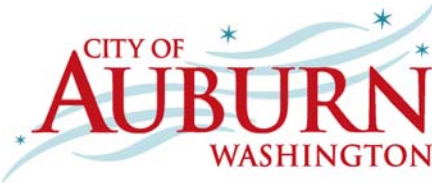


Multi-Family & Mixed-Use Developments

Design Standards

ADOPTED JULY 12, 2010



Please note: Pictures and graphics presented in this document are for non commercial, informational, and reference purposes only. They should not be construed by users of this document as a form of regulation and are only intended to guide users in understanding the standards contained herein.

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MULTI-FAMILY & MIXED-USE DESIGN STANDARDS

	Architecture	Site Planning	Common Space
Small Multifamily			
Components	Roofs and Rooflines <ul style="list-style-type: none"> - Roof form - Roof line Façades <ul style="list-style-type: none"> - Front Façade - Other Façades Entryways and Garages	Refer to ACC 18.07.030 – Residential Zone Development Standards	N/A
Large Multifamily			
Components	Roof and Rooflines <ul style="list-style-type: none"> - Room Form - Roof line Façades <ul style="list-style-type: none"> - Building massing and Form - Articulation Entryways	Building Siting and Orientation Neighborhood Context Access, Circulation, & Parking Service Areas and Fencing <ul style="list-style-type: none"> - Trash and Service Areas - Fence and Screening 	Defensible Space (CPTED) Signage
Mixed-Use			
Components	Roof and Rooflines <ul style="list-style-type: none"> - Roof Form - Roof line Façade <ul style="list-style-type: none"> - Building massing and Form - Articulation - Ground floor details Entryways	Building Siting and Orientation <ul style="list-style-type: none"> - Mix of Land Uses - Compact Development - General Neighborhood Context Access, Circulation, & Parking Service Areas and Fencing <ul style="list-style-type: none"> - Trash and Service Areas - Fence and Screening 	Plazas and Courtyards Defensible Space (CPTED) Signage
All Development			
Components	Mechanical Equipment Screening <ul style="list-style-type: none"> - Ground Mounted Equipment - Rooftop Mechanical Equipment Green Building	Green Site Design	Landscaping Lighting

Purpose

The design standards contained in this document are intended to be consistent with and implement the policies of the Comprehensive Plan. The purposes of these design review standards are to:

- Foster good decision-making for multi-family and mixed-use development in architectural and site design within the context of the community's built and natural character, scale and diversity;
- Promote the scale of buildings, the configuration of open space, and parking areas for multi-family and mixed-use development to safely and comfortably accommodate pedestrian and other non-motorized activities;
- Discourage placement of multi-family and mixed-use complexes around large expanses of paved vehicular circulation and parking without providing adequate places for recreational and activities;
- Discourage monotony in building design and in the arrangement of multi-family and mixed-use complexes, while promoting harmony among distinct building identities;
- Mitigate, through design and site planning measures, the visual impact of large building facades, particularly those which have high public visibility (these standards encourage creative use of materials, architectural design, and landscape features so as to reduce the actual and perceived scale and bulk of multi-family and mixed-use structures); and
- Achieve a more sustainable environment through the promotion of environmentally conscious site design, building design, construction practices and operational methods.

Applicability

- The following development activities, including all related site improvements, are subject to the design standards pursuant to the provisions of ACC 18.31.200. Multi-family Development inclusive of triplexes and fourplexes in all zoning districts in the City where permitted outright or as a conditional use and not otherwise addressed through the City's infill design standards;
- Mixed-Use Residential Development. Mixed-use development containing residential living units in all zoning districts in the City where permitted outright or as a conditional use; and
- Retirement Apartments, Congregate Living Facilities and Senior Housing Complexes in all zoning districts in the City where permitted outright or as a conditional use.

Exemptions

The Multi-Family and Mixed-Use Development Standards are not applicable where other design standards and guidelines are approved by the City Council including but not limited to the Downtown Urban Center Design Standards, the Auburn Junction Design Guidelines, and Lakeland Hills South Architectural Design Guidelines, or where an applicant has voluntarily agreed to comply with the City's infill design standards or flexible development design standards.

The following activities, as determined by the Planning Director, shall be exempt from the provisions of the Design Standards

- Any building activity that does not require a building permit; or
- Interior construction work which does not alter the exterior of the structure; or

MULTI-FAMILY & MIXED-USE DESIGN STANDARDS

- Normal or routine building and site maintenance/repair that is exempt from permit requirements including the repair or maintenance of structural members unless it changes the appearance of the building or site that was previously approved under these standards; or
- Interior alterations that do not alter the exterior appearance of a structure or modify an existing site condition; or
- Site and exterior alterations that do not cumulatively exceed 10 percent of the assessed valuation of the building or land per the most recent county records; or
- Building additions that are less than 10 percent of the existing floor area of the existing building. Any cumulative floor area increase from the adoption date of the ordinance establishing these design standards that totals more than 10 percent shall not be exempt unless the Planning Director determines compliance with these standards would be unfeasible and/or unreasonable.

Administration

The “City of Auburn Multi-Family & Mixed-use Design Standards” is adopted by reference in Section 18.31.190 (Multi-Family Development & Mixed-Use Development Design Standards and Procedures) of the Auburn City Code. A copy of the Design Standards shall be maintained by the City Clerk. This document contains standards for development of the built environment pertaining to multi-family and mixed-use development in applicable City zoning districts. The Planning Director or designee has the authority to apply the standards to specific development proposals. The Planning Director or designee also has the authority to vary from these standards if the development provides equivalent design or approximate dimensions or if there are unique site design considerations that in the Director’s determination warrant a deviation. These standards may be amended upon approval by the Planning and Community Development Committee of the Auburn City Council.

MULTI-FAMILY & MIXED-USE DESIGN STANDARDS

DEFINITIONS

The following terms are used to describe certain elements of site design and building architecture and are generally defined as stated. Terms used in the Design Standards but not defined here shall have the same meaning as that contained in the Auburn Comprehensive Plan or Zoning Ordinance.

active play area	An area no smaller than 12 feet by 12 feet containing recreational facilities such as children's play area, basketball court or volleyball court, or other facility that promotes outdoor sports.
articulation	Variation in depth of the building plane, roof, materials and/or height of a structure that breaks up a plain, monotonous area and creates patterns of light.
balance	An aspect of rhythm achieved by matching different symmetrical and asymmetrical elements which when perceived as a whole display harmony or equilibrium.
balustrade	A row of balusters or columns topped by a rail, serving as an open parapet, as along the edge of a balcony, terrace, bridge, staircase, or the eaves of a building.
bay window	A compartment projecting outward from the wall of a building and containing a window or windows.
berm	A mound or wall of earth that may be landscaped to create a screen or barrier.
bikeway	A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.
bollard	A raised planter; a type of light standard; or, a structure that prohibits vehicle access to a pathway or other area.
buffer/buffering	The act of softening or mitigating the effects of one use on another. Usually achieved by a combination of distance, landscaping or physical barriers.
character	Special physical features of a structure or area that set it apart from its surroundings and contribute to its individuality.
column	A vertical shaft or pillar that supports, or appears to support, a load.
compatible	Projects that give the appearance of existing together without conflict with respect to site, architecture and landscaping design.
cornice	A decorative horizontal member or top course that crowns a wall or architectural composition
courtyard	An area wholly or partly surrounded by walls or buildings
design	To create, fashion, and arrange elements or details. The creation and execution of aesthetic and functional elements.
eaves	The lower border of a roof that overhangs the wall.
emphasis	The use of different elements, features and patterns, including landscaping, to call attention to a feature or place such as a building entrance or focal point.
facade	The exterior face of a building which is given special architectural treatment.
fascia	A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the eaves of a pitched roof. The rain gutter is often mounted to it.

