design Guidelines and Strategies **N/A**

4.B.1. Applicability and Requirements

1. Required at all new street-facing elevations, and revisions of existing façades, as applicable by section 1.B. For character structures, see Part 2.
2. A minimum of two strategies are to be used from the list below, including ones defined under Façade Composition, Horizontal Articulation, Modulation, Window Design, Materials and Façade Features.
3. New buildings larger than 10,000 square feet are to comply with Façade Composition (4.B.2) and Façade Materials (4.B.6), as well as a minimum of two additional guideline sections from this chapter.
4. Parking Structures:
 - a. Must comply with Façade Composition (4.B.2) and Façade Materials (4.B.6), as well as a minimum of two additional guideline sections from this chapter.
 - b. A combination of façade composition, high quality materials, landscaping and/or visual screening devices are required to reduce the overall visual impact of the garage mass, bulk, and scale.

Relite defined: *windows or translucent panels above doors or high in a partition wall intended to allow natural light to penetrate into a building.*

- c. See also Sections 3.B.1.3, 5.B.1.3, and 5.B.9.
- 5. New buildings containing only residential uses shall consider how building entry, unit entries, unit windows and exterior amenities spaces inform the street-facing façade.
 - a. Provide defined paths to building entry and/or unit entries from public sidewalk.
 - b. Ground-floor units whose entry faces a public right-of-way or pedestrian sidewalk, shall have a defined private entrance (e.g. recessed, covered or raised as a stoop).
 - c. Units with ground-floor windows or relites facing a public right-of-way shall consider lines of sight and facade design opportunities to enhance unit privacy.
 - d. Upper-floor units which include street-facing exterior spaces or decks shall consider how the following architectural components contribute to the façade composition: recesses, projections, railings, and/or privacy screens.

4.B.2. Façade Composition

Create a complimentary façade composition, particularly at street-facing facades. Consider all or some of the following strategies described in more detail throughout these design guidelines:

Building provided by entry porch with an offset garage at the front. See floor plan on sheet A-1

- 1. Setbacks and modulation of building form (see 3.B.5 and 3.B.6)
- 2. Articulation of horizontal patterns and datums (see 4.B.3)
- 3. Modulation of building façade (see 4.B.4)
- 4. Windows – scale and sizes, distribution and groupings, and detailing (see 4.B.5)
- 5. Façade Materials and Details (see 4.B.6)
- 6. Rhythm or Weather Protection (see 5.B.5)
- 7. Signage (see 5.B.7)

4.B.3. Horizontal Articulation of Façade

- 1. Identify important horizontal datums, where appropriate;
Top of plate heights are specified on Building elevations. See front elevation on sheet A-3.
- 2. Reinforce cornice line of the building; or
- 3. Reinforce the pedestrian experience ground-floor street-facing façade.

First floor entry setback from main wall plane, and with the entry porch raised above grade level. Walkway provided to entry porch from the street sidewalk with landscape on each side.

PART 4. Building Design – Façade

4. Select a minimum of two building elements that articulate the façade design. A covered porch on the front and an offset garage has been provided. See floor plan on sheet A-1.
5. Also consider the strategies in sections 5.B.5 Weather Protection and 5.B.7 Signage. **SEE RESPONSES ON SECTION 5.B.5 AND 5.B.7**

4.B.4. Façade Modulation (Façade scale)

1. Modulation is defined as the design manipulation of larger building elements, in order to:
 - a. Reduce scale of large building facades or reinforce a building scale appropriate to the adjacent street frontage and neighboring buildings;
Building provided by entry porch with an offset garage at the front. See floor plan on sheet A-1
 - b. Reinforce the character of a building's mass for form; and
 - c. Add interest along the street.
See item 2
2. Consider the use of all or some of the following architectural forms or elements:
 - a. Façade recesses, such as porches or recessed decks or balconies;
Building provided by entry porch with an offset garage at the front. See floor plan on sheet A-1
 - b. Façade projections, such as bay windows; **N/A**
 - c. A variety of window sizes; or
Multiple window sizes facing public view, see front elevation on sheet A-3
 - d. Roof cornice articulation.
See exterior elevations on sheets A-3 & A-4

4.B.5. Window and Glazing Design

Enhance the building façade design with window layout.

