CITY OF MONROE
COMMUNITY DEVELOPMENT DEPARTMENT

City of Monroe Downtown Planning Area

Borlin Park Neighborhood Design Guidelines

February 2009

Borlin Park Neighborhood Design Guidelines

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The Borlin Park Neighborhood Design Guidelines use imperative language such as “shall” and “must” to indicate high priority features and a strong directive toward satisfying the guidelines’ intent. Words such as “should” and “may” indicate desirable conditions or elements that are strongly encouraged. The “intent statements” preceding each section indicate the underlying objectives behind the guidelines and are included to assist in interpreting and applying the guidelines.

City staff, interested city groups, and city boards developed the Borlin Park Neighborhood Design Guidelines through a collaborative effort. The process of developing the guidelines involved many public meetings and workshops.

The following individuals and groups were instrumental in the preparation of the guidelines and standards contained in this document:

City of Monroe Community Development Department: Russ Wright and Ben Swanson
City of Monroe Planning Commission
City of Monroe City Council

Section 1 Borlin Park Neighborhood Design Guidelines

Purpose

These design guidelines provide a critical regulatory tool to implement the community's design-related goals and objectives for the Borlin Park Neighborhood in the Downtown Planning Area. The Borlin Park Neighborhood Design Guidelines apply to new construction and exterior alterations of existing structures. Alterations and new construction should be consistent within the design context and reinforce the basic character of the area.

BP1.1 The Borlin Park Neighborhood Design Guidelines will:

- Create a framework to enhance the quality of the built-environment;
- Achieve quality contextual design, encourage a diversity of architectural styles;
- Provide design flexibility instead of aesthetic control;
- Create a pedestrian-oriented environment; and
- Provide investor and property owner confidence through design continuity.

Application

The Borlin Park Neighborhood Design Guidelines apply to the properties identified in Figure 1. The guidelines include a base set of required elements that all developments must follow and provide a menu of specific design options, to be included with each proposal, to allow flexibility for the applicant.

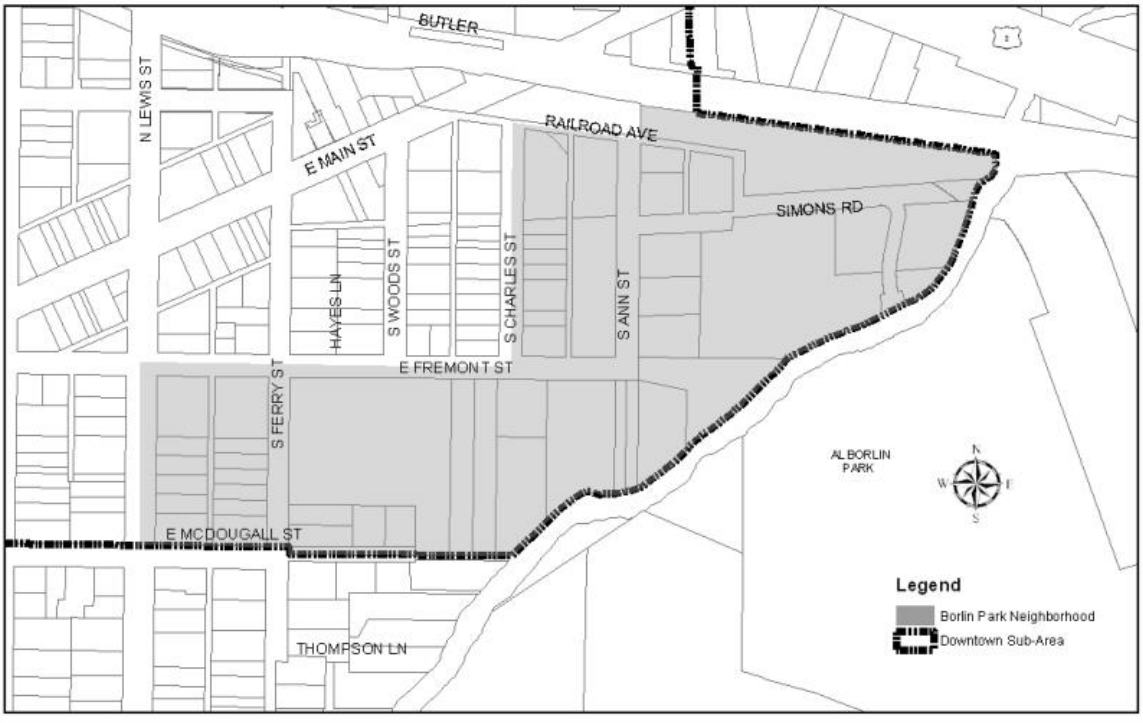


Figure 1 – Applicable properties subject to the Borlin Park Neighborhood guidelines

Section 2 General Design Guidelines

Development in the Borlin Park Neighborhood will include mixed-use and multifamily development that provides a safe environment for pedestrians to move throughout the planning area on foot. Due to the proximity of the neighborhood to Al Borlin Park, maintaining connectivity to the park is essential. Parcels located on the south side of East Fremont Street and east of South Ann Street are subject to the City of Monroe Shoreline Master Program and encouraged to provide access to the shoreline when feasible.

Required Design Elements					
Streetscape Enhancements	*Pedestrian-Oriented Space Enhancement*	*Human-Scale Architecture*	*Architectural Character*	*Building Techniques, Materials, & Finishes*	*Screening*
Align primary facades along the street frontage	Provide public access to Al Borlin Park	Align horizontal elements	Use a variety of building materials & finishes	Provide high-quality building materials, with a low, life cycle cost	Enhance surface parking areas with landscaping
Provide parking in structures or at the rear or side of buildings	Provide pedestrian amenities,	Divide building facades into modules	Provide special decorative elements & features	Incorporate "green" building methods	Screen areas for service & mechanical equipment
Combine access points with adjacent tracts	Integrate decorative paving	Include significant building elements and focal points	Integrate window design	Use varied siding & roofing materials	Screen, trash storage, & service areas
Decorative paving	Install enhanced landscaping	Provide a defined building top, middle, and base	Vary roof design	Utilize typical Northwest color palette	
Provide native landscaping to provide seasonal interest, color, & texture	Provide enhanced or articulated building entrances	Articulate building elements	Integrate high-quality lighting design		

Table 1 – Required design elements

Placement and Orientation

Building placement and orientation should provide an attractive pedestrian environment, improve the character of the streetscape within and surrounding the area, enhance the use and safety of open spaces, and provide attractive building facades.

