A1. Complete Streets

Sidewalks with Pedestrian Amenities

“Complete Street” & View Corridor

Wide Sidewalks, 1st Floor Activity Zone, Bike Lane
A1. Complete Streets

Complete Streets Features:
• Plantings, Benches, Trash Rec.
• Walking Zone
• Parking
• Bicycle Lane – Transit Lane
• Tables & Chairs at Café
• Crosswalks
• Activities Permitted on Sidewalks
A1. Complete Streets

**Complete Streets Features:**
- Plantings, Benches, Trash Rec.
- Walking Zone
- Parking
- Bicycle Lane – Transit Lane
- Tables & Chairs at Café
- Activities Permitted on Sidewalks
A1. Complete Streets

Complete Streets Features:
• Plantings, Benches, Trash Rec.
• Walking Zone
• Parking
• Bicycle Lane – Transit Lane
• Tables & Chairs at Café
• Activities Permitted on Sidewalks
A2. Narrow Streets & On-Street Parking

Two Narrow Drive Lanes & One On-Street Parking Lane

Wide Sidewalks, Townhouse Street Edge
A3. Streetscape Amenities

Walking & parking zones
Landscape/Planting
Buffer Zone
Pedestrian Level Lighting
Landscaping
B1. Hide Trash & Loading Docks, Equipment
B2. Pedestrian Connections

- Pedestrian Ways Between Buildings
- Views over & Through
- Light & air between buildings.
B2. Pedestrian Connections

- Pedestrian Ways Between Buildings
- Views over & Through
- Light & air between buildings.
B3. Preserve Nature

Vegetative Cover
Open Space, Pedestrian Corridors, & Streets provide openings for views between buildings.

B4. Key View Sheds
Landscaping to Hide Utilities

B5. Building Height at Least 2-Stories
Street Side:  
35-foot Height

Using Street as Datum on Waterfront Side of Highway

Water Side:
Higher

B5. Building Heights – At Waterfront
• Ground Floor Commercial
• Upper Floor Residential

B6. Mixed Use
B7. New Parking Overlay - Mid-block Parking & Hubs
B7. PARKING: Behind/Mid-Block, Under, On-Street
B7. PARKING: Behind/Mid-Block, Under, On-Street
B8. BUILD-TO LINE — 15’ Build to Line (or Zone) from ROW

Squires Rest Building

Glacier Highway

Water Side, Harbor Parking Lot
B8. BUILD-TO LINE – 15’ Build to Line (or Zone) from ROW
B8. BUILD-TO LINE

Back Loop Road - Section

Collector: Commercial/Residential
• Residential Example with vegetation between building & street

Local Access Street: Apt, Condo, Townhomes
(Set back as Buffer to street / sidewalk activity)

B8. BUILD-TO LINE
Architectural Features/Building Facades:

- **Mixed-Use Image / Language: Base Middle Top**
  - Mix of building plane off of main streets
  - Canopies, Sunshades,
  - Balconies
  - Steps in Building Massing
  - Change in Roof Types
  - Details in Windows & Trim
  - Change in Materials, Textures, Colors

B9. Interesting Building Facades
12.30.130 Design of commercial, public, and mixed use buildings.

A. **Purpose.** These standards are intended to provide storefront character, pedestrian-scale, and visual relatedness of mixed uses and buildings.

B. **Applicability.**
   1. All new commercial, public, or mixed use buildings shall conform to all of the building design standards within this section.
   2. These standards shall also apply when an expansion of a building is subject to site plan review because the expansion exceeds twenty-five (25) percent of the floor area of the building or four hundred (400) square-feet.
   3. These standards shall also apply when an exterior remodel affects more than twenty-five (25) percent of the surface area of the exterior walls. Maintenance, repairs, or replacement using the same material does not constitute remodeling. These standards do not apply to remodeling that is entirely within the interior of the building.
   4. When these standards are applied to an expansion or remodel, and when full compliance with the standards is not feasible due to the limited scope of the project, then at least ten (10) percent of the monetary expenditure on the project shall be devoted to bringing the building closer to compliance with these standards.
C. Provide corner building entrances on corner lots. Alternatively, a building entrance may be located away from the corner (more than ten feet) when the building corner is beveled or incorporates other architectural detailing to reduce the angular appearance of the building corner at the street corner.

D. Provide regularly spaced and similar-shaped windows with window hoods or trim on the street-facing building elevation(s) of every building story. Window size and dimension shall be proportional to the building scale (i.e., larger walls shall have larger windows; smaller walls shall have smaller windows).

E. Provide large display windows covering at least sixty (60) percent of the first floor elevation facing the street (non-residential uses only). Display windows shall be framed by bulkheads, piers, awnings, canopies, and a storefront cornice, or similar architectural detailing that visually separates the ground floor from upper stories.

F. Decorative cornice or parapet at top of building (flat roof); or eaves (at least twelve inches) provided with pitched roof.

**B9. Interesting Building Facades**
G. **Pedestrian-scale design.** This criterion is met by providing at least four of the following on the street-facing elevation(s) of every building:
1. Building offset (at least two-feet);
2. Recessed entry (at least four-feet);
3. Projections (at least two-feet);
4. Changes in roof elevation (at least two-feet);
5. Sheltering roof, canopy, or awning (extending four-feet out from the building façade and having a minimum vertical clearance of eight-feet (e.g., from the bottom of a canopy or awning);
6. Distinct pattern of divisions in surface materials (e.g., brick, masonry, siding, similar finishing);
7. Windows have architectural detailing (e.g., four-inch trim, four-inch hood, four-inch reveal, etc.);
8. Ornamental lighting (e.g., uplighting on architectural feature, artwork, signs, etc.) not greater than two foot-candles.

**Diagram 12.30.130—Mixed Use District Building Design Elements (Typical)**
(Ord. 649 § 12, 2004; Ord. 642 § 1 (part), 2003)

**B9. Interesting Building Facades**
Example:

B9. Interesting Building Facades
Example:

Architectural Features/Building Facades:
• Mix of building plane off of main streets
• Canopies, Sunshades,
• Balconies
• Steps in Building Massing
• Change in Roof Types
• Details in Windows & Trim
• Change in Materials, Textures, Colors
• Generally along street Datum line

B9. Interesting Building Facades
Example:

B9. Interesting Building Facades
Example:

B9. Interesting Building Facades
Example:

B9. Interesting Building Facades
B9. Interesting Building Facades

Example:

Architectural Features/Building Facades:
- Mix of building plane off of main streets
- Canopies, Sunshades,
- Balconies
- Steps in Building Massing
- Base-Middle-Top
- Recognizable Building Language
Example:
7671 Leary Way NE - Google Maps

https://www.google.com/maps/@47.6734035,-122.1231531,3a,75y,166.65h,89.3t/data=

B9. Interesting Building Facades
Example:
Redmond, Washington
Street View - Oct 2014

B9. Interesting Building Facades
B9. Interesting Building Facades
Architectural Features/Building Facades:
• Mix of building plane off of main streets
• Canopies, Sunshades,
• Balconies
• Steps in Building Massing
• Change in Roof Types
• Details in Windows & Trim
• Change in Materials, Textures, Colors

B9. Interesting Building Facades
Architectural Features/Building Facades:
• More open at Ground Level, more closed above
• Encourage enhanced features at “Activity Zone” along sidewalks
• Canopies at key areas along façade
• Pedestrian Scale along sidewalks

B9. INTERESTING BUILDING FACADES
9. New Street Overlays – Ped/Vehicle