

18.120.200 SITE PLANNING

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18.120.210 INTRODUCTION

Site Planning addresses the visual qualities of Downtown streetscapes and developments such as building orientation and location, service areas, and pedestrian and vehicular access.

18.120.220 STREET FRONTS

A. INTENT

This section focuses on the relationship between the street and site with the intent to:

1. Assist in the implementation of City and regional transportation plans by establishing a pedestrian street overlay designation that results in a network of active, aesthetically pleasing, and interesting streets that link the Downtown retail core, the Capitol Campus, the waterfront, and residential neighborhoods.
2. Increase architectural and historic continuity between the retail core and the remainder of downtown.
3. Increase walkability by creating a high quality, compact pedestrian oriented environment so that people will be encouraged to work, shop, play, and live.
4. Provide strong, continuous edges which clearly define public open spaces and rights-of-way.
5. Contribute to the streetscape by incorporating human scaled, artistic elements or public art, or historically inspired elements into building design.
6. Provide direct visual contact between activities occurring inside buildings and the street environment.
7. Establish attractive “Downtown Entry Streets” that enhance the visual appearance

of entrances and prominent corridors into and around the Downtown.

8. Acknowledge the need to accommodate arrival by vehicle while supporting increased arrival by transit, carpool, bike, and on foot.

B. APPLICABILITY AND STREET TYPE DESIGNATIONS

Street Front requirements apply to façades of buildings facing Type A and B Pedestrian Oriented Streets, Type C Streets, Waterfront Sites, and Downtown Entry Streets as indicated in Figure 18.120.140.A.1.

C. REQUIREMENTS FOR TYPE A PEDESTRIAN ORIENTED STREETS

The following requirements apply to building façades facing Type A Pedestrian Oriented Streets:

1. Façade details. Feature “pedestrian oriented façades” as described in Section 18.120.460.
2. Ground floor use. Non-residential uses shall be featured adjacent to A Streets. Hotel and multifamily residential lobbies, common rooms and entries are allowed.
3. Ground floor setbacks. Feature ground floor setbacks at least 12-feet from the face of curb. Upper stories may extend to the property/right of way line. Pilasters or similar façade extensions may be located out toward the curb a maximum of 12 inches provided that the pilasters are no more than 3-feet wide measured parallel to the front building façade.

Exceptions:

- i. Buildings on properties with street frontage less than 100 feet, measured horizontally along the right of way, do not need to meet requirement (3) directly above.
 - ii. This provision does not apply to the redevelopment of an existing building.
4. Street wall definition. The ground floor shall extend to the property/right of way unless the setback from the curb required in “c” is applicable. (For example, align the building along the right of way unless the resulting sidewalk area is less than 12 feet wide from back of curb to the first floor building wall at grade.)

Exception: Up to 80% of a building front (measured parallel to the right of way line) may be set back up to 60-feet from the right of way provided the setback is occupied by pedestrian oriented open space as described in Section 18.120.330 and the façades facing the open space meets the Pedestrian Façades and Weather Protection requirements in Section 18.120.460.

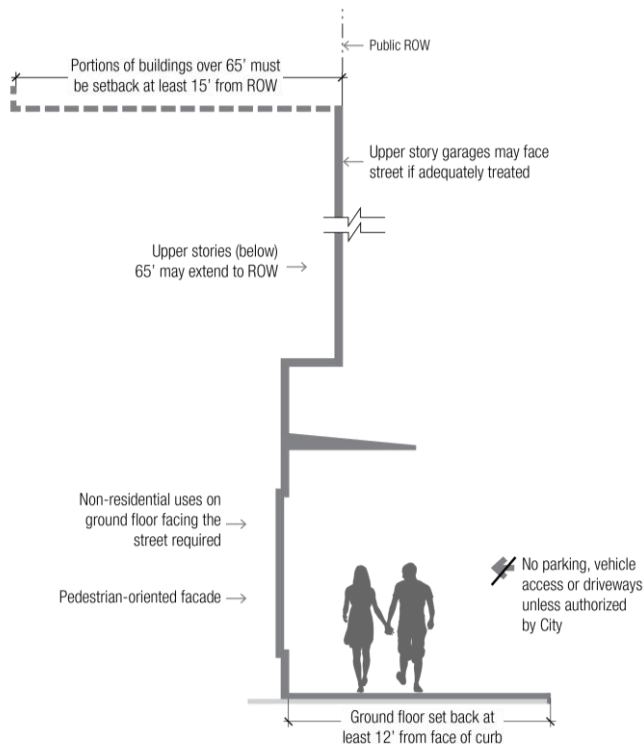


Figure 18.120.220.C.1: Summary of requirements for building façades facing a Type A Pedestrian Oriented Street. (This diagram is for illustrative purposes only. See OMC 18.120.220.C for stated requirements.)

5. Vehicle parking. Surface vehicle parking directly fronting, and ground floor structured parking directly adjacent to a Type A Pedestrian Oriented Street is prohibited. The City may allow upper story parking facing the street if the façade is suitably treated to appear as an occupied building or incorporates articulation treatments that break up the massing of the garage and add visual interest as described in OMC18.120.440.B.1.
6. Vehicle access (driveways). All vehicle access shall be from another street or alley unless the City determines that there is no other way to provide safe vehicle access. For example, if the property is on the corner of two Type A Pedestrian Oriented Streets or fronts a designated Arterial and a Type A Pedestrian Oriented Street, the City will determine which street fronts may feature vehicle access (a driveway).
7. Stepbacks. Upper story stepbacks for building elements or stories over 65 feet above grade shall be setback at least 15 feet from the public right of way.

Exception: Architecturally treated parapets and roof garden railings may extend up to 5 feet above the 65 feet façade face limit.