BP2.1 Streetscape and alignment of buildings – The **s**treetscape design for the Borlin Park Neighborhood will establish visual continuity throughout the area with the following elements:

- The addition of texture or color to key sidewalks and pathways with unit pavers, bricks, tiles, pavers, or colored and textured concrete;
- Landscape elements to define the sidewalk edge;
- Pedestrian crosswalks at all intersections defined by distinctive paving;
- Minimizing the visual impact of parking areas through locating them in structures or underground, at the side, or rear of buildings, and providing enhanced landscaping;

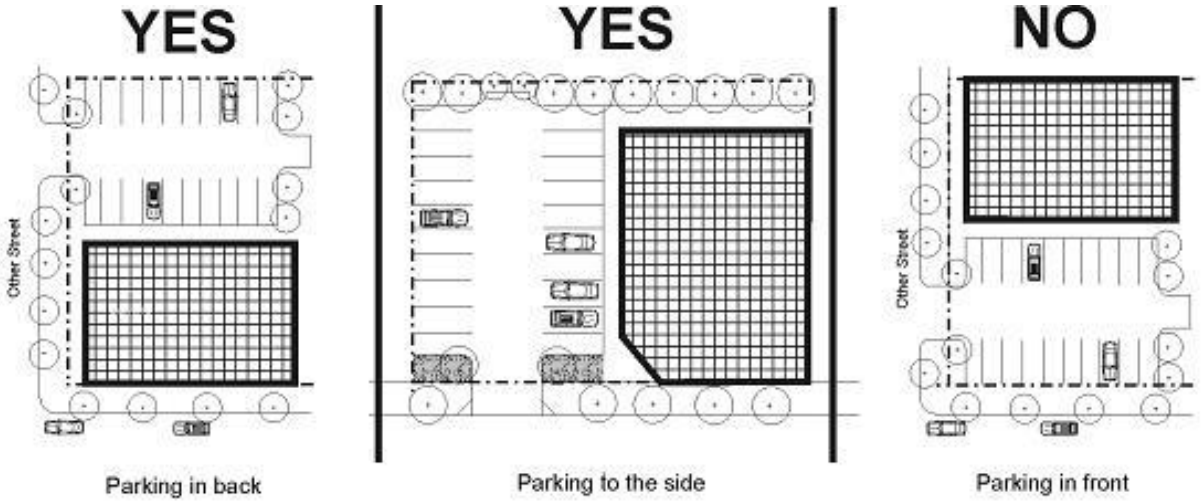


Figure 2 – Preferred parking configurations

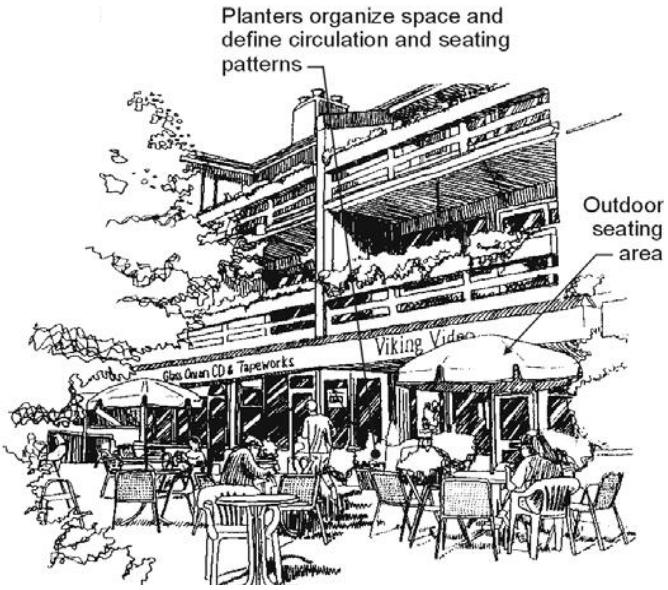
- Parking structures adjacent to public streets shall be designed with commercial space(s) along the street;
- Vehicular entrances and other ground floor openings for the parking structure are allowed, but must comply with facade standards and street frontage requirements;
- Provide pedestrian-oriented spaces with special amenities; and
- Designate primary pedestrian facades, secondary pedestrian facades, and side or rear facades.

BP2.2. Pedestrian-oriented spaces – The Borlin Park Neighborhood encourages the development of a pedestrian-oriented environment that promotes public activity along the street. Pedestrian-oriented spaces are required along street level buildings and near key building entries and may include:

- Widened walkways and landscaped areas;
- A mix of public amenities such as areas for outdoor dining, drinking fountains, distinctive paving, public art or water features;
- Accent lighting to accentuate key landscape and architectural features;
- Visual and pedestrian access (including barrier-free access) to abutting structures and public streets or pathways;

- Outdoor seating area at least two feet of seating area or one individual seat 16 inches deep, per 60 SF of plaza or open space that may include benches, low walls, stairs, or ledges; and
- Buildings abutting pedestrian-oriented space must have visually interesting pedestrian-oriented facades, with defined architectural details, that avoid blank walls or the appearance of a vacant lot.

Figure 3 – Pedestrian-oriented space.



BP2.3 Primary pedestrian facades – Primary pedestrian facades are located along public streets and at pedestrian-oriented spaces and include the following mandatory elements:

- Defined primary building/business entry;