MULTI-FAMILY & MIXED-USE DESIGN STANDARDS

fenestration	The arrangement and design of windows and doors in a building.
footprint	The outline of a building at all of those points where it meets the ground.
frontage	The area on a piece of property that lies adjacent to the street; the area between the street and the main entrance to the building; the front facade of a building where the main entrance is located.
gable	The portion of an end wall or truss of a building enclosed by the sloping ends of a pitched or gable roof. In the case of a pitched roof this takes the form of an isosceles triangle that forms the entire end, or the upper half of the end, of a gable roof.
gable roof	A double sloping roof that creates a gable at each end.
hip roof	A roof having four uniformly pitched sides.
landscaping	The planting of trees, shrubs and groundcovers that have been suitably designed, selected, installed and maintained so as to permanently enhance a site or roadway.
large multi-family	A multi-family building comprised of five or more dwelling units or a multi-family development with more than two buildings.
louver	An opening provided with one or more slanted fixed or movable fins to allow flow of air but to exclude rain or sun.
mansard roof	A roof with two slopes on each side, the lower slope being much steeper.
marquee	A roof-like structure made of solid materials, projecting over an entrance to a building and connected to the wall with no columnar support. The front of the marquee is often hung from chains or rods extending out from the face of the building.
masonry	Wall construction of materials such as stone, brick, adobe and concrete
mass/massing	The physical bulk or volume of a building. In architectural terms, a single-mass building is a single geometric form such as a rectangle or square, and may include a simple roof form with no variation in the roof line. "Massing" refers to variation in the mass and may involve multiple masses joined together.
mixed-use development	A single unified development that incorporates the planned integration of two or more different land uses consisting of some combination of office, light industrial, hotel, retail, entertainment, public uses, and residential uses. Mixed-use development may be vertically oriented in one or more buildings, or geographically distributed on a development site. When geographically distributed, the different uses may be constructed concurrently or in separate phases, and should incorporate common and/or complimentary features and/or elements such as pedestrian walkways, access driveways, parking areas, architectural themes, or other techniques that provide integration between uses on the site.
modulation - building	A measured and proportioned inflection or setback in a building's face.
modulation - façade	Architectural techniques and elements used that can add interest to a blank wall. It includes such things as using different types of windows and incorporating decorative features like tile or trim work.
palette	In building architecture, the set of colors to be used on a particular building or group of buildings. In landscape architecture, the set of planting materials to be

MULTI-FAMILY & MIXED-USE DESIGN STANDARDS

used in the landscape design.

parapet	The part of a wall that rises above the edge of the roof.
pattern	The arrangement of building materials or features into a pattern designed to add texture, scale, balance and/or character to a building.
pedestrian scale	The relating of the structures in the built environment to the size of a person.
pitch	The angle of a roof pitch, usually expressed as a ratio of units of vertical distance to 12 units of horizontal distance. For example, 8/12 means eight units of vertical rise to every 12 units of horizontal run.
proportion	The relationship between elements taken as a whole or in comparison to each other. Often expressed as a ratio.
public multi-space	a “public plaza” “village green”, “pedestrian-oriented space(s)”, “parkway”, “trail corridor”, “garden area”, or other types of common space
roof-mounted equipment	Heating and air conditioning units, or other mechanical equipment mounted on the roof of a building.
scale	The measurement of the relationship between objects. Usually expressed in terms of a building or element possessing human or pedestrian proportions. Also refers to the relationship between different architectural elements of a building and their relationship to the building itself.
sculpture	A three-dimensional artwork created by shaping hard or plastic material, commonly stone (either rock or marble), metal, or wood.
setbacks	The depth of an area along the entire width of a parcel within which no building or structures may be permitted except as required for public utilities.
small multi-family	A multi-family building comprised of three or four dwelling units i.e triplex or fourplex building
soil amendments	Elements added to the soil, such as compost, peat moss, or fertilizer, to improve its capacity to support plant life.
streetscape	The appearance achieved along an arterial or collector street from implementation of a comprehensive, unified landscape plan requiring similar landscape components and elements between adjacent parcels.
texture	The surface characteristics of the exterior facade of a building created through the use of similar or differing materials and patterns usually expressed in terms of softness, smoothness or roughness.
tile/tilework	A flat or curved piece of fired clay, stone, or concrete usually used for roofs, floors or walls and as an ornamental element.
trellis	A frame or latticework used as a screen or as a support for climbing plants to create a screen.
urban design	The practice of giving form, beauty and function to an area or city through the establishment of guidelines that express a concern for the location, mass, and design of various urban components.
view corridor	The line of sight with respect to height, width, and distance of an observer.

CHAPTER 1: SMALL MULTI-FAMILY DEVELOPMENT

TRIPLEX OR FOURPLEX BUILDING

A. ARCHITECTURE

1.1 Roof and Rooflines

Objective: Create variety in the design, scale and visibility of roofs and rooflines

1.1.1 Flat roof lines must include parapet walls as a design feature or a distinct eave and cornice line.

1.1.2 All other rooflines shall have variation in the ridgeline by employing one or more of the following techniques:

1. roof hips
2. sloped offsets
3. other similar building design features



Flat roof with cornice line



Variation in roofline

1.2 Facades

Objective: To provide for architectural relief and variety on all sides of triplex and fourplex buildings.

Front Façade

1.2.1 In order to establish architectural relief and variety which is consistent with and complimentary to the scale of single-family houses, at least three of the following architectural design features listed below shall be utilized on the front facade:

1. Modulating building facade with vertical intervals no wider than 24 feet with at least a two-foot offset between each interval;
2. Provide extensions to the building, through angled facets, bay windows, covered entrances, or other similar features projecting out from the front facade at least two feet (subject to zoning code setbacks and allowable projections within required setbacks);

MULTI-FAMILY & MIXED-USE DESIGN STANDARDS

3. Between stories of a building, a horizontal change in materials separated by continuous horizontal trim bands, or a recess or projection of at least two feet (option only applies to multistory buildings);
4. Garage doors and front entry doors facing different directions than the doors of the abutting unit(s) in such a manner as to create distinctiveness between units;
5. An architectural feature such as but not limited to:
 - a. decorative moldings
 - b. shutters
 - c. dormers
 - d. chimneys
 - e. balconies
 - f. covered porches, verandas

1.2.2 Between a modulated building facade interval, as defined in 1.2.1, one or more of the following techniques shall be used:

1. a change in materials
2. a change in siding types
3. or a grouping of trees located within the niche or recess between projecting facade intervals or, in lieu of a required modulating interval, a stand of trees no farther than 20 feet from that portion of the facade where modulation shall be required. Groupings of trees may consist of existing vegetation with new trees added to enhance the planting

Other Facades (side and rear)

1.2.3 In order to avoid blank walls on all sides of a triplex or fourplex at least one of the treatments utilized on the front façade must be utilized on the side and rear facades.



Covered porches and verandas



Façade modulation with dormers

1.3 Entryways and Garages

Objective: To encourage an attractive streetscape, entryways, and higher quality development.

1.3.1 Entrances to separate units which are visible to the street shall include at least one of the following entrance features:

1. Porches protected by a roof overhang or canopy, that has a visual differentiation from the roof eave;

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2. Differentiation among front entry designs by such means as variation in porch roof designs, column and balustrade designs, balconies, courtyard designs (e.g., courtyard walls, gates, paving and/or landscaping), door designs (in conjunction with other variation techniques).

1.3.2 Orient homes to the street by utilizing floor plans which de-emphasize garage fronts as the most prominent architectural feature of the dwelling front. Priority should be placed on the relationship of the rooms of the house or outdoor spaces to the street rather than the relationship of the garage to the street.

1.3.3 Where no other option is feasible for structures with garages placed forward of the living portion of the dwellings, window openings on the front façade shall be provided, not including openings into the garage, equal to no less than one-half (50 percent) of the surface area of the garage doors.



Example of Windows Greater Than 50% of Garage Door Surface Area



Porches protected by roof overhangs

CHAPTER 2: LARGE MULTI-FAMILY DEVELOPMENT

A. ARCHITECTURE

2.1 Roof and Rooflines

Objective: To create variety in the design, scale and visibility of roofs and rooflines.

2.1.1 Flat roof lines must include parapet walls as a design feature or a distinct eave and cornice line.

2.1.2 All other rooflines shall have variation in the ridgeline by employing one or more of the following techniques:

1. roof hips
2. sloped offsets
3. other similar building design features



Multi-family development with a variation in roofline



Flat roof with off-sets

2.2 Facades

Objective: To create a sense of human scale and to break down the bulk of larger buildings based on the design concepts that follow.

Building Massing and Form

2.2.1 Multifamily buildings with 12 or fewer units per building shall include two or more of the following architectural design features:

- a. Modulating building facade with vertical intervals no wider than 24 feet with at least a two-foot offset between each interval;
- b. Provide extensions to the building, through angled facets, bay windows, covered entrances, or other similar features projecting out from the front facade at least two feet (subject to zoning code setbacks and allowable projections within required setbacks);
- c. Include a recess or projection of at least two feet between stories of a building;

MULTI-FAMILY & MIXED-USE DESIGN STANDARDS

- d. Provide relief to the top floor of buildings containing more than three stories through a top floor setback of five feet or greater or provide exterior, usable, spaces every 24 feet.