D. TYPE B PEDESTRIAN ORIENTED STREET REQUIREMENTS

The following requirements apply to building façades facing Type B streets and to building façades in the Waterfront Sub-District parallel to the shoreline that are visible from a public pathway:

Exception: As an alternative, the building façade will be acceptable if it meets the requirements for Type A Pedestrian Oriented Street provisions.

Note: If there are ground floor residential units, the project shall also meet the requirements for ground floor residential units in OMC18.120.240

1. Façade details. Project shall provide pedestrian oriented façades as described in OMC 18.120.460 unless the building façade features ground floor residential units.

Exceptions: In lieu of providing a pedestrian oriented façade on a Type B Street, the City may allow departures from 18.120.460 provided the applicant demonstrates alternative design features that are equal or superior for the pedestrian environment. Examples of such solutions include a trellised area with seating, a plaza, or substantial artwork.



Figure 18.120.220.D.1: The Hands-On Children's Museum is an example of a pedestrian friendly site that employs a unique solution rather than strict conformance to Pedestrian Oriented Street requirements.

2. Ground floor setbacks. Feature ground floor setbacks at least 12-feet from the face of curb. Upper stories may extend to the property/right of way line. Pilasters (rectangular columns that project outward from the front façade wall) or similar façade extensions may extend out toward the curb a maximum of 12-inches — provided that the pilasters are no more than 3 feet wide measured parallel to the front building façade. See Figure 18.120.220.D.2.

Exceptions:

- i. Buildings on properties with street frontage less than 100 feet, measured horizontally along the right of way, do not need to meet requirement (3)

directly above.

- ii. This provision does not apply to the redevelopment of an existing building.

- 3. Street wall definition. The ground floor of buildings shall extend to the property/right of way boundary unless the façade features ground floor residential units or the setback from the curb required in “b” is applicable.

Exception: A building front may be set back up to 60-feet from the right of way provided the setback is occupied by pedestrian oriented open space as described in OMC18.120.330 and the façade facing the open space meets the Pedestrian Façades and Weather Protection requirements in OMC18.120.460.

- 4. Vehicle parking. All vehicle parking shall be from a lesser street type or alley unless the City determines that there is no other way to provide safe vehicle parking. Surface vehicle parking directly fronting a Type B Pedestrian Oriented Street is prohibited.

- 5. Vehicle access (driveways). All vehicle access shall be from a lesser street classification or alley unless the City determines that there is no other way to provide safe vehicle access. For example, if the building site fronts on two or more Pedestrian Oriented Streets or on a Pedestrian Oriented Street and a designated arterial, the City will determine what street front may feature vehicle access (driveway).

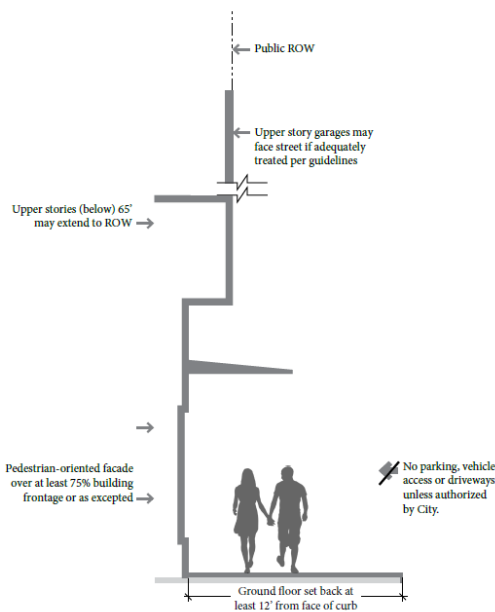


Figure 18.120.220.D.2: Summary of requirements for building façades facing a Type B Pedestrian Oriented Street (this diagram is for illustrative purposes only. See Section 18.120.220.D for stated requirements).

E. TYPE C STREET REQUIREMENTS

The following requirements apply to building façades facing Type C streets:

1. Street Edge: Physically define the street edge with building(s), landscaping, or other features as approved by the City.

Exceptions:

- a. The building façade will be acceptable if it meets the requirements for Type A or Type B Pedestrian Oriented Street provisions.
 - b. Ground related residential units meeting the requirements of OMC 18.120.220.A.
 - c. Developments in the Residential Neighborhood Sub-District may feature a front yard along the street edge that includes lawn or other landscaping, a pedestrian oriented open space, or other treatment as approved by the City. No definition between the street and the site is needed if the front yard is a public pedestrian oriented open space such as a plaza, courtyard café seating area, or similar feature.
2. Ground Floor Setback: Feature ground floor setbacks at least 10 feet from the face of the curb to provide sufficient room for a sidewalk at least 10 feet wide or sidewalk plus planting strip (total 10 feet wide). Pilasters or similar façade extensions may extend out toward the curb a maximum of 12 inches—provided that the pilasters are no more than 3 feet wide measured parallel to the front building façade. (See Figure 18.120.220.E.1) Figure 18.120.220.E.1 Requirements for building façades adjacent to Type C Streets. (This diagram is for illustrative purposes only. See Section OMC18.120.220.E for stated requirements.)

Exceptions:

- i. Buildings on properties with street frontage less than 100 feet, measured horizontally along the right of way, do not need to meet requirement (3) directly above.
- ii. This provision does not apply to the redevelopment of an existing building.