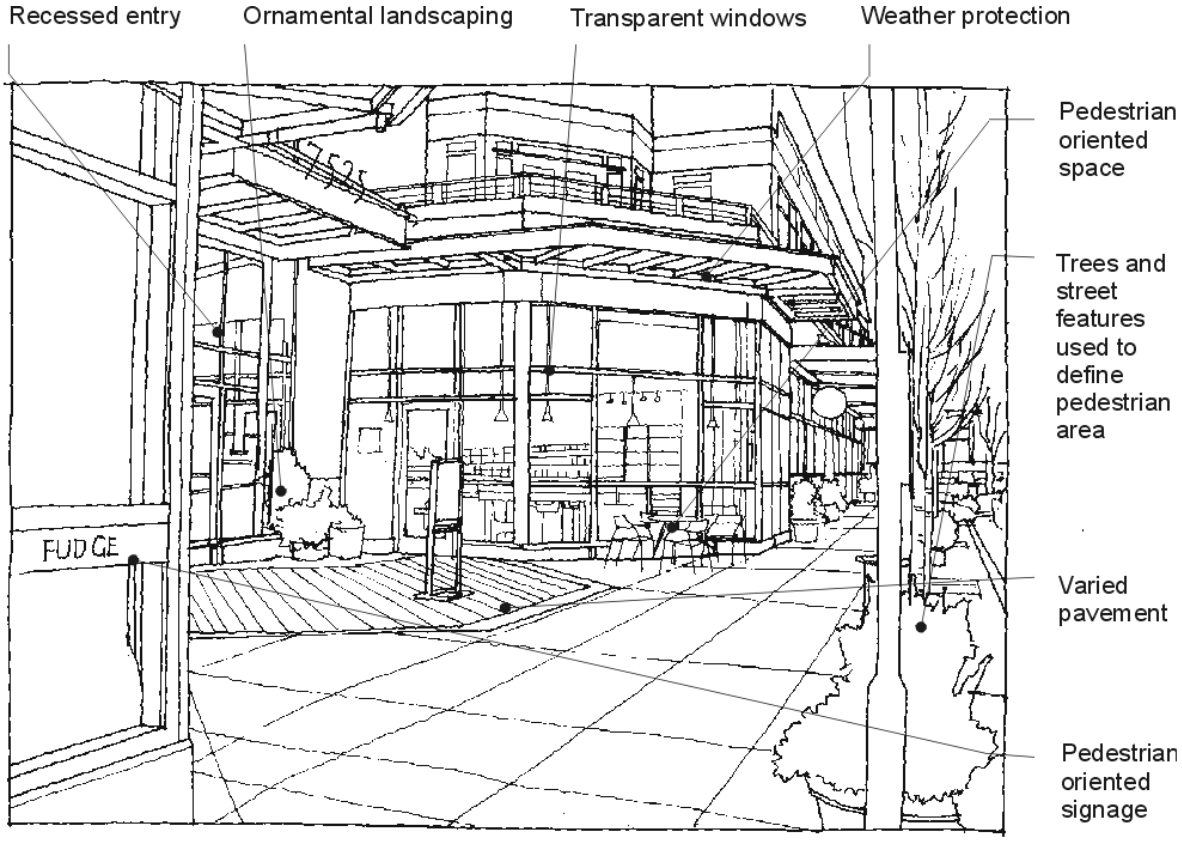


Figure 4 – Primary pedestrian facade entry example

- Weather protection features are encouraged to extend along 100 percent of the facade, with a minimum required coverage of 75 percent, that may include awnings, canopies, pergolas, and/or overhangs compatible with the overall scheme of the facade;
- Storefront windows over at least 75 percent of the facade on the ground floor between two (2) feet to eight (8) feet above the ground;

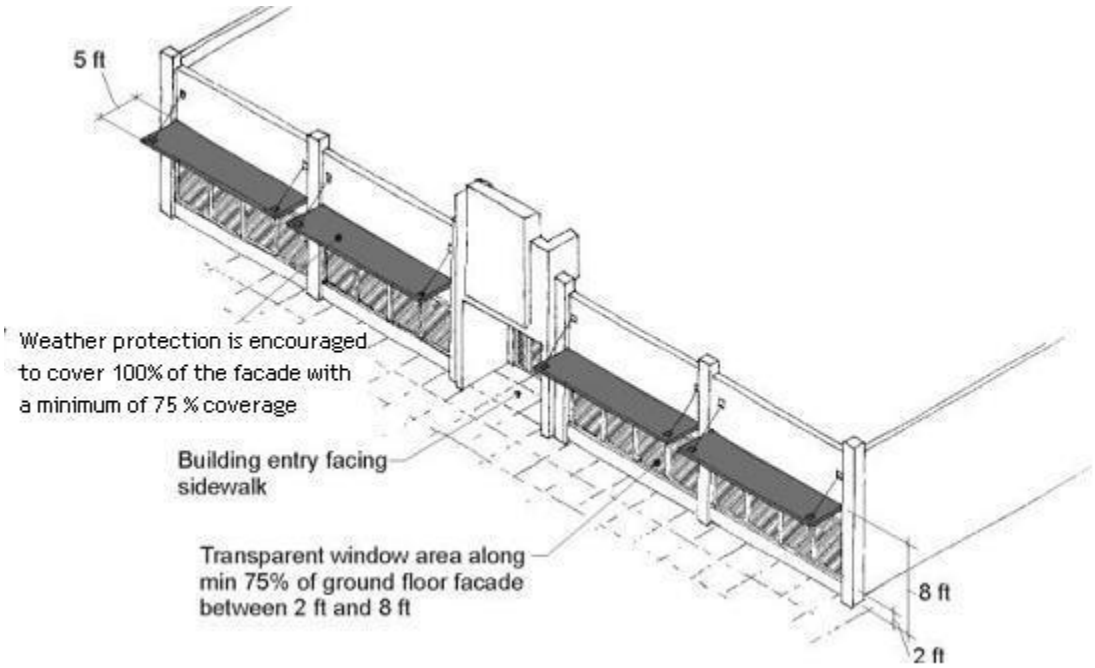


Figure 5 –This illustration shows a building incorporating weather protection and storefront windows along a primary pedestrian facade

- Multi-story structures with windows or balconies overlooking the shoreline/Al Borlin Park are encouraged to provide a sense of visual interest and neighborhood security;
- Pedestrian-oriented lighting and/or decorative facade details should be provided; and
- High-quality signage integrated into the building design.

BP2.4 Secondary Pedestrian Facades – Secondary pedestrian facades are located adjacent to parking lots, alleys, pedestrian pathways, or streets. When a building/business is not adjacent to a public street, the primary entrance may be located next to an adjacent parking lot, pedestrian pathway, or alley (subject to city approval) and include the following mandatory elements:

- Weather protection features along at least 50 percent of the facade that may include awnings, canopies, pergolas, and/or overhangs that are compatible with the overall scheme of the facade;
- Storefront windows over at least 50 percent of the facade on the ground floor between two (2) feet to eight (8) feet above the ground;
- Pedestrian-oriented lighting and/or decorative facade details;
- Buildings/businesses facing a public street on one side and a parking lot, pedestrian pathway, and/or street on other sides, are strongly encouraged to provide a secondary building/business entry from the parking lot, pedestrian pathway, or alley; and
- High-quality signage integrated into the building design.

- Blank walls must be treated as shown in Figure 6.
  - Planters or trellises with vines
  - Landscaping that covers 30 percent of wall area within three years of planting
  - Special materials (e.g., decorative patterned masonry)
  - Display windows
  - Other city approved treatments

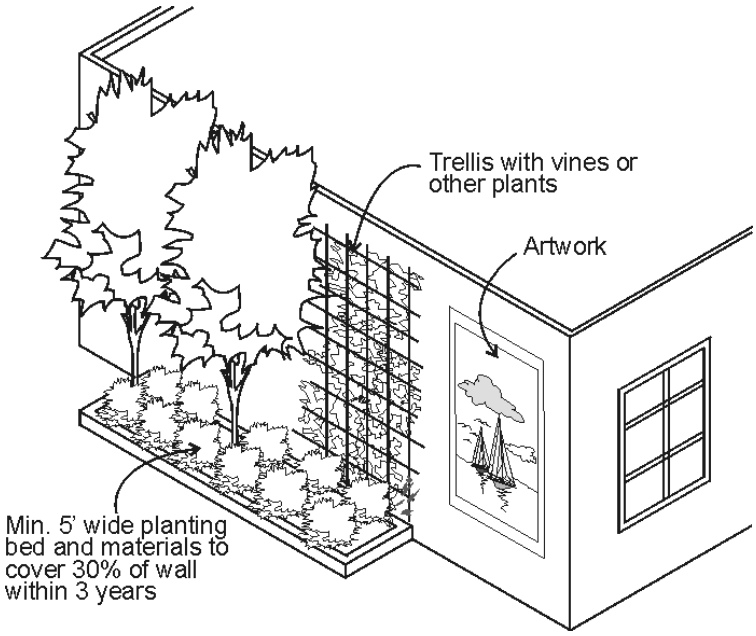


Figure 6 – Blank wall treatments

BP2.5 Side and Rear Pedestrian Facades – Side and rear facades are those building facades not adjacent to areas outlined above. Pedestrian building/business entries may not be required next to side and rear facades, but they are encouraged depending on specific site characteristics. Side and rear facades shall be treated in two or more ways, as shown in Figure 6.