2.2.2 Multi-family buildings with 13 - 24 units per building shall include three or more of the architectural design features listed in 2.2.1.

2.2.3 Multi-family buildings with over 25 units per building shall include all of the architectural design features listed in 2.2.1.



Multi-family development with modulating building facades



Multi-family development with extensions to the building

Articulation

2.3.4 Multifamily buildings with 12 or fewer units per building shall include two or more of the following architectural design features:

- a. Awnings or canopies above or window boxes below windows or the use of decorative trim around windows (or combination thereof) along an entire story or building interval grouping to distinguish one section of a building from another;
- b. Variation in the number of stories between intervals of the building;
- c. Variation in materials between horizontal or vertical building intervals;
- d. An architectural feature such as but not limited to:
 1. decorative moldings
 2. shutters
 3. dormers
 4. chimneys
 5. balconies

2.4.5 Multi-family buildings with 13 - 24 units per building shall include three or more of the architectural design features listed in 2.3.4.

2.4.6 Multi-family buildings with over 25 units per building shall include all of the architectural design features listed in 2.3.4.

2.4.7 Multiple buildings on a single site shall demonstrate design variety from one another. Variety in designs may be achieved by variation in each building's footprint, rooflines, facade modulation, and window arrangement. Color and materials may also be varied.



Example of Building Articulation for Multi-Family Development



The balconies in this project create visual interest

2.3 Entryways

Objective: To encourage an attractive streetscape, entryways, and higher quality multi-family development.

2.3.1 In order to provide for an attractive entryway at least two of the following entrance features shall be included in the project design:

1. Porches protected by a roof overhang or canopy;
2. Wall material within the entryway that is different and distinct from the material of the front facade;
3. Varied color scheme of the entry space walls;
4. Varied exterior entry door styles and lighting for each entry;
5. Trim detailing around the exterior entry doors and windows;
6. Differentiation among front entry designs by such means as variation in porch roof designs, column and balustrade designs, entry court designs (e.g., courtyard walls, gates, paving and landscaping), door designs and (in conjunction with other variation techniques) door colors.



Example of entrance features



Differentiation among front entry designs

CHAPTER 2: LARGE MULTI-FAMILY DEVELOPMENT

B. SITE PLANNING

2.4 Building Siting and Orientation

Objective: To ensure that buildings relate appropriately to surrounding developments and streets and create a cohesive visual identity for the neighborhood and attractive street scene; to establish a sense of community for a neighborhood by providing opportunities for people to gather.

Courtyards (when incorporated)

2.4.1 The size of the courtyard space, or series of courtyard spaces, shall be no smaller than 30 percent of required common open space pursuant to the applicable zoning district regulation. A portion of the courtyard space, not to exceed 40 percent of the total, may be private open space.

2.4.2 The width of the courtyard space shall be equivalent to the minimum average height of on-site buildings adjacent to the courtyard. Curvilinear design of courtyards is encouraged. The courtyard space may be secured with fences and gates.

2.4.3 Courtyards shall have the form of an enclosure through one or more of the following techniques:

1. walls of one or more buildings
2. a continuous row of plants
3. low walls
4. berms
5. natural earth forms steeper than 40 percent grade and higher than 10 feet

2.4.4 Pedestrian amenities are to be provided in the courtyard space: Consider incorporating the following amenities:

1. permanent outdoor seating (for every six dwelling units there should be 12 feet of bench or ledge of permanent outdoor seating)
2. permanent outdoor sculpture
3. active play area. (active play areas are to be no smaller than 144 sq. ft. in size.) If no other active play areas around found within the development, one must be placed in the courtyard space

2.4.5 The landscaped space shall be at least 10 percent of the space enclosed by the courtyard and may include the following planting materials:

1. Shrubs with spacing to be based on the mature spread of the selected plant species;
2. Trees (deciduous or evergreen), at least one per 500 square feet of required courtyard area. Trees should be at least six feet tall at planting for evergreen trees and have a minimum caliper of two inches for deciduous trees;
3. Ground cover, sufficient to cover within a three-year period 75 percent of landscape area not otherwise covered with shrubs or lawn.

MULTI-FAMILY & MIXED-USE DESIGN STANDARDS

2.4.6 Alternate planting materials, spacing, location, and quantities, may be approved by the Planning Director following the submittal of a landscape plan prepared by a registered landscape architect of the state of Washington.



Example of Courtyard with Private Open Space, Windows Overlooking the Space



Example of Courtyard Sculpture

Traditional Street System (when organized along)

2.4.7 Dwelling units are encouraged to have their entrance and front facade oriented to the traditional street system.

2.4.8 Public or private streets or interior drive aisles upon which the dwelling units are oriented shall not exceed 500 feet in length for the purpose of breaking up the scale of the development pattern. For purposes of this standard, breaks may be accommodated by one or more of the following techniques:

1. pedestrian walkways
2. building story elevation changes
3. vehicle drive aisles

2.4.9 Multi-family dwellings that have garages which can be accessed directly from the street or interior drive aisle shall have a building facade containing a total window area (excluding window openings into the garage) that is at least 50 percent of the total area of any garage door openings on the same façade.

2.4.10 For dwelling units oriented to the street, at least one window or door from a primary room (i.e., kitchen or living room) of each dwelling unit must face the street.



Illustration of dwelling units organized along traditional street system



Dwelling units that have their entrance and front facade oriented to the street

2.5 Neighborhood Context

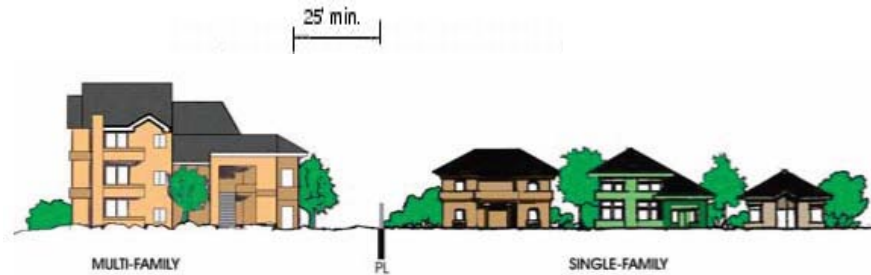
Objective: To provide a transition between higher density residential and lower density residential development.

2.5.1 A minimum of one of the following design features shall be selected in the design of multi-family (buildings that immediately abut or are across the street from a single-family zoning district) in order to provide a transition in scale and intensity and to maintain a level of privacy:

1. Orientation of the narrowest end of building toward the abutting or adjacent single family zoning district. The horizontal length of the facade which is parallel to and oriented to the boundary of the single-family zoning district shall not exceed 40 feet in width;
2. Provision of a 15-foot wide landscaped buffer consisting of continuous row of trees and a six-foot tall wood opaque fence, masonry wall or vegetative screen or a native growth protection easement with a minimum width of 25 feet along the boundary between the multi-family project and the abutting single-family zoning district.

2.5.2 Multi-family buildings shall maintain a setback of 25 feet along all property lines abutting any single-family (RC, R1, R5, R7) zoning district.

2.5.3 Multi-family buildings within 50 feet of any single-family zoning district shall not exceed two stories unless the exterior walls and roof of the third story are stepped back a minimum of 10 feet from the second floor exterior walls that face the single-family zoning district.



Example of Multi-Family Development Adjacent to Single-Family Development

2.6 Access, Circulation and Parking

Objective: To create pedestrian-scale development that facilitates pedestrian access to developments; connect users to the street; decrease the distance between adjacent developments; draw users onto a site; create walkable blocks of a human scale; and facilitate more pedestrian-friendly design.

Access

2.6.1 Common driveways between users on the same or abutting properties shall be required wherever possible.

2.6.2 All curb cuts shall be as narrow as safety allows in order to reduce the distance a pedestrian must cross.

Circulation

2.6.3 The auto circulation system and parking shall be designed as an extension of the public street system through the use of continuous sidewalks, landscaping consistent with public streets, utilization of the street elevation, the use of parallel parking and the use of driveways and circulation drives as mid-block connections.