3. **Surface Parking.** Surface parking areas adjacent to the street shall be screened according to Section OMC 18.120.340

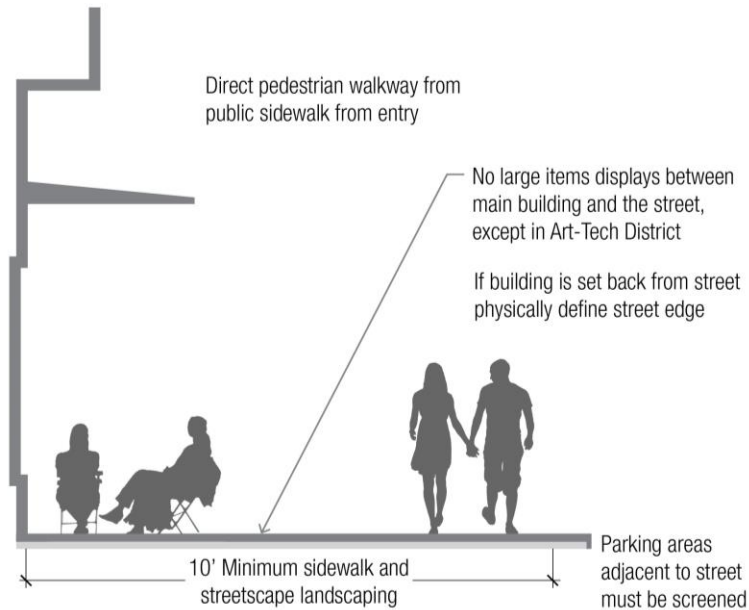


Figure 18.120.220.E.1: Requirements for development adjacent to Type C streets (this diagram is for illustrative purposes only. See section 18.120.220.E for stated requirements).

4. **Sidewalk access.** Primary building entries shall face the street and provide direct access to the public sidewalk. Side entries shall provide connectivity to the street by a pedestrian pathway and should be visible from the street.

Exceptions:

- a. Properties fronting directly on the shoreline in the Waterfront Design Sub-District,
 - b. Departure from this requirement can be approved provided it is demonstrated that the design provides direct access to the street to the greatest extent possible and that alternative design features that are equal or superior at achieving the design intent.
5. **Display items.** Large item display areas are prohibited between the main building and the street front (e.g. auto sales in the front yard area). Sidewalks cannot be enclosed as space for retailing. Small, temporary displays, and outdoor seating are permitted provided pedestrian sidewalk traffic is not impeded as outlined in the city's Street use regulations.

Exceptions: Displays in the front of buildings are permitted in the Art/Tech Sub-District and properties north of Market Street.

F. REQUIREMENTS FOR WATERFRONT DESIGN SUB-DISTRICT SITES FRONTING DIRECTLY ON THE SHORELINE

Projects on sites fronting directly on the shoreline and not separated by a street as identified in Figure 18.120.110.A.1 shall be configured to comply with the following:

1. Shoreline facing façades. Building façades facing the shoreline shall feature a pedestrian oriented façade as described in OMC 18.120.460
2. Façades perpendicular to the shoreline. Building façades roughly perpendicular to the shoreline shall comply with provisions for Type B Pedestrian Oriented Streets unless the City determines that there is a compelling reason to the contrary due to unusual use or site constraints.

G. DOWNTOWN ENTRY STREET REQUIREMENTS

The following requirements apply to projects proposed for sites fronting designated Downtown Entry Streets (see Figure 18.120.140.A.1). Projects may conform to requirements for Type A or B Pedestrian Oriented Streets in lieu of Downtown Entry Street requirements.

1. Non-residential buildings. Commercial and mixed-use building façades facing Downtown Entry Streets located within 15 feet of the right of way shall conform to the following:
 - a. Provide at least 50% transparency (clear window area) on the ground floor façade between 2 feet and 8 feet above grade.
 - b. Front provide a front entrance visible from the public street and a direct walkway between the public sidewalk and the main entrance.
 - c. Provide weather protection over the front entry pursuant to OMC 18.120.450.B.2. The weather protection shall be at least 5 feet deep over at least 75% of all portions of the façade adjacent to a pedestrian path or walk.
 - d. Fences and screens (except for parking lot screening) taller than 4 feet or retaining walls higher than 30 inches are prohibited within 15 feet of the right of way of the Downtown Entry Street, unless the City determines there are unusual site constraints and the departure is the minimum necessary to alleviate said constraint.

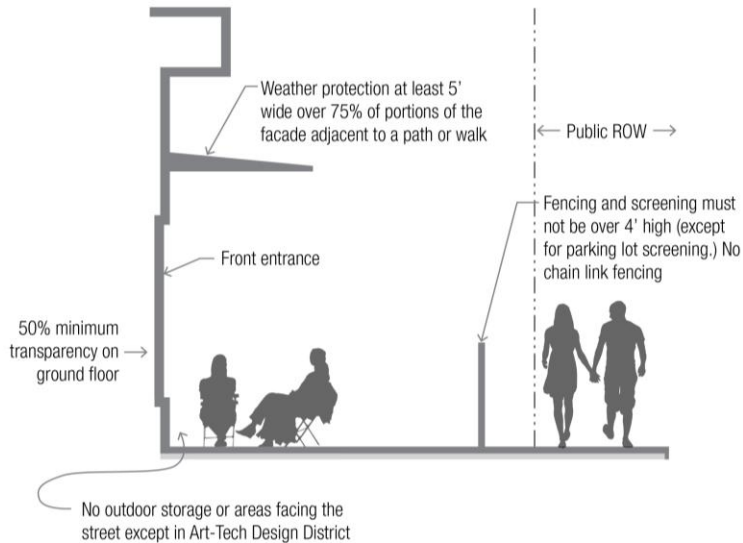


Figure 18.120.220.G.1: Requirements for non-residential buildings within 15 feet of an Entry Street right of way (this diagram is for illustrative purposes only. See OMC 18.120.220.G for stated requirements).

2. Residential buildings. Residential buildings located within 30 feet of the right of way shall conform to the following:
 - a. Provide at least 15% transparency on the ground floor.
 - b. Provide a covered porch, stoop, or patio for individual ground floor unit entries, or a clearly recognizable, covered shared entry pursuant to OMC 18.120.450.B.2.
 - c. Fences over 4 feet and retaining walls taller than 30 inches are prohibited within 15 feet of the Downtown Entry Street right of way, unless the city determines there are unusual site constraints and the departure is the minimum necessary to alleviate said constraint. Fences and walls are permitted when used to for parking lot screening.
 - d. Garages and storage spaces are prohibited along the ground floor front façade facing the Downtown Entry Street.