1. Recommended at all street-facing facades.
2. Create an interesting rhythm and/or pattern of windows. Consider the following strategies:
 - a. A variety of window sizes and types (e.g. fixed vs. operable);
Multiple window sizes facing public view, see front elevation on sheet A-3
 - b. Incorporate individual and/or groupings of windows to create horizontal or vertical articulation;
Multiple window sizes facing public view, see front elevation on sheet A-3
 - c. Consider recessed windows and/or projecting bay windows to add shadows and texture; and
Multiple window sizes facing public view, see front elevation on sheet A-3
 - d. Consider high-quality detailing, integration of windows with siding and/or trim.
Multiple window wall planes, trims, and horizontal trim boards as part of the design, see exterior elevations on sheets A-3 & A-4

4.B.6. Façade Materials

Enhance building facade appearance and visually reduce building bulk by incorporating an appropriate variety of high-quality materials. This guideline should be emphasized at all elevations, particularly street-facing facades. Consider all or some of the following strategies:

1. Composition – use a combination of materials to create an interesting composition.
 - a. A minimum of two different materials is required, each a minimum of 30% of the façade.
 - b. Consider these elements:
 - i. Scale – use a combination of materials to reduce the scale of large facades
 - ii. Texture – incorporate materials that create shadow lines *A combination of Hardie Fiber cement board and Hardie Lap sidings with trim boards combination detailed with color accent, see Front elevation on page A-3.*
 - iii. Detailing
 - iv. Color
2. High quality materials – use natural high quality materials, in all building elevations that face a street or alley. *Materials to be of a high quality to be above code minimums*
 - a. High quality materials are required at ground floor level facing commercial areas and/or pedestrian oriented streets. *Higher quality materials to be used at all levels*
 - b. Where building is adjacent to a historic and/or character structure, align the height of the high quality materials with the height of the adjacent development pattern. For example, where a historic structure is two or three stories, apply high quality materials to this height. *No historical structures adjacent*
 - c. At all street-facing facades, a minimum of 60% of the area of the elevation plane at all upper level floors are required to be high quality materials. *Higher quality materials to be used at all levels*
 - d. All street-facing materials must be installed such as a way that they will wear well over time with normal maintenance. *Acknowledged*
 - e. High quality materials are defined as natural materials that convey permanence, and include:
 - i. brick and stone masonry, *N/A*
 - ii. glass, *Acknowledged*
 - iii. cast in place concrete, *N/A*

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- iv. pre-cast concrete panels, **N/A**
 - v. metal cladding, including flush panel, corrugated, and lap sidings **Acknowledged**
 - vi. concrete masonry units, including smooth, ground-face, and split-face, **N/A**
 - vii. wood siding and wood panels, **Acknowledged**
 - viii. through-color fiber cement, **Acknowledged**
 - ix. phenolic siding products, **N/A**
 - x. cement plaster stucco with appropriate control joints **Acknowledged**
 - f. Avoid vinyl, plastics, and EFIS (synthetic stucco) **N/A**
 - g. New or specialized building materials not identified here will be considered on a case by case basis and will be evaluated for quality, durability, maintenance, design intent and compatibility with context and design guidelines. **N/A**
3. Where high quality materials don't wrap side elevations, propose thoughtful transitions between various siding strategies. **Acknowledged**
4. Maintain and reinforce the character of nearby historic and character structures by incorporating appropriate scale, materials, patterns, forms, and detailing into elements of the new building. **Acknowledged**
5. Enhance ground-level street-facing facades with high-quality vandal resistant materials, where possible. **Acknowledged**
6. For parking structures: **N/A**
- a. Incorporate high quality materials in the exterior materials and/or screening to allow light to penetrate into the garage while reducing the view(s) of parked cars from public spaces and rights of way, and **N/A**
 - b. Utilize similar materials, forms, and elements in both the garage and occupied portions of the building. **N/A**

PART 5. Pedestrian Experience

5.A. Design Intent for Downtown Pedestrian Areas **N/A**

- Enhance visual interest as well as visibility and safety at all ground floor space(s) adjacent to public sidewalks.
- Where sidewalks align with or serve retail uses and/or pedestrian amenities, enhance wayfinding and opportunities to stand protected from weather or sun.
- Incorporate visual screening devices into parking garages to screen parked cars and enhance pedestrian activity and safety.
- Improve the pedestrian experience by reducing the visual impact of blank walls using embellishment, particularly along sidewalks.
- Where residential units are located at the ground-floor facing a public right-of-way, find an appropriate balance between the screening of unit windows and outdoor amenity spaces (for some privacy) and the exposing of the building facade to create connection and visual interest along a sidewalk.