2.6.4 Parking lots and developments shall be divided into blocks with perimeters of eight hundred to two thousand feet (two hundred to five hundred feet per side). Blocks can be defined by auto circulation drives and the placement of buildings on the site.

Parking

2.6.5 Carports shall not exceed 72 feet in length.

2.6.6 For parking areas with over 20 stalls, sidewalks or designated pedestrian paths/routes shall be provided from parking areas to residential units. The paths/routes shall be visibly marked with stripping or differentiated pavement.

2.6.7 Parking stalls shall not be located nor positioned to cause headlights to shine into windows of residential units.

2.6.8 Parking lots shall be located behind and to the side of buildings and shall not be placed on the corner of two streets.

Parking Structures

2.6.9 Structured parking garages with street frontages greater than 50 linear feet shall vary the building line and/or create offsetting walls, awnings, arcades, modulated wall textures, climbing landscaping materials and other features that visually reduce the scale of the wall.

2.6.10 Structured parking garages with facades greater than one hundred feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of least three percent of the length of the facade and extending at least twenty percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred horizontal feet. The facades should also incorporate one or more of the following:

1. awnings
2. arcades
3. modulated wall textures
4. climbing landscaping materials
5. other features that visually reduce the scale of the wall.

2.6.11 The ground floor of parking structures shall integrate awnings, overhangs or other rain protection features when abutting pedestrian amenities. The minimum depth of such features is five feet, with a vertical clearance of between eight and twelve feet. Such features may extend up to four feet into the public right-of-way if such extension can be safely accommodated. Extensions further into the right-of-way will require Planning Director approval after consultation with the City Engineer.

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When located in the public right-of-way, the applicant shall obtain a right-of-way permit from the City of Auburn.

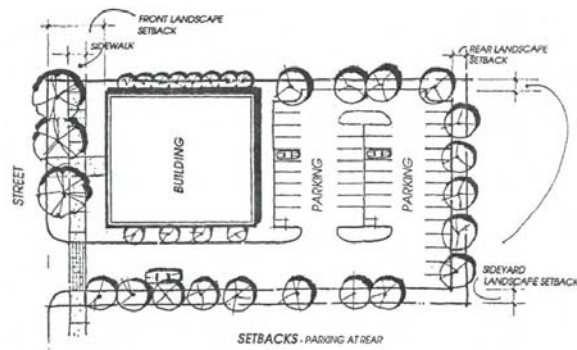
2.6.12 Ground floor structured parking facades not facing streets shall have at least 50 percent of the total wall area in windowed or open surfaces or permanent architectural features that break up the monotony of large blank walls or facades, or a combination of windowed or open surfaces and permanent architectural features.

2.6.13 Upper levels of structured parking should be screened or treated architecturally by two or more of the following:

1. Planting limited to portions of the parking structure, not the entire structure.
2. Louvers
3. Expanded metal panels
4. Decorative metal grills
5. Spandrel (opaque) glass
6. An element, as approved by the Planning Director, which meets the intent of this section.



Example of an internal drive isle with landscaping



Example of a parking lot located behind a building

Site Circulation Plan

2.6.14 In order to foster safety and convenience among users of a development a site circulation plan shall be submitted with any Large Multifamily development proposal. The site circulation plan shall focus on the following three areas:

1. Site connectivity between buildings, uses, and activity areas
2. Off-site connectivity to surrounding uses; and
3. Access considerations for vehicles, pedestrians, bicycles, and handicapped

When considering pedestrians the site circulation plan shall include safe pedestrian access from parking areas to buildings on the site; safe pedestrian access from buildings on the site to public sidewalks; and safe pedestrian access from buildings on the site to adjoining land uses, including residential neighborhoods to which there may not be direct vehicular connections. When considering vehicles the site circulation plan shall consider access lanes for parking, fire and emergency access lanes, connections to adjoining development other than single-family dwellings, driveways, and other access points to the public street system. The site circulation plan also needs to address traffic conditions that are not necessarily PM or AM Peak related but may be “event” related, for example education class schedules, large meetings and performances. The circulation plan may, in some

cases, for smaller developments, replace the need for a conventional traffic analysis that is based on commuter peak times, but in many cases, it will be an addition to such conventional analysis.

2.7 Service Areas and Fencing

Objective: To minimize the negative visual impacts of trash and recycling centers in a multi-family development.

Trash (incl. Recycling) and Service Areas

2.7.1 Accessory buildings shall use similar building materials and – where roofed – roofing materials and roof forms as those used on the primary residential structures.

2.7.2 Trash and recycling receptacles shall be visually screened from streets and adjacent properties by: (1) substantial sight-obscuring landscaping which will achieve a height of at least six feet within three years of planting; or (2) an enclosure constructed building of the similar siding materials used on the primary residential structures.

2.7.3 If building materials are discontinued or otherwise unavailable, an alternate material that closely resembles the original material may be used upon the approval of the Planning Director.

Fencing

2.7.4 The maximum height of free-standing walls, fences, or hedges along public streets or sidewalks shall be approximately 3 feet unless a taller masonry wall is required by the City to mitigate significant noise impacts.

2.7.5 The maximum height of any decorative wall or fence which allows visibility, such as a wrought iron or split rail fences, shall be 6 feet.

2.7.6 Chain link fences, barbed wire, razor wire, electric and other dangerous fences are prohibited.



Examples of Treatment of Multi-Family Trash/Recycling Receptacles



Air conditioner units screened behind landscaping and screen walls

CHAPTER 2: LARGE MULTI-FAMILY DEVELOPMENT

C. COMMON SPACE

2.8 Defensive Space (CPTED)

Objective: Require minimum standards to reduce the rate of crime associated with persons and property.

2.8.1 Building entryways shall be oriented to be visible from other buildings, apartments, and houses.

2.8.2 Screening (landscaping, fences, and screen walls) shall not block visibility and make two-way surveillance difficult.

2.8.3 Lighting for trails and bike paths shall be provided at an appropriate scale and have appropriate spacing to avoid creation of dark spots or insufficiently lighted areas.

2.8.4 Over-illumination and glare shall be avoided where pedestrians and vehicles meet to minimize pedestrian vehicle conflicts.

2.9 Signage

Objective: To provide signs that are attractive and strengthen the pedestrian realm.

2.9.1 Building and site addressing shall comply with applicable City addressing policies. A lighted directory sign that shows building and apartment numbers shall be placed at each project entrance to direct visitors to their desired destination.

2.9.2 For developments of 50 units or greater, way-finding signs shall be installed throughout the development to assist pedestrians and vehicles in navigating throughout the development.



Example of lighting found along an internal pedestrian path



Example of a way-finding sign

CHAPTER 3: MIXED-USED DEVELOPMENT

A. ARCHITECTURE

3.1 Roof and Rooflines

Objective: To create variety in the design, scale, and visibility of roofs and rooflines.

3.1.1 Roofs shall have no less than two of the following features:

1. Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen percent of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment; Parapets may extend above the maximum allowed height of the underlying zoning district but no more than 10 percent and with administrative approval by the Planning Director if they are constructed for the primary purpose of screening rooftop mechanical equipment;
2. Overhanging eaves, extending no less than three feet past the supporting walls;
3. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run;
4. Three or more roof slope planes.

3.1.2 Mixed-use building rooflines visible from a public street, open space, or public parking area shall be varied by emphasizing dormers, stepped roofs, gables, prominent cornice or fascia, or a broken or articulated roofline. The width of any continuous flat roofline shall extend no more than 100 feet without modulation. Modulation should consist of either:

1. A change in elevation of the visible roofline of at least 4 feet if the particular roof segment is less than 50 feet wide and at least 8 feet if the particular roof segment is greater than 50 feet in length;
2. A sloped or gabled roofline segment of at least 20 feet in width and no less than 4 feet vertical in 12 feet horizontal;
3. A combination of the above.

3.1.3 The City may reduce these requirements where other treatments are successfully used to meet the intent of the standards.



Example of an articulated roofline



Example of a stepped roofline

3.2 Facades

Objective: To ensure that all building façades that can be viewed from a public street are articulated to add visual interest, distinctiveness, and human scale.

Building Massing and Form

3.2.1 Building facades shall be designed to a human scale for aesthetic appeal and pedestrian comfort.

3.2.2 Buildings with street frontages greater than 50 linear feet shall vary the building line and/or create offsetting walls, awnings, arcades, modulated wall textures, climbing landscaping materials and other features that visually reduce the scale of the wall.