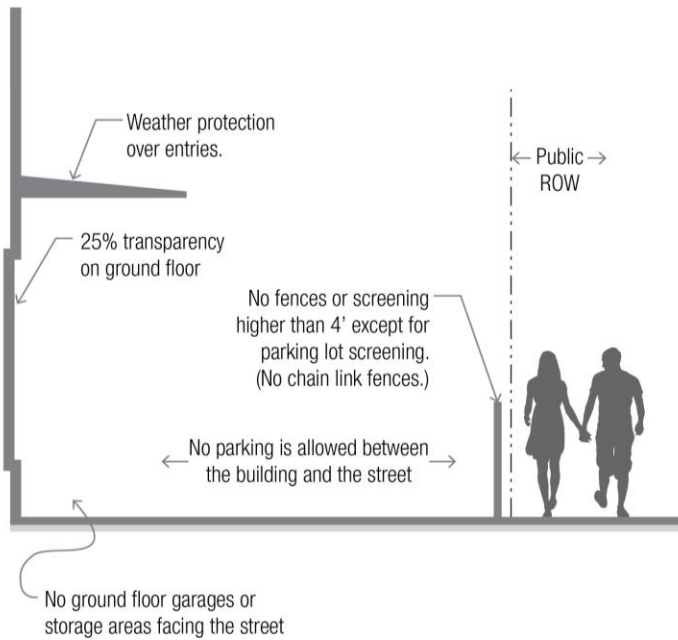


Figure 18.120.220.G.2: Requirements for residential buildings within 30 feet of an Entry Street right of way (This diagram is for illustrative purposes only. See OMC18.120.220.G for stated requirements).

3. Location of surface parking. Surface parking shall be located behind, underneath, or to the side of the ground floor use facing the Downtown Entry Street (i.e. parking is prohibited between the building and the Street).

Exceptions: If the parking is on the side of a building, or there is no building, parking shall not exceed 65 feet of the street frontage. If the lot is wider than 130 feet, parking may occupy up to 50% of the width of the lot facing the street.

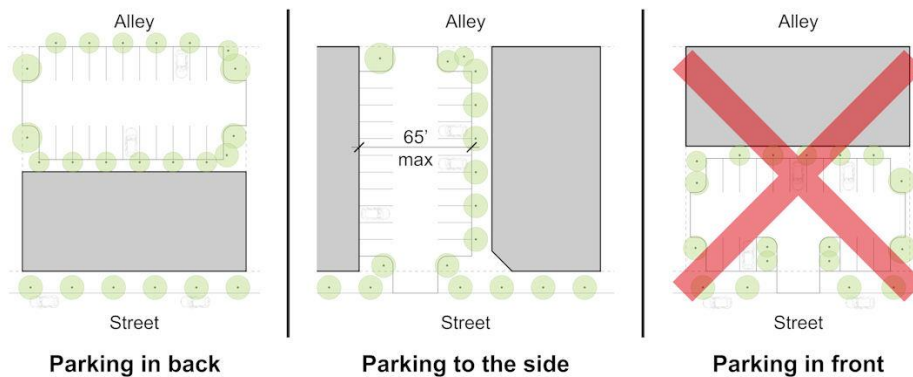


Figure 18.120.220.G.3: Requirements for surface parking location (This diagram is for illustrative purposes only. See OMC18.120.220.G for stated requirements).

4. Outdoor display areas. Large item display areas are prohibited between the main building and the street front. Sidewalks cannot be enclosed as a space for retailing. Small, temporary displays and outdoor seating are permitted provided pedestrian sidewalk traffic is not impeded as outlined in the City's Street use regulations.

18.120.230 PEDESTRIAN CIRCULATION

A. INTENT

1. To provide convenient pedestrian circulation connecting all on-site activities to adjacent pedestrian routes and streets.
2. To improve the pedestrian environment by making it easier, safer, and more comfortable to walk between businesses and residences, to transit stops, and through parking areas.
3. To provide access to transit services.

B. REQUIREMENTS

1. Pathways. Pathways between the dwelling units and the street shall be provided in residential developments with multiple ground related units or entries.



Figure 18.120.230.B.1. A good example of pedestrian connections between units. The pathway leads to the street. Note the positive security measures including bollard lighting, open landscaping with no hiding spaces, passive surveillance from windows, and sense of enclosure that implies ownership of the space.

2. The pedestrian circulation system shall connect all main (primary) entrances on the site. For townhouses or other residential units fronting the street, the sidewalk may be used to meet this standard. Pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be provided.
3. Provide attractively designed pedestrian walkways to adjacent public rights of

way, trails, existing or planned bus stops, site features such as mailboxes, solid waste storage areas, and other shared facilities, and to adjacent properties where access exists or reasonable connections are possible.

- 4. Elevated walkways. Elevated walkways which provide pedestrian access to dwelling units located above the ground floor are generally prohibited, unless the city determines there is a compelling reason to the contrary and provided that the walkway(s):
 - a. Do not compromise the privacy of the individual units (no walkways adjacent to residential unit windows)
 - b. Do not compromise visual access from dwelling units into a courtyard

Note: This section is not intended to prohibit skywalks, pedestrian bridges between buildings, or external stairways to access an upper story.



Figure 18.120.230.B.2. Elevated external walkways such as this are not allowed.

18.120.240 BUILDINGS WITH GROUND RELATED RESIDENTIAL UNITS

The following requirements apply to all ground-related residential units. “Ground related residential units” or ground floor residential units” means residential units such as townhouses, ground floor apartments, cottage housing, etc. which face a public right of way and have their ground floors at or near the street grade. Units that have pedestrian access directly from a street or pathway without passing through a lobby or room are also ground related. Where the requirements of this Section conflict with the guidelines in OMC 18.120.220C, D, E or F (guidelines for designated street types), the guidelines of this Section (OMC 18.120.230) shall apply unless the City determines otherwise. Note: Ground floor residential uses are not allowed on Type A streets or Waterfront Sites.

