2011 Infill, Multifamily and Mixed Use Design Standards

Table 1-Placement and Orientation
Building alignment-Encourage repetition of established front building setbacks.
Side & rear yard compatibility-Design option will enhance the area's pedestrian environment.
Privacy-Maximize privacy for adjacent yards and residence or use sight-obscuring glass.

Table 2-Massing and Scaling
Emphasize existing architectural features-Emphasize horizontal elements such as porches, balconies and bays on residential structures.
Divide buildings into modules-Step back or project building elements.
Significant building elements-Porches
Defined building top, middle and base-Top-varied roof slopes, strong eve lines.

Table 3-Architectural Character
Substantive building elements and varied materials-Lap siding
Window design-window trim
Varied roof design-varied roof slopes
Incorporate "green" building methods-Energy conservation features

Table 4-Pedestrian access and site design
Pedestrian circulation-Provide access to public sidewalks
Landscaping-Encourage use of native Northwest plant material
Open space-NA

Table 5-Mechanical equipment and service utilities
Minimize visual impact of mechanical and equipment utility connections-NA
Minimize visual impact of trash storage and service areas-NA

Table 6-Parking requirements
Minimize visual impacts-NA
Shared parking-NA
Minimized residential impacts- NA
Screening- NA

Table 7-Single family infill residential standards
STANDARD SINGLE FAMILY
Site design- NA
Building design- NA
Other- NA
SMALL LOT
Site design- NA
Building design- NA
Other- NA

COMPACT/CLUSTER
    Site design- Emphasize privacy from neighbors
    Building design- Change materials, colors, and/or textures
    Other- NA

Table 8-Multifamily Standards
SMALL MULTIPLEXES
    Site design- NA
    Building design- NA
    Other- NA
SHARED COURTS
    Site design- NA
    Building design- NA
    Other- NA
TOWNHOUSES
    Site design- NA
    Building design- NA
    Other- NA
LOW-RISE APARTMENTS/CONDOMINIUMS
    Site design- NA
    Building design- NA
    Other- NA

Table 9-Mixed use standards
    Pedestrian oriented space- NA
    Primary facade- NA
    Secondary facade- NA