3.2.4 Buildings above 30 feet in height shall distinguish a “building base” at ground level using articulation and materials such as stone, masonry, or decorative concrete.

3.2.5 One step above the building base or “middle” of the building shall be distinguished by a change in materials or color, windows, balconies, step backs or signage.

3.2.6 The “top” of the building shall emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level setback or pitched roofline.



A building facade that is designed to a human scale



A building that contains architectural elements that visually reduce the scale of the wall

Articulation

3.2.7 The ground floors of building facades facing streets shall have at least 50 percent of the total ground floor wall area in clear vision glass, pedestrian entrances or open shops, with no reflective surface or film permitted.

3.2.8 Other building facades not facing streets shall have at least 50 percent of the total wall area in permeable (clear vision) surfaces or permanent architectural features that break up the monotony of large blank walls or facades, or a combination of permeable surfaces and permanent architectural features.

MULTI-FAMILY & MIXED-USE DESIGN STANDARDS

3.2.9 Buildings shall integrate awnings, overhangs or other rain protection features when abutting pedestrian amenities. The minimum depth of such features is five (5), with a vertical clearance of between eight and twelve feet. Such features may extend up to four feet into the public right-of-way if such extension can be safely accommodated. When located in the public right-of-way, the applicant shall obtain a right-of-way permit from the City of Auburn.

3.2.10 Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than fifty percent of their horizontal length.



Building with a ground floor area that contains at least 50 percent in clear vision glass



Overhangs and other rain protection features incorporated into a mix-use project

Materials

3.2.11 Predominant exterior building materials shall consist of high quality building materials that include, but are not limited to, brick, wood, sandstone, glass, metal, and/or other native stone and tinted/textured concrete masonry units.

3.2.12 Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels, unless said construction materials are sided or covered with veneer consisting of acceptable materials as listed above, or are used in conjunction with other acceptable building materials approved by the City.

3.2.13 If metal siding is used, it shall not be the predominant material and shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first 2 feet above sidewalk or ground level).

3.2.14 When used for the façade of any building, concrete blocks shall be split, rock- or ground-faced and limited to 30 percent of the facade area. The City may allow a higher percentage through the use of a specialized textures and/or colors used effectively with other building materials and details in a way that meets the Intent of the standards.

3.2.15 Concrete block walls should be enhanced with integral color, textured blocks and colored mortar, decorative bond pattern and/or incorporate other masonry materials.



A development with glass as the predominant building material



A development that incorporates several different building materials

Ground Floor Details

3.2.16 All primary building pedestrian entrances and storefront windows shall face onto the primary street serving the site. If the site has multiple street frontages, the more pedestrian-oriented street shall take precedence.

3.2.17 Street-oriented façades of mixed-use buildings shall be designed to be pedestrian-friendly through the inclusion of at least four of the following elements:

1. Projecting window
2. Pedestrian scale signs
3. Canopies
4. Plinths for columns
5. Containers for seasonal plantings
6. Ornamental tilework
7. Medallions
8. Belt courses
9. Lighting or hanging baskets supported by ornamental brackets
10. An element, as approved by the City, which meets the intent of this section

3.2.18 Canopies and awnings shall be provided along all façades that are adjacent to public streets. Canopies and awnings are encouraged along any private streets or interior pedestrian pathways.

3.2.19 The minimum depth of any canopy or awning adjacent to a public street shall be four (4) feet. The vertical dimension between the underside of the canopy or awning and the sidewalk shall be at least eight (8) feet and no more than 12 feet.

3.2.20 Provide canopies and awnings such as shed or marquee style, except that bowed awnings may be used over arched windows. “Bubble” awnings and backlit awnings with translucent materials are not permitted.



A building with pedestrian entrances and storefront windows facing the primary street



A building containing awnings next to a public street

3.3 Entryways

Objective: To ensure that entrances are easily identifiable and accessible from streets and sidewalks

3.3.1 Main building entrances should be oriented to where there is a main street presence, typically the property line abutting the primary street, rather than to a parking lot.

3.3.2 Locate primary entrances so that they are visible from the public right-of-way. The entry should be marked by architecturally prominent elements such as canopies, ornamental lighting fixtures and/or fixed seating that offer visual prominence and a sense of safety.



An entrance that is visible from the public right of way



An entry marked by an awning and an ornamental lighting fixture

CHAPTER 3: MIXED-USED DEVELOPMENT

B. SITE PLANNING

3.4 Building Siting and Orientation

Objective: To promote land uses that are mixed on-site or are mixed in combination with adjacent uses; the combining of land uses should promote easy access among stores and services by pedestrians. Create compact development through creative site and building design that maximizes use of property, establishes a sense of place and creates linkages with surrounding development.

Mix of Land Uses

3.4.1 A project shall have a “mixed-use” orientation comprised of a combination of residential and commercial/industrial/civic uses either arranged vertically (in multiple stories of buildings) or horizontally (adjacent to one another).

3.4.2 A mixed-use project shall be designed in such a way that it is well integrated with adjacent land uses by being within a comfortable walking distance (1/2 mile) of each other and that are connected to each other with direct, convenient and attractive sidewalks and/or pathways.

Compact Development

3.4.3 The site layout shall be compact incorporating efficient use of the land.

3.4.4 The site layout shall cluster buildings on the site to promote linked trips. Clustering shall occur through attachment of buildings, orientation to adjacent street corners, or are close together such that a pedestrian need not walk across an expansive amount of parking and driveway area, or one double-loaded row of parking (not inclusive of sidewalks, pathways, landscaping, plazas, and other pedestrian facilities).

3.4.5 The site layout should consider the siting and design of alternative vehicle support facilities i.e. charging stations and accommodation of parking areas for shared or cooperative automobile parking.

General

3.4.6 Buildings shall be located as close as possible to the public street and sidewalk, preferably at the sidewalk line or the minimum required buffer, and in all instances shall comply with maximum building setback requirements of the zoning district. Where there is more than one public street abutting the site, the Director shall determine which street shall have preference based on its access classification, pedestrian use, transit use, and presence of on-street parking.

3.4.7 Buildings on corner lots shall be located on the street corner with building frontage on both streets, with primary entrances oriented toward the intersection. If no buildings are located at street corners, pedestrian plazas and amenities shall provide a focus for the area.



A building with a primary entrance that is oriented toward the intersection



A building that is close to the public street

3.5 Neighborhood Context

Objective: To ensure that new projects augment the character and design of existing development.

Location

3.5.1 The location of site uses shall be coordinated with adjoining properties to avoid creating nuisances such as noise, light intrusion and traffic impacts, particularly when development is adjacent to sensitive uses such as residential development.

Compatibility

3.5.2 Commercial development should be compatible with surrounding land uses from both a functional and aesthetic standpoint.

3.5.3 Buildings shall be compatible with the height, massing, setback, and design character of surrounding uses. New development should contribute to the visual quality and cohesiveness of its setting but need not imitate or mimic adjacent development.

Adjacent Views

3.5.4 Commercial development should not create unattractive views from neighboring uses by orienting blank building walls toward neighbors. Any visible building walls should incorporate architectural elements to create visual interest.

3.5.5 New streets should be designed in a manner that reflects the predominant street scale, pattern, and block size of the surrounding established neighborhood.

3.5.6 Placement of a building on a lot and the siting of additions should reflect the prevailing pattern of the established neighborhood.

3.5.7 New infill developments should be compatible with the existing on-site relationships of the surrounding established neighborhood such as front façade orientation, scale of front entries, and prevailing front and side yard setback areas.

3.5.8 Steps should be taken in the siting and design of infill developments and additions to minimize adverse effects of the proposed development on the light, air, and privacy of existing adjacent properties in light of the fact that new development within an established neighborhood setting, by its very nature, may result in a real or perceived loss of privacy for existing residents.

3.5.9 New development should be compatible in scale and height in order to blend with neighboring structures, and not overwhelm them with disproportionate size.



A development next to residential with appropriate scale



Neighboring structures that are compatible in scale and height

3.6 Access, Circulation, and Parking

Objective: To create pedestrian-scale development that facilitates pedestrian access to developments; connect uses to the street; decrease the distance between adjacent developments; draw users onto a site; create walkable blocks of a human scale; and facilitate more pedestrian-friendly design.