- A. INTENT
 - 1. To provide for the privacy, comfort, and livability of the residential units.
 - 2. To provide an attractive streetscape.

3. To allow for friendly communication between residents in an outdoor space and pedestrians on the sidewalk.
4. To provide an inviting entry into the units.



Figure 18.120.240.A.1: Desirable ground related residential example with raised unit, landscaping, and small porches to enhance privacy while providing a welcoming streetscape. Units front on the street. Garages are off the alley.

B. REQUIREMENTS

1. Street access. Ground-related residences fronting a street shall each have individual ground-related entries accessible from the street.
2. Setback or elevate units for privacy. Provide for internal privacy for people living in the ground related units through all of the measures as follows.

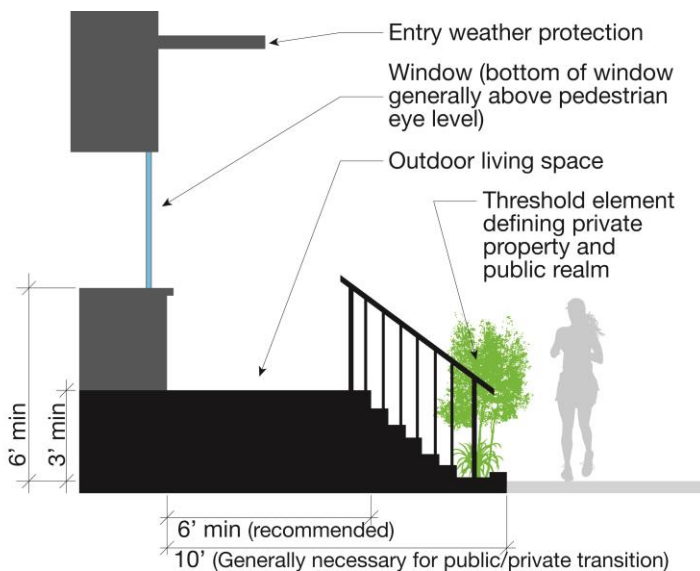


Figure 18.120.240.B.1: Dimensional relationships to maintain privacy and provide a successful transition between public and private realms.

- a. Setback ground level residences at least 10 feet from a public right of way or elevate the ground floor unit at least 3 feet above the sidewalk grade (preferably both). If the building front is less than 10 feet from the public right of way, the bottom of the ground floor windows facing the street shall be at least 6 feet above sidewalk grade.
- b. Provide a physical “threshold” feature such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right of way and private entry, porch, yard, or patio. Thresholds may screen but must not block views to and from the street. Retaining walls shall not be taller than 30 inches. If additional height is required to accommodate grade conditions, then terraces edged by stepped retaining walls, each no more than 30 inches high, are acceptable. Fences and screens shall not be higher than 4 feet above the sidewalk.
- c. Provide an outdoor space at least 6 feet in depth and 6 feet wide (36 Square Feet minimum) in the front yard such as a porch, patio, deck, or similar space. Where feasible, this space must be at the same level as the interior of the unit. This space may include landscaping areas and may count as part of the entry space required below. The City may allow an exception for an outdoor space with other dimensions if the space meets the intent of providing a transition between the street and the private space. If there is an entrance facing the street, design the front door and entry area to enhance privacy. Locate and size windows and transparent doors so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor living space.
- d. Provide a covered area, porch or protected entry space, or other architectural weather protection at least 4 feet deep that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.



Figure 18.120.240.B.2: Ground floor residential units often lack privacy and livability of outdoor spaces is limited. Locating the ground floor at grade or below the sidewalk with insufficient setback results in an uninviting space even with the planter. This should be avoided.

- e. **Garage configuration.** Where the primary pedestrian access is off the same façade as vehicular access, driveway widths shall be no more than 12 feet wide. Entries into the garage shall be set back at least 5 feet from the front of the street facing building wall. All interior vehicle storage areas (garages) shall have a door. Where more than one vehicle storage space is required, developments shall incorporate single-width “tandem” parking configurations for all ground related units to minimize the impact of garage doors on the streetscapes.

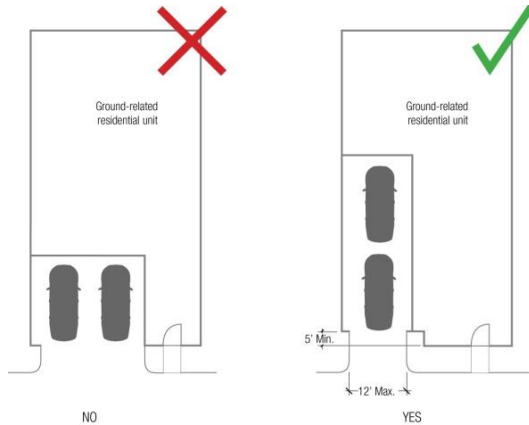


Figure 18.120.240.B.3: Driveways serving ground floor residential units shall be no more than 12 feet wide. Tandem parking is allowed (This diagram is for illustrative purposes only. See OMC18.120.240 for stated requirements).

18.120.250 MULTI-BUILDING AND MULTI-BLOCK SITES

A. INTENT

1. To create integrated development plans and phasing strategies.
2. To reduce negative impacts to adjacent properties.
3. To enhance pedestrian and vehicular circulation.
4. To provide usable open space.
5. To create focal points for pedestrian activity for developments.
6. To enhance the visual character of the community.

B. REQUIREMENTS

1. **Unified site plans.** Development at sites with two or more buildings shall demonstrate that the project is based on a unified site plan that meets the following criteria:

- a. Incorporate pedestrian pathways or open space with landscaping as a unifying element.
- b. Provide for safe, efficient internal vehicular circulation that does not isolate the buildings.