Massing and Scale

Although building heights may vary, most new buildings will be between one and five stories. The building scale within the Borlin Park Neighborhood is intended to create intimately scaled buildings (i.e., buildings that appear to be smaller). Maintaining scale may be accomplished by constructing a building within this height range and by using design elements to ensure consistency with the area's identity.

BP2.6 Maintain the visual building scale of one to five stories in height

- Develop a primary facade that is in scale and alignment with surrounding buildings.
- Mixed-use buildings may be one to five stories, with a maximum height of 55 feet.
- Non mixed-use buildings may be one to three stories with a maximum height of 35 feet.
- Buildings taller than three stories must step back upper stories.

Figure 7 – This example shows the stepping back of upper stories

- The passage of sunlight should be considered within the planned development area when considering the height of buildings adjacent to open spaces.
- Special features such as non-habitable towers or clerestories proposed solely for architectural aesthetics may exceed the maximum height, if approved by the city.

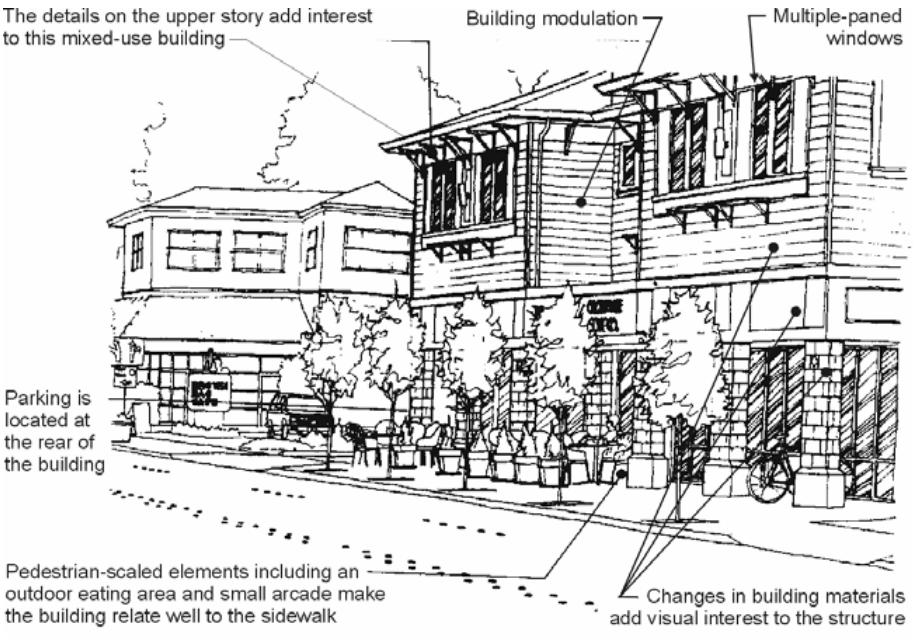


Figure 8 – This illustration shows key design elements of scale, modulation, varied materials

BP2.7 A new building should maintain the alignment of horizontal elements along the block

- Align horizontal architectural elements.
- Floor-to-floor heights should appear to be similar.
- Design lower levels to express the alignment of elements seen in the block.

BP2.8 Divide larger buildings into "modules" that are similar in scale – Buildings with visible facades over 100 feet in length parallel to a roadway, parking area, pedestrian connection, or open space must include vertical and horizontal articulation. Articulation may be accomplished in several ways:

- Express modules three-dimensionally along the building's exterior, limited to 50 feet in length;
- Step back or project portions of the facade;
- Include significant building elements and focal points such as distinctive entries, balconies, porches, canopies, towers, or entry areas that visually break up the facade;

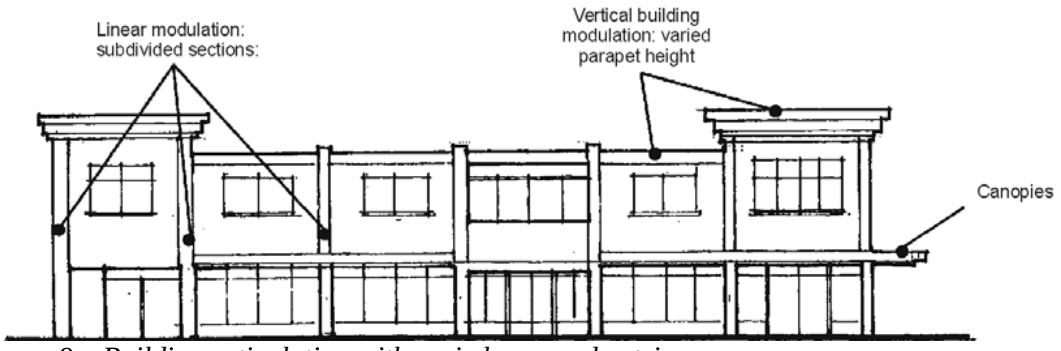


Figure 9 – Building articulation with varied recessed entries.

- Provide a defined building top, middle, and base to emphasize human-scale architecture;

Figure 10– Building facade with a distinct top, middle, and bottom

- Change the roofline;
- Vary finish materials; and
- Other methods acceptable to the city.

Architectural Character

The unifying theme for the Borlin Park Neighborhood is to create a neighborhood identity that incorporates the substantive use of building elements and materials that emphasize contemporary Northwest design, but maintain Monroe's small town character.

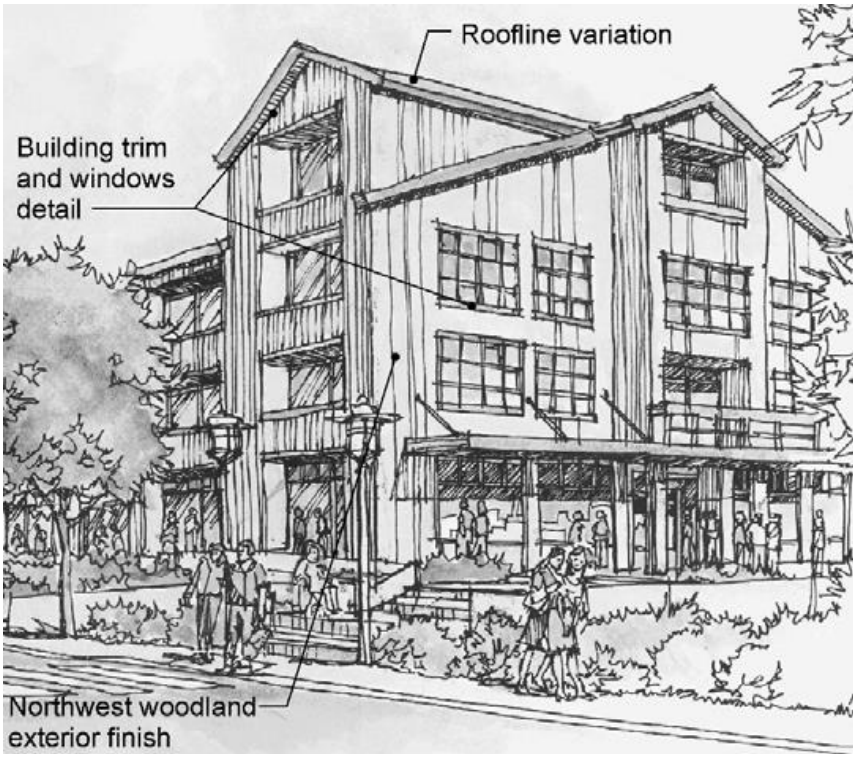


Figure 11 –This illustration shows varied design elements that are representative of the Borlin Park Neighborhood design context

BP2.9 Architectural concept – Incorporate the substantive use of building elements and materials that emphasize contemporary Northwest design, but maintain Monroe's small town character.