Access

3.6.1 Common driveways between users on the same or abutting properties shall be required wherever possible.

3.6.2 Driveway curb cuts onto public streets shall be limited to the fewest access points.

3.6.3 All curb cuts shall be as narrow as safety allows in order to reduce the distance a pedestrian must cross.

Circulation

3.6.4 Auto circulation system and parking shall be designed as an extension of the public street system through the use of continuous sidewalks, landscaping consistent with public streets, utilization of the street elevation, the use of parallel parking and the use of driveways and circulation drives as mid-block connections.

3.6.5 Pedestrian linkages shall be designed with development to connect to the public infrastructure. Linkages shall be a continuation of the public infrastructure to reduce dead-end paths and encourage users to directly access the development. Consideration shall be given to off-site destinations in the design of the on-site pedestrian system.

3.6.6 Pedestrian circulation routes shall be composed of treated surfaces, such as scored, brushed, stamped and colored concrete and brick pavers, in order to differentiate the pedestrian system from the vehicular system. Where pedestrian routes cross driveways or vehicular access aisles, a

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continuous raised crossing composed of a different paving material shall be provided. Pedestrian circulation routes shall be a minimum of five (5) feet in width.

3.6.7 When multiple buildings are proposed, pedestrian connections not less than five (5) feet wide shall be provided through parking lots to building entrances, sidewalks and/or transit stops.

3.6.8 Pedestrian connections should be clearly defined by at least two of the following:

1. Six (6) inch vertical curb in combination with a raised walkway
2. Textured paving, including across vehicular lanes, such as stamped, or scored concrete
3. Bollards
4. Trellis
5. Continuous landscape area at least three (3) feet wide and at least on one side of the walkway
6. Pedestrian-scale lighting to aid in way-finding



Opening between street facing buildings and shared parking area behind the buildings.



Example of a pedestrian path through a parking lot

Parking

3.6.9 Parking shall be located over, under, behind or to the side of buildings. Parking structures are strongly encouraged.

3.6.10 All parking lots shall meet the design and construction standards of ACC 18.52 unless modified herein.

3.6.11 Parking lots shall provide areas for compact vehicles, motorcycles, and shared or cooperative vehicle parking.



Parking that is found in front of and to the side of buildings



Example of a clearly delineated pedestrian pathway

Site Circulation Plan

3.6.12 In order to foster safety and convenience among users of a development a site circulation plan shall be submitted with any Mixed-Use development proposal. The site circulation plan shall focus on the following three areas:

1. Site connectability between buildings, uses, and activity areas
2. Off-site connectability to surrounding uses; and
3. Access considerations for vehicles, pedestrians, and bicycles

When considering pedestrians the site circulation plan shall include safe pedestrian access from parking areas to buildings on the site; safe pedestrian access from buildings on the site to public sidewalks; and safe pedestrian access from buildings on the site to adjoining land uses, including residential neighborhoods to which there may not be direct vehicular connections. When considering vehicles the site circulation plan shall consider access lanes for parking, fire and emergency access lanes, connections to adjoining development other than single-family dwellings, driveways, and other access points to the public street system. The site circulation plan also needs to address traffic conditions that are not necessarily PM or AM Peak related but may be “event” related, for example education class schedules, large meetings and performances. The circulation plan may, in some cases, for smaller developments, replace the need for a conventional traffic analysis that is based on commuter peak times, but in many cases, it will be an addition to such conventional analysis.

Parking Structures

3.6.13 Structured parking garages with street frontages greater than 50 linear feet shall vary the building line and/or create offsetting walls, awnings, arcades, modulated wall textures, and other features that visually reduce the scale of the wall.

3.6.14 Structured parking garages with facades greater than one hundred feet in length, measured horizontally, shall incorporate wall plane projections having a depth of least three percent of the length of the facade and extending at least twenty percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred horizontal feet. The facades should also incorporate one or more of the following:

1. awnings
2. arcades
3. modulated wall textures
4. other features that visually reduce the scale of the wall

3.6.15 The ground floor of parking structures shall integrate awnings, overhangs or other rain protection features when abutting pedestrian amenities. The minimum depth of such features is five feet, with a vertical clearance of between eight and twelve feet. Such features may extend up to four feet into the public right-of-way if such extension can be safely accommodated. Extensions further into the right-of-way will require Planning Director approval after consultation with the City Engineer. When located in the public right-of-way, the applicant shall obtain a right-of-way permit from the City of Auburn.

3.6.16 Ground floor structured parking facades not facing streets shall have at least 50 percent of the total wall area in windowed or open surfaces or permanent architectural features that break up the

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monotony of large blank walls or facades, or a combination of windowed or open surfaces and permanent architectural features.

3.6.17 Upper levels of structured parking shall be screened or treated architecturally by two or more of the following:

1. Louvers
2. Expanded metal panels
3. Decorative metal grills
4. Spandrel (opaque) glass
5. An element or technique, as approved by the City, which meets the intent of this section

3.6.18 Lighting fixtures within garages shall be screened from view from the street and shall have appropriate light cut-offs.

3.6.19 In order to provide a safer environment, parking structure illumination should be designed to a maximum uniformity ratio (proportion of average to minimum illumination) of 4:1.



Example of a parking garage (right side) that blends into the mix-use development



The ground floor of this parking garage incorporates awnings

Bike Parking

3.6.20 The location of and access to bicycle parking areas shall be in accordance with the following:

1. Bicycle parking areas shall be designed so as to be visible from the street, be convenient to cyclists, provide sufficient security from theft and damage, and to interact as harmoniously as possible with other forms of transportation;
2. Outdoor bicycle parking areas shall be lighted to reduce the potential for crime;
3. Outdoor bicycle parking areas shall be located no farther than fifty feet from primary building entrances, and their location and design shall assure that bicycle parking does not obstruct vehicle parking or pedestrian accessways;
4. Outdoor bicycle parking areas shall include a bicycle rack for the secure placement of bicycles;
5. Outdoor bicycle parking areas including bicycle racks shall be located so as to avoid conflict with pedestrian movement and access walks as required by the Building Code, the

MULTI-FAMILY & MIXED-USE DESIGN STANDARDS

Americans with Disabilities Act, and other applicable state and federal policies and guidelines;

6. Covered bicycle parking areas are encouraged. Roof extensions, overhangs, awnings, arcades, carports or enclosures should be considered when creating covered areas.

3.6.21 Bike racks provided pursuant to this section shall meet the following provisions.

1. Bicycle racks provided for required bicycle parking facilities shall ensure that bicycles may be securely locked to the racks without undue inconvenience;
2. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which a bicycle can be stored or a stationary object such as a bicycle rack upon which a bicycle can be securely locked by the means of the frame. The frame shall be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the bicycle's wheels;
3. Bicycle parking racks, shelters or lockers shall be securely anchored to the ground or to a structure;
4. Bicycle parking spaces shall be a minimum of two and one-half feet wide by six feet long, and provide a vertical clearance of seven feet. A minimum five-foot wide access aisle shall be provided and maintained between or beside each row of bicycle parking;
5. Each bicycle parking space shall be accessible without moving another bicycle;
6. Bicycle parking spaces shall not be rented or leased;
7. Areas set aside for required bicycle parking shall be clearly reserved for bicycle parking only.

3.6.22 Bicycle parking areas shall be paved and surfaced in accordance with the following requirement: Outdoor bicycle parking areas shall be surfaced with hard-surfacing material. This surface shall conform with all requirements pertaining to stormwater drainage and control and shall be maintained in good and safe condition at all times.



Bicycle racks visible from the street and convenient to cyclists



Outdoor bicycle parking area with hard-surfacing material

3.7 Service Areas and Fencing

Objective: To screen trash storage, loading, and service areas from public view

Trash (incl. Recycling) and Service Areas

3.7.1 Trash and service areas shall be placed away from streets.

3.7.2 All service, loading and trash collection areas shall be screened by a combination of masonry walls and planting, with similar character to the design of the building it serves.

3.7.3 Loading and service areas shall not face any residential areas and shall not be visible from any residential area, unless the planning director determines there is no other feasible location at which time he or she shall determine the appropriate efforts needed to buffer impacts to residential areas.

3.7.4 Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements should generally be concentrated and located where they are accessible to service vehicles and convenient for tenant use.

Fencing

3.7.5 The maximum height of free-standing walls, fences, or hedges along public streets or sidewalks shall be approximately 3 feet unless a taller masonry wall is required by the City to mitigate significant noise impacts.

3.7.6 The maximum height of any decorative wall or fence which allows visibility, such as a wrought iron or split rail fences, shall be 6 feet.