5.B. Design Guidelines and Strategies

5.B.1. Applicability and Requirements **N/A**

1. This section applies to all new construction and additions.
2. Façade improvements to buildings located on pedestrian oriented streets are subject to sections 5.B.3 and 5.B.5.
3. Parking structures:
 - a. Must comply with Blank Wall Treatment – Street Facing Facades (5.B.8) and Strategies for Parking Garage Entrances and Parking Structures (5.B.9)
 - b. Facades facing sidewalks shall include ground level retail/commercial spaces, storefront windows, displays and/or setbacks with landscaping or architectural screening.
 - c. Building corners facing sidewalks should include ground level retail uses including storefront windows and/or displays.

Pedestrian oriented streets are defined as areas located in the CBD-Core zone.

- d. Shield views of the parked automobiles from the sidewalk areas in all locations not covered by corner treatment defined above.
- 4. New buildings with ground-floor residential units:
 - a. Private exterior amenity spaces or yards facing a public right-of-way or sidewalk shall provide a visual buffer using landscaping and/or decorative fencing or trellis to provide a privacy buffer which is still interesting and engaging of the street.
 - b. Unit windows facing a public right-of-way, shall consider lines of sight and design opportunities to enhance unit privacy as well as pedestrian experience, including
 - i. Changes in elevation so units are not right 'at grade',
 - ii. Outdoor spaces, e.g. porches or patios;
 - iii. Screening, e.g. planters, benches, or trellises; and
 - iv. Landscaping and hardscaping

5.B.2. Wayfinding Elements and Strategies. Recommended at all street-facing facades. N/A

- 1. Consider some or all of the following strategies:
 - a. Special building massing forms
 - b. Façade composition
 - c. Weather protection at primary entry
 - d. Lighting
 - e. Signage
- 2. Use prominent visual/physical form(s) to assist with wayfinding in the urban environment.
- 3. Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing.
- 4. Reinforce the horizontal character of abutting structures using cornice and weather protection elements.
- 5. Signage bands or stand-alone signs can be standard flat sign panels or incorporated into a more artistic logo created through the use of sculptural elements (also refer to City of Puyallup Sign Code).

5.B.3. Ground Level Transparency N/A

Provide safety and a warm and inviting atmosphere.

Pedestrian view plane is defined as *the horizontal area between two feet and eight feet above the exterior grade.*

1. Encouraged at new commercial and retail spaces at ground-level street-facing facades on major street frontages.
2. Encouraged at building entries and doorways for safety and an open and inviting atmosphere
3. Provide glazed doorways where appropriate.
4. A minimum of 60% transparency within the pedestrian view plane should be achieved for commercial and/or mixed-use developments.
5. A minimum of 30% transparency within the pedestrian view plane should be achieved for ground floor residential buildings.
6. For character structures, see Part 2.

5.B.4. Building Entries

Enhance public safety while reducing opportunities for vandalism. Building entries include commercial building entries, residential building entries, garage entries, fire exits, and service/utility access. This strategy is required at all street-facing façades.

1. Align primary building entries with pedestrian points of access. Consider transit stops, cross walks, public open spaces, and/or building design (massing and façade) strategies.
2. Avoid locating garage entries and building services (utility and/or trash rooms) along the primary pedestrian façade.
3. Primary building entries and lobbies:
 - a. Provide defined paths to building entry from public sidewalk.
 - b. Consider how façade design, weather protection, lighting, signage, and site design (hardscaping and landscaping) contribute to building entry experience.
 - c. Building entries and lobbies should include high quality materials.
4. Residential unit (or building) entries should provide a visual transition from the sidewalk including:
 - a. Changes in elevation, e.g. stoops;

- b. Outdoor spaces, e.g. porches or patios;
 - c. Screening, e.g. planters, benches, or trellises; and
 - d. Landscaping and hardscaping
5. Provide screens, rolling doors, or other devices to reduce or eliminate small recessed/sheltered areas at non-public doorways where loitering and/or vandalism could occur.
 6. Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design of a building's ground level and surrounding site areas. Principles include: "Eyes on the street" for public surveillance, direct sight lines to building or garage entries, use of glazing in stairs and elevators, use of a variety of pedestrian and building lighting, minimize physical obstructions (over 30 inches tall or wide), eliminate dark garage or doorway refuge areas, and/or provide clean and inviting public spaces.

5.B.5. Pedestrian Weather Protection

Improve the downtown pedestrian experience through weather protection. Weather protection can be achieved by use of a canopy or awning as described in the guidelines below.