- Provide well-designed, detailed buildings that highlight subtle and refined design elements and minimize corporate identity (e.g., stock buildings and signs).
- Stylistically distinguish new buildings from existing buildings.
- Create a varied, non-homogenous set of buildings within the neighborhood that provide a sense of evolution rather than the appearance of a one-step development.

BP2.10 Design Elements – The buildings proposed for the Borlin Park Neighborhood should follow a comprehensive architectural concept and should include specific design elements, including but not limited to:

- Articulated building elements;
- Permanent pedestrian weather protection;
- Decorative building materials, such as tile, timbers, and metalwork ;
- Enhanced or articulated building entrances (recessed or covered);
- Pergolas, arcades, porches, decks, or bay windows;
- Functional balconies in upper stories;
- Legible address numbers from public streets or pathways fronting the property or building; and
- Signage must be of high-quality materials, consistent with the design of the Borlin Park Neighborhood, and integrated into the building architecture

Figure 12 – Examples of appropriate multifamily and mixed-use buildings that incorporate desirable design elements representative of the Borlin Park Neighborhood including canopies, decks, upper level setbacks, trellises, and varied roof forms

BP2.11 Window Design

- Provide multi-paned window fenestration (windows with several panes separated by mullions).
- When windows are not part of a multi-paned window, the window should have a vertical orientation (i.e., be longer in the vertical dimension than in the width) or be square.

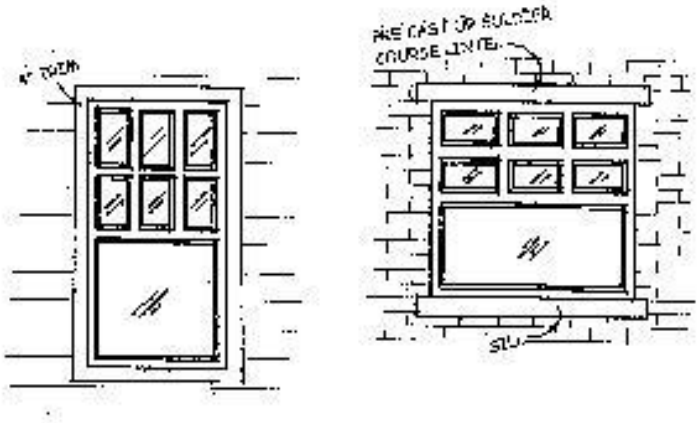
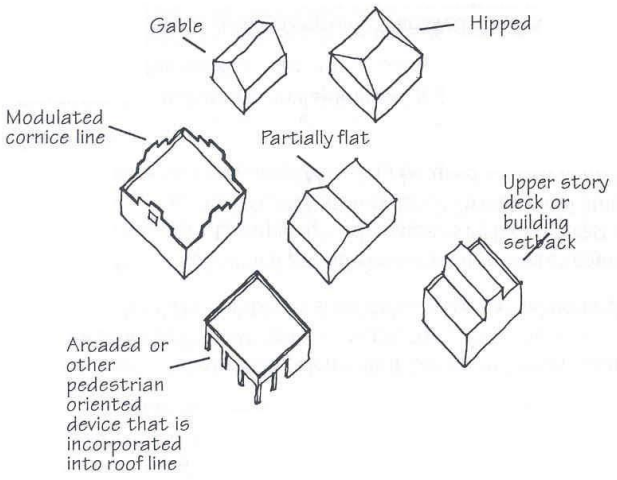


Figure 13 – This illustration shows appropriate single window forms

BP2.12 Roof Design

- Include a variety of roof slopes, details, materials, and configurations.
- Provide scale-reducing elements that change the roofline by alternating dormers, stepped roofs, gables, or other elements to reinforce the modulation or articulation interval.
- Flat-roofed designs shall include architectural details such as cornices, and decorative facings to provide interest to the roofline visible from the ground level. Architectural details should not appear as applied elements.

Figure 14 – This example and illustration show different types of roof configurations



BP2.13 Lighting Design

- Exterior lighting fixtures shall be high quality, incorporate architectural detail, and maintain a pedestrian-scale.
- Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is required in areas of pedestrian activity.

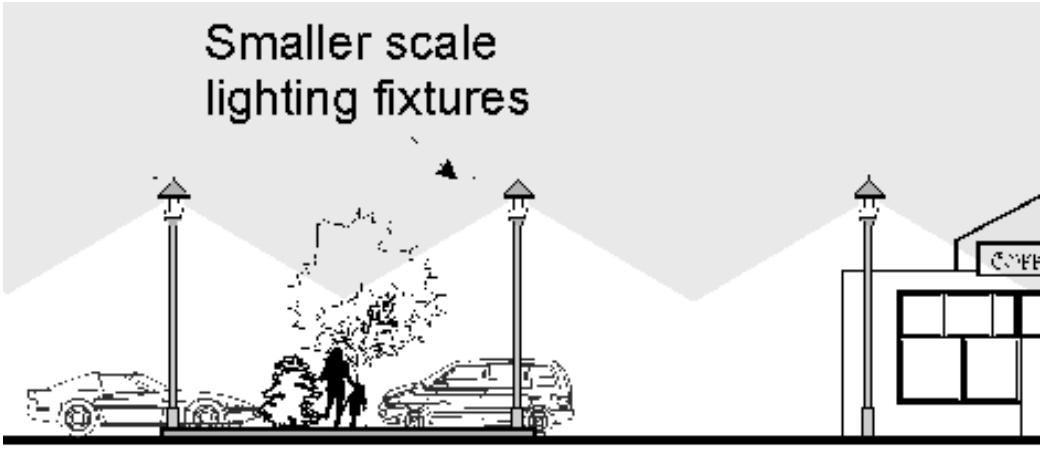


Figure 15 – This example shows appropriate freestanding light fixtures

- Accent lighting may be incorporated in design to draw attention to special building and/or landscape features.
- Up-lighting on trees and provisions for seasonal lighting are encouraged.
- Ensure that lighting meets applicable Monroe Codes

BP2.14 Landscaping

- Provide landscaping that creates visual continuity throughout the Borlin Park Neighborhood.
- Encourage the use of hardy, attractive, and easily maintained native Northwest plant material to provide multi-seasonal interest, color, and texture.
- Promote the use of trees and shrubs as a unifying design element to strengthen the image and continuity of the streetscape and frame the human-made elements with a natural backdrop.