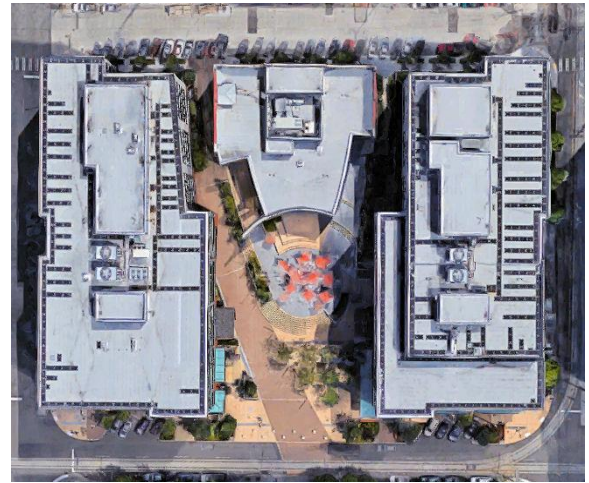
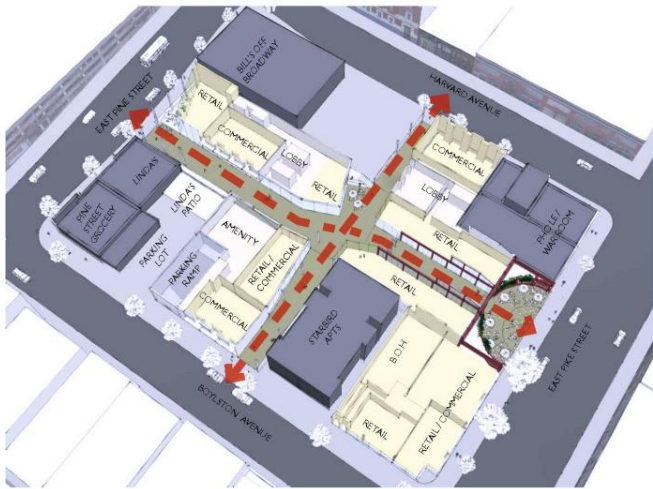


Figure 18.120.250.B.1: Two examples of unified site plans illustrating the provisions of Guideline 18.120.250.B.1: Note the incorporation of a public passageway in the left example and the use of open space as an organizing feature in the right example.

- c. To achieve direct, safe, and comfortable pedestrian connections, building entrances shall not be focused around a central parking area, instead they shall be connected by a pathway system and/or open space(s), unless the City determines this infeasible or undesirable and the applicant demonstrates that the alternative design is equal to or better at achieving the design intent.
- d. A development may provide a major public entry serving several shops rather than providing a separate storefront entry for each shop. If the development employs the combined-entry option, then the entry shall be prominent and articulated with special features such as recessed entries, transparency, prominent canopies, landscaping, lighting, and expression of the entry in the façade’s upper stories. See Figure 18.120.250.B.2 below.
- e. Provide publicly accessible pedestrian connections between public streets where the City determines that such connections would not adversely impact the development.



Figure 18.120.250.B.2: Prominent entries meeting the intent of Guideline 18.120.250.B. Note the recessed entries, transparency, prominent canopies, landscaping, lighting, and expression of the entry in the façade's upper stories.

18.120.260 SOLID WASTE FACILITIES, SERVICE AREAS, AND MECHANICAL EQUIPMENT

A. INTENT

1. To minimize adverse visual, olfactory, or noise impacts of mechanical equipment, utility cabinets, and service areas at ground and roof levels.
2. To provide access for service vehicles to remove waste and maintain service elements.
3. To provide adequate, durable, well-maintained, and accessible service and equipment areas.
4. To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

B. REQUIREMENTS

1. Location and screening. In order to avoid negative visual, auditory, olfactory, or physical impacts on the street or residential environment, site service areas and mechanical equipment areas shall be sited as follows:
 - a. Service areas and mechanical equipment areas shall be located to have the least negative visual, auditory, olfactory, or physical impact on the street environment and adjacent residentially zoned properties. Service areas shall be sited for alley access, if available.
 - b. Screening: Service areas shall be located to avoid visibility from the sidewalk and adjacent properties to the greatest extent possible. When services and equipment are visible from streets or adjacent properties it

shall be screened with a structural enclosure constructed of masonry, heavy-gauge metal, or decay-resistant composite wood. The walls shall provide full screening from the affected roadway, or property. Gates shall be made of a heavy-gauge, site-obscuring material. The materials, colors, and design of the enclosure shall be compatible with those of the principal structure. Art work such as paint schemes or coverings may be used to help blend equipment into the background. Gates must be kept closed except at time of servicing.

Exceptions:

- Development in the Art/Tech Sub-District (Note: Screening requirements of OMC 18.36 and 18.40 remain applicable).
 - While exterior service areas shall be screened, screening requirements may be reduced by the City at access points for service areas inside buildings.
- c. Service areas used by residents shall be located and configured to avoid entrapment areas and other conditions where personal security is a concern. The City may require pedestrian-scaled lighting or other measures to enhance security.
- d. In the Residential Neighborhood Sub-District, exterior loading areas for commercial uses shall not be located within 20 feet of a residentially zoned property, unless the City determines that there are unusual site constraints that would prohibit adequate service vehicle access. In such cases, the areas and drives will be separated from the residential lot by a masonry wall at least 8 feet high.
- e. Ground-mounted mechanical equipment, utility meters, electrical conduit, and other service and utilities apparatus shall be located and screened to minimize visual and noise impacts to pedestrians on streets and adjoining properties.
- f. Roof-mounted mechanical equipment shall be located and screened on all sides so the equipment is not visible from the ground level of adjacent streets and properties within 20 feet of the structure. Match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby.