Note: improvements within the public right-of-way require City approval.

1. Pedestrian weather protection required at:
 - a. Adjacent to transit stops **N/A**
 - b. Properties located in the CBD-Core zone. **N/A**
 - c. At new primary building entries and at new ground floor commercial **N/A**
 - d. All new nonresidential projects located outside CBD-Core are encouraged to incorporate pedestrian weather protection. **N/A**
2. Proposed weather-protection should meet the following strategies:
 - a. High quality materials **High quality materials to be used for the Duplexes.**
 - b. 5-foot minimum depth. Breaks or notches may be necessary to accommodate street lights, light poles, etc. **FRONT ENTRY PORCHES TO BE 5 FT MIN.**
 - c. Continuous sidewalk coverage should be utilized to the furthest extent possible for properties located in the CBD-Core zone. **N/A**
 - d. Canopies and awnings should be designed to a size, shape and module to fit and enhance the building's

Canopy is defined as a permanent rigid roof or structure extending over doors and windows with the purpose of providing shade or shelter from weather conditions and/or embellishment of the façade.

Awning is defined as an overhead roof or structure consisting of a fixed or movable frame covered with a fabric or material surface, usually sloped, extending over doors and windows with the purpose of providing shade or shelter from weather conditions and/or embellishment of the façade.

articulation and fenestrations. They should not obscure or cover ornamental or architectural features of the building (i.e., rooflines, arches, cornice, banding, etc.).

NOT PART OF THIS DESIGN
e. Canopies:

- i. Canopies should be constructed using high quality materials such as steel and/or other metals. **N/A**

f. Awnings:

- i. Awnings should have open ends and bottom, called “shed awnings”, to minimize obstructed views of the storefront and building features. **N/A**
- ii. Architectural fabric, in a matte finish suitable for outdoor use, should be used and cover the front of the awning frame. Awnings should be UV-resistant. Awnings made of shiny or high-gloss materials are discouraged. **N/A**
- g. Transit Stops: When transit stops are abutting the site, provide seating and weather protection as part of the facade and/ or sidewalk design (coordinate with Pierce Transit). **N/A**

5.B.6. Lighting

1. Provide lighting to create an inviting and safe pedestrian environment.

5.B.7. Signage

1. Signage bands or standalone signs can be standard flat sign panels or incorporated into a more artistic logo created through the use of sculptural elements (also refer to City of Puyallup Sign Code, PMC 20.60).

No signage other than required approved building identification or address numbers, see front elevation for signage location.

5.B.8. Blank Wall Treatment – Street Facing Facades **N/A**

Improve the pedestrian experience by reducing the visual impact of blank walls through the use of embellishment, particularly along sidewalks.

1. Avoid blank walls along sidewalks and pedestrian areas.
2. Incorporate multiple materials and a varied layout within any facades containing walls without modulation over 30 feet in length or 400 square feet in area to create visual interest, choose one:

- a. Variety of material types (2 minimum), color, texture and/or accents. Accent materials must cover a minimum of 20% of the area of the wall and may include glazing, relief artwork, or painted murals; or
- b. Painted murals for firewalls or party walls; or
- c. Vine wall or evergreen screen contained within a 3 feet minimum width planting bed. Metal or wood vine structure (trellis or wire/vine system) should be at least 7 feet high placed every 10 feet on center along length of wall. Each bed must be irrigated and planted with climbing vines and groundcovers sufficient to cover the trellis within three (3) years.

Note: vehicular entries and exits are subject to City Engineering review and approval.

5.B.9. Strategies for Parking Garage Entrances and Parking Structures N/A

- 1. Vehicular garage entries and vehicular service areas should be located on a building facade(s) facing away from the primary street.
 - a. Where building is adjacent to an alley, locate garage entry/exits from alley, unless unfeasible. If unfeasible, please clarify why and/or how.
 - b. If no alley exists, locate garage entry/exits behind and/or as far from the primary pedestrian entry and/or primary ground-floor use.
- 2. Minimize size and visual impact of the entry portal.
- 3. Primary garage elevator entry should be visible and accessible from the public sidewalk.
- 4. Glaze all stairwells and elevator shafts and provide direct access to sidewalks.
- 5. Facades facing sidewalks shall include
 - c. ground level retail /commercial spaces,
 - d. storefront windows/ displays, and/or
 - e. setbacks with landscaping or architectural screening.
- 6. Building corners facing sidewalks shall include ground level retail uses including storefront windows, and/or displays.