3.7.7 Chain link fences, barbed wire, razor wire, electric and other dangerous fences are prohibited.

3.7.8 Developments shall avoid configurations that have uses that back up against a street. Where unavoidable, fences between a street and any use shall be limited to 3-1/2 feet in height.

3.7.9 Temporary fencing associated with events may be permitted upon review and approval by the Planning Director, Building Official, and other city staff as appropriate.



Backflow preventor is screened by wall and landscaping.



Example of decorative fence enclosing a patio area

CHAPTER 3: Mixed-Use Development

C. COMMON SPACE

3.8 Common Space – Multi-use space(s)

Objective: To provide a variety of accessible and inviting pedestrian-oriented areas to attract shoppers to commercial areas and enrich the pedestrian environment.

3.8.1 All developments shall incorporate a public multi-use space (see definition). This could include a single space or, for larger developments, a variety of spaces. Specifically, applicants must successfully demonstrate how the proposed publicly accessible multi-use space meets all of the following criteria:

1. **Is/are centralized and accessible.** All applicable multi-use spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Multi-use spaces shall be in centralized locations that nearby residents, workers, and/or shoppers can use – rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated. Locations integrated with transit stops, for instance, would be encouraged, as there is likely to be pedestrian traffic in the area. At least 50 percent of the multi-use space shall be at street level.
2. **Is/are inviting.** Inviting multi-use spaces feature amenities and activities that encourage pedestrians to use and explore the space. It could be a fountain, sculpture, children’s play area, dog run, or special landscaping element. A multi-use space should receive ample sunlight—particularly at noon—have design elements that lend the space a “human scale,” including planter boxes and other landscaping elements, benches and other seating areas, and pedestrian-scaled lighting.

3.8.2 At least 10 percent of the multi-use space shall be planted with trees and other vegetation.

3.8.3 Multi-use spaces shall include adequate lighting, allow for penetration of sunlight, and provide seating in the form of low walls, benches and/or tables and chairs.

3.8.4 Accessory site features such as, waste receptacles, street furniture and movable planters shall be of compatible design to the main building served by the multi-use space.



A multi-use space located in a centralized location that nearby residents, workers, and/or shoppers can use



A multi-use space with design elements that are human scale

3.9 Defensive Space (CPTED)

Objective: The site design, buildings, signs, landscaping, parking, and other elements should provide a safe environment for customers, employees, occupants, and adjacent properties.

3.9.1 Consider incorporating Crime Prevention Through Environmental Design (CPTED) principles within the development such as:

- a. Natural surveillance – which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with windows looking down on space means that the space has good “eyes” on the park or plaza;
- b. Lighting that reflects the intended hours of operation;
- c. Landscaping and fencing. Avoid configurations that create dangerous hiding spaces and minimize views;
- d. Entrances should be prominent, well lit, and highly visible from inside and outside of the space;
- e. Maintenance. Open spaces shall utilize durable materials that will last and require minimal maintenance costs. Walls, where necessary, shall be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.

3.10 Signage

Objective: To encourage interesting, creative and unique approaches to the design of signage. Provide signs that activate and strengthen the pedestrian realm.

3.10.1 Signs should be highly graphic in form, expressive and individualized. Signs should convey the product or service offered by the business in a bold, graphic form.

3.10.2 If a projecting sign is designed by a graphic design professional and includes a non-verbal, three-dimensional symbol that succinctly conveys the nature of the business and constitutes a dominant proportion of the overall design, the sign may be allowed to exceed the maximum area otherwise allowed by 50%.

3.10.3 Neon may be allowed to emphasize unique building features. Neon may be used as artwork or as graphic symbols that portray the nature of the business.

Ground Signs

3.10.4 All freestanding signs shall be ground (monument) signs no higher than ten (10) feet.

3.10.5 The area around the base of any ground sign shall be planted with shrubs and seasonal flowers.

3.10.6 Pole signs are not permitted

Pedestrian Orientation

3.10.7 Signs shall be primarily oriented to pedestrians, rather than people in vehicles. The following types of signs shall be permitted:

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1. Blade signs (projecting over sidewalk)
2. Window signs (painted on glass or hung behind glass)
3. Logo signs (symbols, shapes)
4. Wall signs over entrance
5. Monument signs

3.10.8 Signs shall be evaluated with respect to size, scale, relationship to other signs, function, location and other factors.



Example of blade signs projecting over the sidewalk



Wall sign with lighting over entrance

CHAPTER 4: ALL DEVELOPMENT

A. ARCHITECTURE

4.1 Green Building

Objective: To promote sustainable design practices to increase energy efficiency and conservation and improve individual and collective health and safety.

4.1.1 Projects shall incorporate one or more of the following sustainable building design practices:

1. Limit overshadowing by adjacent buildings and trees to ensure no more than a 5% loss of useful total solar gain. Preferably existing trees should not be sacrificed to this end;
2. Implement a construction recycling program approved by the City of Auburn Building Division for construction, demolition and deconstruction projects that achieves a 90% landfill diversion rate;
3. Design buildings in accordance with the guidelines and practices of US Green Building Council LEED or Master Builders Association Built Green programs;
4. Buildings and structures are constructed with approximately 10% post-consumer content/recycled materials;
5. Provide an assessment of project's carbon footprint prepared by a qualified consultant defined as an individual or firm with specialized knowledge or expertise in the assessment of greenhouse gas and carbon impacts of development.

4.1.2 Projects shall incorporate one or more of the following sustainable indoor environmental quality practices:

1. Create quality Indoor Environmental Quality (IEQ) through good design, construction, and operating and maintenance practices;
2. Prevent airborne bacteria, mold, and other fungi through heating, ventilating, air-conditioning (HVAC) system designs that are effective at controlling indoor humidity, and building envelope design that prevents the intrusion of moisture;
3. Avoid the use of materials high in pollutants, such as volatile organic compounds (VOCs) or toxins;
4. Assure acoustic privacy and comfort through the use of sound absorbing material and equipment isolation;
5. Create a high performance luminous environment through the careful integration of natural and artificial light sources.

4.2 Mechanical Equipment Screening

Objective: To provide safe and aesthetic screening of mechanical equipment that is installed on the ground or on the roofs of buildings and structures.

Ground Mounted Equipment

4.2.1 Ground mounted mechanical and utility equipment shall be located outside of sight triangles in order to avoid obscuring vision at intersections.

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4.2.2 As much as practicable, ground mounted mechanical and utility equipment shall be located out of view of public rights-of-way, customer entrances, and other public areas. In those instances where it is not practicable, the Planning Director may approve a location in view of public rights-of-way, customer entrances and other public areas, following consultation with the City Engineer, as applicable.

4.2.3 Ground mounted mechanical and utility equipment located within view of customer entrances or public rights-of-way shall be integrated into the overall site design, the architectural design of the building, and screened from public view using one of the following techniques:

1. Decorative wall, fence or enclosure that is constructed of materials that are compatible with the overall architectural design of the development and of a height that is not less than the height of the equipment to be screened; or
2. Landscaping that is of sufficient height at maturity and opacity to effectively soften and screen the equipment, and that is integrated into the overall landscaping plan. Ensure that plants and other screening mechanisms do not block access to a fire hydrant. A five (5) foot setback shall be maintained to each side of all fire hydrants. Access to the front of the hydrant shall be completely unobstructed.



Illustration of ground mounted equipment that is screened by landscaping



Utility equipment (i.e. meters) enclosed by a wall that is compatible with the development

Rooftop Mechanical Equipment

4.2.4 Rooftop mechanical systems that are visible from the public right-of-way, residential land uses, public parking areas, and adjacent properties shall be screened from view. For purposes of these standards, mechanical and utility equipment includes, but is not limited to transformers, air conditioning units, heating and soft water tanks, television antennas/satellite dishes, security apparatus, and electric and gas meters. Mechanical and utility equipment does not include solar panels.

4.2.5 Roof mounted equipment shall be an integral part of the building's overall architectural design and shall be screened completely from view from abutting and adjacent public rights-of-way, abutting and adjacent residential land uses, abutting and adjacent public buildings and uses (i.e. city government buildings, schools, libraries) and abutting and adjacent public parking areas.

4.2.6 Roof mounted equipment shall be neutral earth toned colors that have a matte finish and that are compatible with the primary building façade. Any portions of roof mounted equipment that cannot

be screened is to match the color of the roof. In no case shall rooftop mechanical equipment be galvanized, shiny, white or off-white, or other light colors that can be observed from a distance.