Figure 16– This example shows appropriate landscaping along the front of these townhomes

- Encourage enhanced landscaping in public-oriented spaces and along walkways. Enhanced landscaping may include landscape areas that exceed minimum standards by 10%, integrated rock walls and/or boulders, and special features such as public art, water features, or accent lighting.

BP2.15 Public Art and water features

- Public art including sculpture, murals, inlays, mosaics, friezes, or bas-reliefs are encouraged.
- Locate public art in areas which are accessible or visible to pedestrians from an adjacent sidewalk or plaza, but that does not hinder pedestrian traffic.
- Locate water features in areas accessible or visible to pedestrians from an adjacent sidewalk or plaza.
- Water features should use water efficiently with low water loss from evaporation and wind.

Figure 17 – Examples of public art in public-oriented spaces

Building Design Materials and Finish

New construction or exterior alterations must use durable, high-quality building materials, with a low, life cycle cost, of typical use in the Northwest. New development in this neighborhood is encouraged to use low-impact development techniques, be energy efficient, and/or meet LEED standards

Figure 18 – Example of a multifamily neighborhood that shows varied design elements that are representative of the Borlin Park Neighborhood design context

BP2.16 Low-Impact Development / LEED Certification – New construction in the Borlin Park neighborhood is encouraged to use "green" building methods and incorporate low-impact development techniques, be highly energy efficient, and/or or seek varying levels of LEED certification.

- Achieve LEED Certification (Silver, Gold, Platinum Rating)
- Employ low-impact development techniques that may include "green-roofs," porous paving, tree retention or other methods, as defined in the *Low Impact Development Technical Guidance Manual for Puget Sound*.
- Incorporate high-efficiency building materials, systems, and techniques into new construction.

BP2.17 Siding Material

- Wood
- Bevel or lap siding
- Rock, stone, and brick material
- Sheet Metal

- Sheet materials, such as composite fiber products or metal siding, when used as a siding material shall be limited to no more than 25 percent of a building's facade and must include the following elements:
    - A matted finish in a neutral or earth tone color as specified in color guidelines;
    - Visible window and door trim painted or finished in a complementary color; and
    - Corner and edge trim that covers exposed edges of the siding material.
- If concrete blocks (concrete masonry units or "cinder blocks") are used for walls that are visible from a public street or park, use one or more of the following architectural treatments:
    - Use of textured blocks with surfaces such as split-face or grooved;
    - Use of colored mortar; and
    - Use of other masonry types, such as brick, glass block, or tile, in conjunction with concrete blocks.
- The city may approve other treatment methods when the applicant provides the city with samples of the material, proposed detail connections, and a list of other project examples in the Puget Sound Region that have used this application.

Figure 19 – Mixed-use building that shows variation in siding material

BP2.18 Roofing Material

- Architectural shake-style roofing
- Metal roofs with standing seams
- Flat roofs or non-visible roof segments can use standard industry materials

- The city may approve other treatment methods when the applicant provides the city with samples of the material, proposed detail connections, and a list of other project examples in the Puget Sound Region that have used this application.

BP2.19 Colors

- Muted, neutral, or earth tone colors are encouraged for the background color of most buildings. Darker background colors allow the effective use of lighter colors for trim – where the highlights will show up better.
- Bright colors should generally be reserved for accents. Doors or special features may be painted a bright accent color.
- Paint all vents, gutters, downspouts, flashing, and electrical conduits to match the color of the adjacent surface, unless they are being used expressly as a trim or accent element, or if the surface is made of an unpainted material such as brick.

Figure 20 – This example demonstrates appropriate use of color

BP2.20 Prohibited Materials and Colors – The following materials are not allowed in visible locations unless an exception is granted by the city:

- Non-durable siding materials like T-111 type Plywood, corrugated metal or fiberglass;
- Mirrored glass;
- Corrugated fiberglass;

- Chain-link fencing (with or without slats);
- Synthetic materials with reflective surfaces, including glossy vinyl siding;
- Bright luminescent or day-glow colors; and
- Signs employing moving or flashing lights, exposed electrical conduits, visible ballast boxes or other equipment, or that are made of luminous plastic sheets.

Mechanical Equipment and Service Utilities

Utility service boxes, telecommunication devices, cables, conduits, trash, and recycling storage may affect the character of an area. Mechanical equipment and service utilities should be located in an area not visible from a public street and must be screened from public view to avoid negative effects on building design.

BP2.21 Minimize the visual impact of mechanical equipment on the public way

- Screen equipment from view.
- Do not locate window air conditioning units on a primary facade.
- Use low-profile or recessed mechanical units on rooftops.
- Locate satellite dishes out of public view.

BP2.22 Minimize the visual impacts of trash storage and service areas

- Locate service areas away from major pedestrian routes; locate them at the rear of a building, off an alley, when possible.
- Screen dumpsters from view.
- Ensure that all screens meet applicable Monroe Codes.

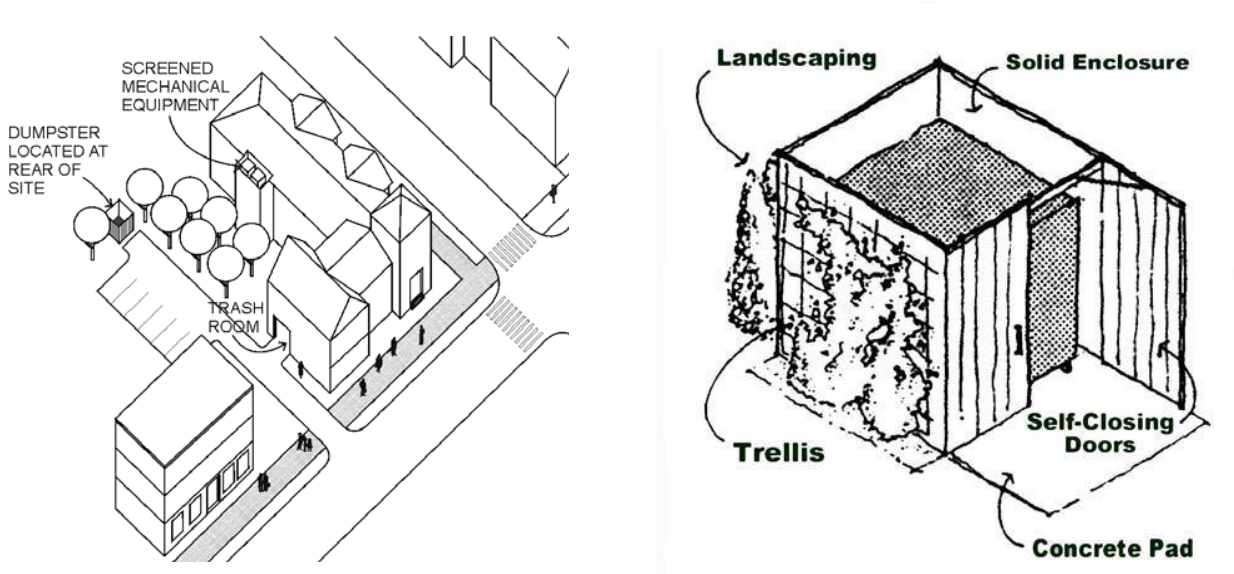


Figure 21 – These illustrations show screening of mechanical equipment and service areas

BP2.23 Minimize the visual impacts of utility connections and service boxes

- Locate utility connections and service boxes on secondary walls when feasible.
- Roof-mounted mechanical equipment (HVAC) must be screened from view.