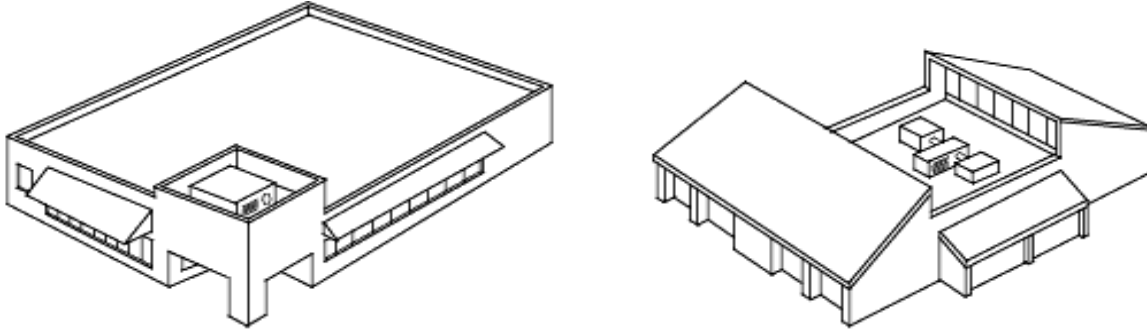


Figure 18.120.260.B.1: Examples of how to screen roof-mounted mechanical equipment.

- g. Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so they are not visible from adjacent properties and streets.
- h. All service connections and on-site utilities including wires and pipes must be located underground unless there is a compelling public purpose to the contrary. Meters may be attached to buildings and screened. Project proponents are required to coordinate with the local electric utility provider to locate electrical service facilities in the least obtrusive way.
- i. Show the locations of all mechanical equipment and utility vaults on both site plan and landscape plans early in the process.



Figure 18.120.260.B.2: Place utility meters in less visible locations. Note that this example is acceptable on a service alley but not near a street or residential walkway.

C. REQUIREMENTS FOR SOLID WASTE STORAGE AND REMOVAL FACILITIES

For location and configuration of solid waste storage, refer to the Engineering Department Development Standards (EDDS).

18.120.270 MULTIFAMILY OPEN SPACE

A. INTENT

1. To promote the health and well-being of downtown residents.
2. To create usable space that is suitable for leisure or recreational activities for residents.
3. To create open space that contributes to Downtown's residential setting.
4. To provide open spaces for new developments with five or more residential units.

B. REQUIREMENTS

1. Amount of required residential open space. All new multifamily buildings with five or more residential units shall provide on-site open space of at least 100 SF per dwelling unit or 10% of residential unit floor area, excluding hallways and common areas that provides functional leisure or recreational activities. The lesser amount of the two calculations is acceptable. Required setback areas may count as part of the required open space requirement if they meet the requirements in OMC 18.120.270.B, as determined by the City.

Exceptions: This provision does not apply to remodeling of existing residential units or additions to existing residential structures.

- a. Common open space. "Common outdoor open space" includes landscaped courtyards or decks, entrance plazas, gardens with pathways, children's play areas, pools, water features, accessible areas used for storm water retention, or other multipurpose recreational and/or green spaces. Special requirements for common open spaces include the following:
 - i. The open space shall have a minimum dimension of 15 feet to provide functional leisure or recreational activity.
 - ii. Exception: The City may exempt special purpose recreation facilities such as bocce or tetherball courts, play areas, and vegetable gardens from this dimensional requirement provided the space is appropriate and configured with appurtenances/equipment for the use.
 - iii. The space shall feature paths or walkable lawns, landscaping, seating, lighting, play structures, sports courts, raised garden beds, or other pedestrian amenities to make the area more functional and enjoyable for a range of uses.

- iv. The space must be oriented to receive sunlight by facing east, west, or preferably south, when possible.
- v. Landscaped internal pathways may be counted as “common open space” if they meet the other criteria within this subsection.
- vi. Common open space shall be separated from ground level windows, streets, service areas, and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the City that enhance safety and privacy for both the common open space and dwelling units.
- vii. The space shall be accessible to all residents and must be oriented to encourage activity from local residents.



Figure 18.120.270.B.1: The privacy and identity of these ground related residences are achieved by the fencing, landscaping, and slight elevation of the porches.



Figure 18.120.270.B.2: Good examples of common open space including a pedestrian corridor, street level courtyards, and a children’s play area.

- b. Balconies. To qualify as open space, balconies or patios shall be at least 35 square feet, with no horizontal dimension less than 5 feet.
- c. Rooftop decks and terraces. Decks and terraces accessible to all residents may be used to meet open space requirements, provided the following conditions are met for the space:

- i. Accessible to residents of all dwelling units.
- ii. Provides amenities such as, but not limited to, seating areas, landscaping, and/or other features that encourage use.
- iii. Features surfacing which enables residents to walk on and use the open space.
- iv. Incorporates features that provide for the safety of residents such as enclosures and appropriate lighting levels.



Figure 18.120.270.B.3: An attractive roof deck.

- d. On-site indoor recreation areas such as exercise studios, lounges, and play areas may be used to meet the required open space provided the following conditions are met:
 - i. Space must be accessible and walkable to all dwelling units.
 - ii. The space is designed for and includes equipment for a recreational use (e.g., exercise or group functions).



Figure 18.120.270.B.4: An indoor recreation space. Other less intensive spaces are also appropriate provided they are primarily for leisure, social, physical, or recreational activities.

18.120.280 SECURITY

A. INTENT

Crime Prevention through Environmental Design (CPTED) principles address elements of the built environment ranging from small scale elements such as the strategic use of shrubbery and other vegetation to larger scale considerations such as the configuration of buildings, open spaces, and human experience of an entire urban neighborhood. This section incorporates CPTED principles with the intent to:

1. Increase personal safety and property security.
2. Assist law enforcement within the Downtown.
3. Provide an indication that unlawful and uncivil behavior is not permitted.