4.2.7 Rooftops mechanical equipment shall be screened by one of the following methods:

1. Clerestory Roofs or Parapets
 - i. Where individual equipment is provided, a continuous parapet screen shall be provided.
 - ii. Parapet walls shall be constructed to the same height as the mechanical equipment to insure effective screening. Parapets may extend above the maximum allowed height of the underlying zoning district but no more than 10 percent and with administrative approval by the Planning Director.

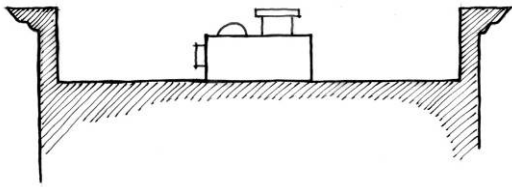
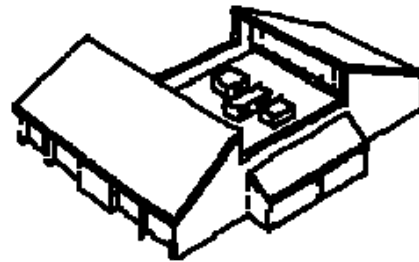


Illustration of a parapet wall that will screen rooftop equipment



Screening of equipment through roof design

2. Concealment within Roof Wells
3. Screening with Landscaped Decks or Terraces
 - i. As an alternate to the provision of rooftop screen parapets or enclosure of mechanical equipment within roof wells, rooftops of buildings may include landscaped decks or terraces designed in such a way that mechanical equipment is completely screened by year round landscaping or permanent structural materials associated with decks or terraces.

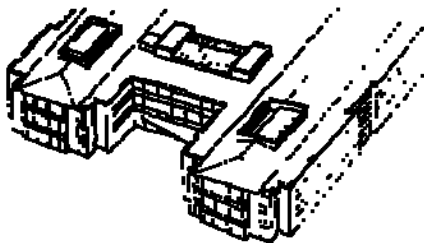


Illustration of a roof wells concealing mechanical equipment



Example of buildings with landscaped decks that can screen mechanical equipment

CHAPTER 4: ALL DEVELOPMENT

B. SITE PLANNING

4.3 Green Site Design

Objective: To promote sustainable design practices to increase energy efficiency and conservation and improve individual and collective health and safety.

4.3.1 Projects shall incorporate one or more of the following sustainable site design practices:

1. Construction and use of hydrologically rough on-site landscape that slow storm flows and design features that slows storm flows and increases the amount of time storm flows stay on the site;
2. Use of native and drought resistant vegetation;
3. Minimal excavation foundations composed of driven piles and a connector at or above grade to reduce soil excavation and compaction;
4. Construction and use of pervious pavement composed of concrete or asphalt or pavers or grid systems filled with grass or gravel;
5. Soil amendments to areas disturbed during the construction process;
6. Retention and incorporation of existing topographic site features that slow, store and infiltrate stormwater;
7. Other sustainable development methods proposed by the applicant that the Planning Director or designee determine are appropriate to the site and type of development that have been substantiated by appropriate written and plan documentation.

Projects shall use one or more of the following environmentally preferable practices:

1. Evaluate the environmental preferability of products using the cradle-to-grave, life-cycle assessment (LCA) approach;
2. Maximize the recycled content of all new materials, especially from a post-consumer perspective;
3. Specify materials harvested on a sustained yield basis such as lumber from certified forests;
4. Encourage the use of recyclable assemblies and products that can be easily "de-constructed" at the end of their useful lives;
5. Limit construction debris, encourage the separation of waste streams, and encourage recycling during the construction process;
6. Eliminate the use of materials that pollute or are toxic during their manufacture, use, or reuse;
7. Give preference to locally produced products and other products with low embodied energy content.

Projects shall optimize energy use with one or more of the following:

1. Reduce heating, cooling, and lighting loads through climate-responsive design and conservation practices;
2. Employ renewable energy sources such as daylighting, passive solar heating, photovoltaics, and geothermal;
3. Specify efficient HVAC and lighting systems that consider part-load conditions and utility interface requirements;

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4. Optimize building performance by employing energy modeling programs and optimize system control strategies by using occupancy sensors and air quality alarms;
5. Monitor project performance through a policy of commissioning, metering, and annual reporting.

Projects shall use one or more of the following operational and maintenance practices:

1. Train building occupants, facilities managers, and maintenance staff in sustainable design principles and methods;
2. Purchase cleaning products and supplies that are resource-efficient and non-toxic;
3. Use automated monitors and controls for energy, water, waste, temperature, moisture, and ventilation;
4. Reduce waste through source reduction and recycling to eliminate disposal off-site.
5. Implement an energy efficiency management and performance monitoring system using the U.S. Environmental Protection Agency and the U.S. Department of Energy's Energy Star Portfolio Manager free on-line tool (or other similar tracking system);
6. For buildings with a forced-air heating system, have a professional inspect the system before the onset of winter to ensure that the system is working efficiently;
7. Turn on and inspect irrigation system each spring to check for leaks and/or clogs;
8. Use a nature-based approach for landscaping maintenance;
9. Encourage employees to use alternative transportation for commuting.

CHAPTER 4: ALL DEVELOPMENT

C. COMMON SPACE

4.4 Landscaping

Objective: To encourage the use of attractive and drought tolerant plant materials native to the coastal regions of the Pacific Northwest, to encourage attractive landscaping that reinforces the architectural and site planning concepts in response to site conditions and contexts, and to promote tree retention and the protection of existing native vegetation.

4.4.1 Landscaping shall be designed and installed to encourage human interaction.

4.4.2 The size and spacing of landscape elements shall be consistent with the size of the project and should relate to any identifiable streetscape.

4.4.3 Landscaping shall provide variety and interest and improve the aesthetic quality of a project, in addition to providing a functional purpose.

4.4.4 Landscaping shall be coordinated with all site utility elements such as power lines, transformers, meter boxes, backflow preventers, and fire protection devices to effectively diminish the impact of such elements on the character of the site.

4.4.5 Multifamily development abutting a residential zoning district shall use landscaping to help screen uses and reduce impacts as follows:

1. A solid screen of evergreen trees or shrubs along the entire length of the property line;
2. A solid screen of evergreen trees and shrubs planted on an earthen berm an average of three feet high along its midline;
3. A combination of trees or shrubs and fencing where the amount of fence does not exceed 50 percent of the lineal distance of the side to be buffered as well as other plant materials, planted so that the ground will be covered within three years.

4.4.6 All new plantings shall be of a type which will thrive amid existing vegetation without killing or overtaking it. Incompatible plants which require different planting environments or microclimates shall not be mixed. Haphazard mixture of textures, colors and plant types shall be avoided as well as invasive and nuisance plants.

4.4.7 Planting areas with nursery stock or transplanted vegetation shall include an automatic mechanical irrigation system designed for full coverage of the planting area, unless the City approves the use of drought resistant landscaping which require little or no supplemental irrigation.

4.4.8 Significant views and vistas from public rights-of-way shall be considered when determining placement of vegetation. While it is not the intent to avoid all trees in the foreground of a view, consideration shall be given to the expected height of tree and how they might be located to “frame” the view.

4.4.9 Retention of other existing vegetation for landscaping is strongly encouraged; however, it shall be equal to or better than available nursery stock.



Landscaping that provides interest and improves the aesthetic quality of the development



Landscaping along a walkway between retail and parking

4.5 Lighting

Objective: To ensure that exterior site lighting contributes to the character of the site such as accentuating architectural features (e.g., building entrances) and does not disturb adjacent development while creating a safe walking environment

4.5.1 All site lighting shall be shielded from producing off-site glare, either through exterior shields or through optical design inside the fixture, so that the direction of the light is downward.

4.5.2 The maximum height allowed for parking lot lighting is 24 feet. The maximum height along pedestrian walkways is 16 feet.

4.5.3 Site lighting should be appropriate to create adequate visibility at night, evenly distributed to increase security, and coordinated with adjacent landscaping to avoid casting long shadows.

4.5.4 Incorporate electrical service into lighting fixtures for seasonal ornamental lighting.

4.5.5 Lighting fixtures within structured parking garages should be screened from view from the street.

4.5.6 In order to provide a safer environment, parking structure illumination should be designed to a maximum uniformity ratio (proportion of average to minimum illumination) of 4:1.