Section 3 Application of Design Elements

The guidelines discussed in Section 2 General Design Guidelines refer to common required design elements that all new construction and exterior remodels must include in the Borlin Park Neighborhood. This chapter provides detailed descriptions of architectural amenities that must be included in proposed developments. Each required element includes a list of menu categories that characterize the goal(s) of the element, in relation to the design guidelines. New developments and exterior remodels must incorporate the required elements defined throughout Section 2. In turn, the listed menu categories are further broken down into specific enhancements that provide a range of possibilities to achieve design compatibility, when one or more options from each menu category are integrated into the design of the development. However, to provide flexibility, not all listed design options and enhancements are required in every project. Through the process of choosing preferred enhancements, individual projects will maintain continuity with the neighborhood concept, while expressing an individual character.

Typically, city staff will review projects administratively to determine design compatibility; however, the city reserves the right to hire an independent qualified professional, at the applicant's expense, to review and comment on project reports and/or plans for consistency with the design guidelines.

BP3.1 Required Elements – Every development or exterior remodel must include some of the design features listed as required elements below:

- Streetscape Enhancements
- Pedestrian/Public-Oriented Space Enhancement
- Human-Scale Architecture
- Architectural Character
- Building Techniques, Materials, & Finishes
- Screening

BP3.1 Menu of Design Options and Enhancements – To achieve design compatibility, every development must incorporate one or more of the listed design options and enhancements from each menu category, as an integrated part of the development's overall design. The individual enhancements and design options listed in the following tables are not an exhaustive list of acceptable methods and enhancements. The tables list common design features, described throughout this document, that are appropriate to the Borlin Park Neighborhood. Individual developers may propose additional methods and enhancements that relate to the established menu categories that are consistent with the overall design theme, for review and approval. The city will consider other treatment methods, buildings enhancements, and materials when the applicant provides the city with samples of the material, proposed detail connections, and a list of other project examples in the Puget Sound Region that have used these alternative methods of applications.

Design Menu Key

- The required elements discussed in Section 2 are shown in bold, inside the shaded boxes, along the top row of each table.
- The menu categories are shown in italics, in the second row of each table.
- Individual enhancements and design options follow below each menu category column in a bulleted list.

Streetscape Enhancements				
Building Alignment	*Parking Preferences*	*Access and Circulation*	*Decorative Paving*[1]	*Landscaping*
• Align primary building facades & entrances along street frontage • Align secondary facades adjacent to alleys & parking areas	• Parking structure (under-ground or street level behind commercial suites • Surface parking at rear of building • Surface parking at side of building	• Common access point from public street, alley, or private road with adjacent property • Provide well-lit, landscaped pedestrian paths between residential complexes, the street, & adjacent commercial properties	• Decorative paving at pedestrian crossing to distinguish this area from primary paved surfaces • Decorative paving at key sidewalks & pathways • Mark pedestrian routes with changes in paving & landscaping	• Provide landscaping & special features to define the street edge • Provide landscaping & special features to create seasonal interest, color, & texture

Table 2 – Streetscape Enhancements

Pedestrian-Oriented Space Enhancements				
Public Access to Al Borlin Park & Shoreline	*Pedestrian Amenities*	*Decorative Paving*[1]	*Enhanced Landscaping*	*Enhanced Building Entrances*
• Visual access to shoreline from accessible viewing points, as applicable from adjoining properties • Pedestrian access through easements, when feasible from adjoining properties	• Distinctive entries • Weather protection features • Storefront windows • Enhanced landscaping • Outdoor seating • Decorative & accent lighting • Public art &/or water features	• Decorative paving to mark pedestrian crossing • Decorative paving at building focal points or entrances • Mark pedestrian routes with changes in paving & landscaping	• Landscaping to exceed base municipal code standards by 10% • Use special features, such as rocks, public art, water features, or decorative lighting	• Articulated entrance • Special features • Public art • Bay windows • Distinctive materials

1. Decorative paving must meet ADA requirements.

Table 3 – Pedestrian-Oriented Space Enhancement

Human-Scale Architecture				
Align Horizontal Elements	*Divide Buildings Into Modules*	*Significant Building Elements*	*Defined Building Top, Middle, & Base*	*Articulate Building Elements*
• Align windows • Align floor height • Align common architectural features	• Provide vertical & horizontal articulation • Step back or project building elements • Varied finish materials • Varied roof lines	• Turrets • Balconies • Porches • Pergolas • Decorative lighting • Dormers • Multi-paned windows • Weather protection • Mullions • Parapet • Public art	• Top – varied roof slopes, strong eave lines, cornices, parapet, etc • Middle – window details, balconies, rails, varied material, etc • Bottom – Pedestrian scale details & facades	• Modules • Step back or project portions of the facade • Significant building elements & focal points that break up the facade

Table 4 – Human-Scale Architecture

Architectural Character				
Varied Building Materials & Finishes	*Decorative Elements & Features*	*Window Design*	*Roof Design*	*High-Quality Lighting*
• Wood • Lap siding • Shingles • Sheet metal • Stone & cast stone • Masonry	• Turrets • Balconies • Porches • Pergolas • Decorative lighting • Dormers • Multi-paned windows • Weather protection • Mullions • Parapet • Public art	• Horizontal window alignment across the facade • Window trim • Multi-paned windows • Vertical windows • Square windows	• Gables • Dormers • Cornices • Varied roof slopes • Varied Materials	• Architectural wall mounted fixtures • Architectural light posts/ luminaries • Decorative finishes (brushed nickel, antique brass, etc) • Decorative accent lighting

Table 5 – Architectural Character

Building Techniques, Materials, & Finishes			
High-Quality Building Materials	*Incorporate "Green" Building Methods*	*Use Varied Siding & Roofing Materials*	*Northwest Color Palette*
• Materials with a low, life cycle cost • Wood • Sheet metal • Stone & cast stone • Masonry	• LEED Certification • Low Impact Development • Rain Gardens • Porous Pavement • Green Roofs • Energy conservation features • Etc.	• Siding - Lap siding, board & batten, shingles, sheet metal, stone, cast stone, masonry, etc • Roof – architectural shingles, standing-seam sheet metal, etc	• Muted tones • Earth tones • Contrasting trim • Accent color

Table 6 – Architectural Character

Screening		
Enhance surface parking areas with landscaping	*Screen areas for service & mechanical equipment*	*Screen trash, storage, & service areas*
• Enhanced landscaping • Enhanced public walks	• Screen with landscaping • Structures • Fencing	• Screen with landscaping • Structures • Fencing

Table 7 – Screening

Section 4 Glossary of Design Elements

Arcade – Arcade means (1) A range of arches carried on piers or columns, freestanding or blind, i.e. attached to a wall; (2) A covered passage with shops on one or both sides; or (3) An exterior covered passageway along a building facade open to the street frontage.