B. REQUIREMENTS

1. Entrapment areas. Ensure that the development does not include “entrapment areas,” where a person could become trapped with no exit route. Provide two means of egress from all outdoor spaces or a wide and visible exit to allow a person to avoid a threat. Ensure entrapment conditions are minimized in the design of rooftop decks, parking areas, waste recycling stations, and other areas frequented by residents and workers.

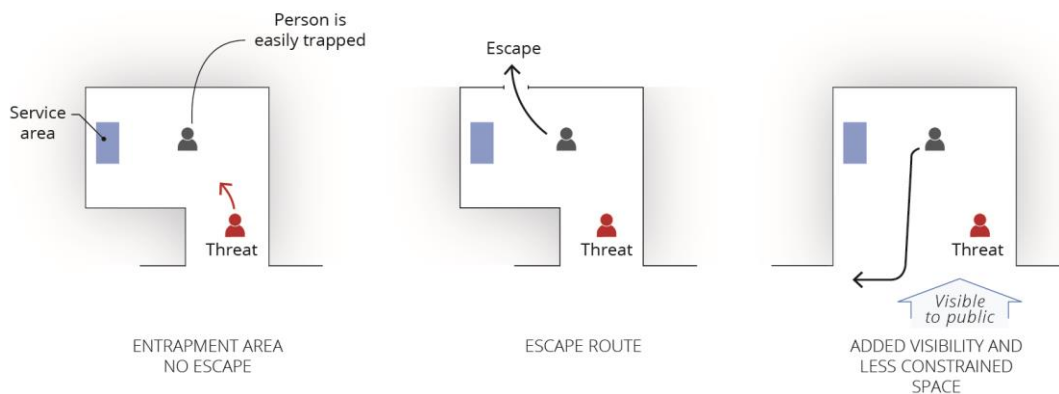


Figure 18.120.280.B.1: Measures to avoid entrapment areas.

2. Visibility. Ensure that all physically accessible areas are well lit and/or visible from a publicly owned space or public right of way. Provide lighting per OMC 18.120.360 Site Lighting.
3. Visual obstruction. Size vegetation and fences to allow visibility into open space, pathways, and building entries. Avoid the inclusion of buildings, vegetation, opaque fences, or other objects (e.g. a storage enclosure) that block visibility into a space or provide places to hide.



Figure 18.120.280.B.2: Fences that prevent visibility from public right of way and open spaces can decrease security.

4. Motorists' view. Ensure that screening or landscaping does not block motorists' views of pedestrians crossing streets, driveways, and vehicular circulation areas. Where visibility is necessary to avoid creating an unsecure area and to reduce the potential for pedestrian/vehicle collisions, select vegetation that will not obstruct views between 3' and 8' above the ground. (See Figure 18.120.020.H.2.c.)

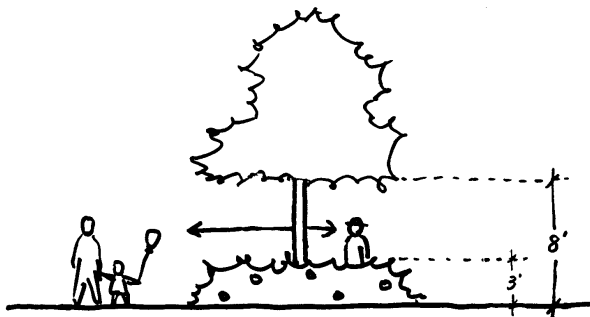


Figure 18.120.280.B.3: Keep landscaping open between 3 feet and 8 feet above grade where there is the need for visibility.

5. Passive surveillance. Design structures and site elements to provide for “passive surveillance,” the ability of people occupying buildings and public spaces to view all parts of accessible spaces.

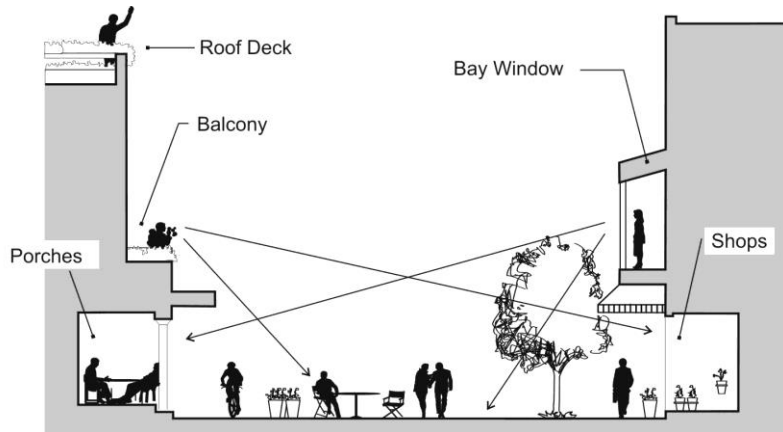


Figure 18.120.280.B.4: Passive surveillance, or the ability of people in buildings or traveling along roadways to see outdoor spaces, increases security.

6. Access control. Provide appropriate natural access control. Employ features, as necessary, that delineate where the general public should not enter without an invitation. For example, a low fence or hedge can indicate that people should not enter a yard or open space except through a gate or opening. Access control should not limit visibility or passive surveillance.
7. Territorial definition. Clearly indicate through site planning and design measures what parts of the site are open to the public and what parts are not. See Figure 18.120.280.B.5 below for an example of this technique.



Figure 18.120.280.B.5: Note the use of both territorial definition in the foreground seating area and access control in the gate towards the rear of this picture. The gate, even if unlocked, indicates that the courtyard in the background is private while the benches indicate that people are welcome to use the courtyard in the foreground.

8. Maintainability. Incorporate easily maintained and vandal resistant elements. See also OMC 18.120.450.B.2 that addresses durable building materials.



Figure 18.120.280.B.6: This residential complex incorporates passive surveillance, territorial definition, and good visibility and lighting to provide a more secure pathway and open space.