Architrave – Architrave means the lintel extending from one column or pier to another and the lowest of the three main parts of an entablature.

Articulation – Articulation means a design emphasis placed on a particular architectural feature using special details, materials, change in building plane (recessed or extended from building surface), contrast in materials, or decorative artwork.

Awning – Awning means a roof-like cover extending over or in front of a place (as over the deck or in front of a door or window) as a shelter.

Balcony – Balcony means an outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.

Bay Window – Bay window means typically a multi-paned window protruding from the main exterior wall.

Blank Walls – Blank wall mean a wall subject to "blank wall" requirements that meet the following criteria:

- Any wall or portion of a wall that has a surface area of 400 SF of vertical surface without a window, door, or building modulation or other architectural feature; and
- Any ground level wall surface or section of a wall over 4' in height at ground level that is longer than 15' as measured horizontally without having a ground level window or door lying wholly or in part within that 15' section.

Cement Siding – Cement siding means a combination of Portland cement, ground sand, cellulose (wood) fiber that when mixed with water allows for the creation of planks, panels, and shingles (exterior cladding) that is resistant to burning and rotting.

Clerestory or Clearstory Window – Clerestory means the upper stage of the main walls of a church above the aisle roofs, pierced by windows; the same term is applicable in domestic building.

Cornice – Cornice means in classical architecture, the top, projecting section of an architrave, also any projecting ornamental molding along the top of a building, wall, arch, etc., finishing or crowning it.

Courtyard – Courtyard means a landscaped space enclosed on at least three sides by a structure(s).

Cupola – Cupola means a small dome or other shaped roof projection crowning a roof or turret.

Curtain Wall – Curtain wall means a non-load-bearing wall, which can be applied in front of a framed structure to keep out the weather and may include a continuous curtain wall of steel and glass separating ‘structure’ from ‘cladding’.

Deck – Deck means a roofless outdoor space built as an above-ground platform projecting from the wall of a building or above an occupied building floor and connected to the ground by structural supports.

Decorative Paving – Decorative paving means any paving surface that includes colored, textured, or stamped pavement, in addition to decorative unit pavers, bricks, tiles, or pavers.

Eaves – Eaves mean the under-part of a sloping roof overhanging a wall.

Engaged Column – Engaged columns means a column attached to, or partly sunk into, a wall or pier, also called an applied column or attached column.

Entablature – Entablature means the upper part of an order, consisting of architrave, frieze, and cornice.

Façade – Facade means the principal face, front elevation, or vertical surface of a building, which is set along a frontage.

Floor Area Ratio (FAR) – FAR means the amount of building floor area in relation to the amount of site area, expressed in square feet. For example, a floor area ratio of 2 to 1 means two square feet of floor area to every one square foot of site area.

Frieze – Frieze means the middle division of an architrave, between the architrave and cornice; usually decorated but may be plain.

Frontage – Frontage means the portion of a parcel of property, which abuts a dedicated public street or highway or an approved public street.

Landscaping – Landscaping means and area that is:

- Planted with vegetation in the form of native Northwest trees, shrubs, or grass or evergreen groundcover maintained in good condition; or
- Occupied by sculpture, fountains or pools, benches, or other outdoor furnishings; or
- Occupied by recreational facilities; or
- Paved with decorative pavers, brick combined with any of the above items.

Leadership in Energy and Environmental Design (LEED) – LEED means the standard recognized "green building" rating system that encourages the use of sustainable building and development practices through the implementation of accepted tools and performance criteria, as administered by the U.S. Green Building Council.

Low-Impact Development – Low-impact development (LID) means a variety of building techniques and systems designed to lessen the environmental impact of construction activities; LID techniques may include bio-retention cells, engineered landscapes, green/vegetated roofs, pervious/porous pavement, drought-tolerant landscapes, tree retention, etc.

Main Entrance – Main entrance means that entrance of the building, which is most architecturally prominent and contains operable doors.

Modulation – Modulation means stepping back or projecting forward portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

Mullion – Mullion means a vertical post or other upright dividing a window or other opening into two or more lights.

Native Landscaping – Native landscaping means landscaping that exclusively uses any mix of trees, shrubs, ground cover, and flowers indigenous to the Pacific Northwest.

Northwest Design – Northwest design means design elements that emphasize the character of historic and current development of the Northwest that balances the use of local materials (such as timber and high quality aggregates) to construct buildings with the natural environment, including native vegetation.

Parapet – Parapet means a low, solid, protective screening or decorative wall; often used around a balcony or along the edge of a roof.

Pedestrian-Oriented Facade – Pedestrian-oriented facade means a building facade that features any of the following characteristics:

- A transparent window area along at least 75 percent of the ground floor between the height of two feet and eight feet above the ground; and
- Frontage along a pedestrian-oriented space.

Pedestrian-Oriented Retail – Pedestrian-oriented retail means commercial uses that provide a wide range of services and goods within convenient walking distance that allow community residents and employees to meet their daily shopping needs without driving from store to store.

Pedestrian-Oriented Space – Pedestrian-oriented space means an area between a building and a street, access road, or along a pedestrian path, which promotes visual and pedestrian access onto the site and which, provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc.

P**edestrian-Oriented Use (or Business) –** Pedestrian-oriented use means a commercial enterprise whose customers commonly arrive at the business on foot, or whose signage, advertising, window display, and entryway(s) are oriented toward pedestrian traffic. Pedestrian-oriented business may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows), and similar establishments.

Pedestrian Transition Space – Pedestrian transition space means a publicly accessible outdoor area that allows activities from inside of the building to spill out (e.g., outdoor cafes and sidewalk sales) and provides a comfortable area to view and/or enter the inside of the building.

Pergola – Pergola means a covered walk in a garden, or along a commercial frontage, usually formed by a double row of posts or pillars with beams above and covered with climbing plants.

Pilaster – Pilaster means a rectangular or round column or shallow pier attached to a wall constructed to coordinate with the style of the building.

Public Art – Public art means a device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose.

Rhythm – Rhythm means regularly recurring facade elements, features, or building masses.

Scale, Architectural – Architectural scale means the perceived relative height and bulk of a building relative to that of neighboring buildings. A building's apparent height and bulk may be reduced by modulating facades.

Scale, Human – Human scale means the perceived size of a building relative to a human being. A building is considered to have "good human scale" if there is an expression of human activity or use that indicates the building's size. For example, traditionally sized doors, windows, and balconies are elements that respond to the size of the human body, and therefore are elements in a building that indicate a building's overall size.

Streetscape – Streetscape means the visual character of a street as determined by various elements such as structures, greenery, open space, views, etc.

Transom – Transom means a horizontal glass plane, typically encased in a wood or metal frame that separates the storefront from the upper facade.

Trim – Trim means the framing or edging of openings and other features on a facade or indoors. It is usually of a color and material (wood, stucco, or stone) different from that of the adjacent wall surface.

Turret – Turret means a very small and slender tower.

Vertical Articulation – Vertical articulation means the visual division of a building's facade into distinct sections or elements to reduce the apparent horizontal length of the facade.