

**City of Kenmore
Downtown Design Standards
Appendix**

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Note: The design elements shown in the appendix images refer only to the specific topic addressed in that section and do not imply that all of the design elements in the image meet the intent of the Downtown Design Standards.

Pedestrian Walkways

This



Landscaped edges buffers this pedestrian walkway from parking areas. (Woodinville)



Architectural features such as this trellis enhance the pedestrian walkway. (Arizona)



Landscaping, seating, and bollards contribute to a comfortable pedestrian environment. (Redmond Town Center)

Not this



This concrete, pedestrian walkway does not provide adequate pedestrian amenities. (Kirkland)



This pedestrian walkway lacks treatments which buffer the pedestrian from parking areas. (Kirkland)



Dark, uninviting walkways without visible sight lines are not allowed. (Madison Valley, Seattle)

APPENDIX

Public Spaces and Plazas

This



This small public space integrates public art, landscaping, and weather protection. (Kirkland)



Low seating walls, container plants, and site lighting encourage pedestrians to linger. (Harbor Steps, Seattle)



Special paving, fountain, and outdoor seating provides inviting, visual interest to pedestrians. (Sammamish)

Not this



An uninviting public space.

Site Furnishings

This



This plaza provides adequate seating, lighting, and trash receptacles for pedestrian use. (University Village, Seattle)



Outdoor seating, planters, and other site furnishings add comfort and detail to the streetscape.



This small plaza contains durable seating, plantings, special paving, and art inlays. (Burien)

Not this



The site furnishings in this example are not durable nor weather-resistant. (Old Kirkland)

APPENDIX

Site Lighting

This



Pedestrian lighting defines the edge of this public space and integrates with street lighting nearby. (San Fransisco)



Site lighting provides comfort and safety. (Seattle Center, Seattle)

Not this



Lighting is not shielded to prevent nightglow.

Building Location/Setbacks (Commercial/Mixed Use)

This



Commercial development is built to the sidewalk to provide a continuous streetscape presence. (Ravenna, Seattle)



The ground floor of this building is setback at the corner to allow for outdoor seating. (Capitol Hill, Seattle)



Minor setbacks at building entries allow for plaza space. (Greenlake, Seattle)

Not this



Commercial development setback to provide parking should be avoided where possible. (Mississippi)

APPENDIX

Building Setbacks (Residential)

This



These residential units are setback from the sidewalk to provide private open space. (Madison Valley, Seattle)



This residential entrance is setback from the street to create a courtyard. (Queen Anne, Seattle)



Building setback to provide a landscaped garden buffer. (Kirkland)

Not this



Residential apartments setback to provide parking results in an undefined street corner. (Capitol Hill, Seattle)



Residential building setback does not provide private open space for units. (Central District, Seattle)

Surface Parking Lot Location

This



The surface parking lot is located above the grocery store and screened from the street. (Capitol Hill, Seattle)



This parking lot is located between two buildings. (Woodinville)



This parking lot is located to the side of a building and is screened from view with landscaping. (Woodinville)

Not this



Parking located in front of the building should be avoided where possible.



Parking lots such as this one detract from an active pedestrian street frontage.

APPENDIX

Parking Lot Screening

This



A combination of trellis materials and landscaping screen parking from view. (Woodinville)



Landscaping treatments effectively screen parking lots from view. (Woodinville)



Dense plantings and established trees screen vehicles. (Capitol Hill, Seattle)

Not this



Mature landscaping does not adequately screen parking areas from view. (Central District, Seattle)



Newspaper bins and sparse plantings do not adequately screen parking. (Capitol Hill, Seattle)

Location of Driveways

This



Parking lot driveway is designed to minimize sidewalk interruptions. (Madison Valley, Seattle)



Shared driveway access serves 8 residential units. (Redmond)

Not this



Wide curb cuts creates sidewalk interruptions. (Capitol Hill, Seattle)



Wide driveway for a single business creates large breaks in the streetscape. (Capitol Hill, Seattle)

APPENDIX

Outdoor Service and Storage Areas

This



Outdoor storage area is integrated with the building design. (Woodinville)



Architectural details such as this trellis and fence design screen outdoor storage from view. (Woodinville)



This outdoor storage area utilizes building materials from the primary building. (Redmond)

Not this



This espalier does not adequately screen electrical equipment. (Kirkland)



Non-screened dumpsters are not allowed in the downtown. (Central District, Seattle)

Corner Features

This



Prominent building features accentuate the street corner. (Japan)



This building is setback at the corner to accentuate the building entrance. Architectural features provide interest and detail. (Capitol Hill, Seattle)



A grocery store garage includes a tower to emphasize the corner location. (Ballard)

Not this



Parking lots at street corners do not contribute to a pedestrian friendly environment. (Capitol Hill, Seattle)

APPENDIX

Roof Form

This



Roof expression provides breaks in the building form. (Eastlake, Seattle)



Various intersecting roof forms provide a distinctive building profile. (Redmond)



Variations in roof form. (Kirkland)

Not this



The flat roof treatment of this mixed use building does not create a prominent roof edge. (Renton)



Flat, unadorned roof treatment is not allowed. (Queen Anne, Seattle)

Structured Parking

This



This parking structure provides ground floor retail space. (Boulder, Colorado)



Window openings are designed for compatibility with other commercial/mixed use buildings. (Arizona)

Not this



The large openings in this parking garage do not meet the intent of the design standards.



This parking garage lacks building modulation and ornamental treatments. (Auburn)



The first two floors of this structure lack detailing and ground floor treatments. (West Seattle)

APPENDIX

Blank Wall and Side Wall Screening

This



Trellis materials and landscaping screen this blank wall. (Redmond)



Landscaping, signage, and site lighting screen a blank wall. (Kirkland)



Contrasting materials and windows treat a building side. (Redmond Town Center)

Not this



This blank wall does not provide screening treatment. (Detroit, Michigan)



Decorative elements such as this hanging rope do not satisfy blank wall requirements. (Ballard)

Visible Building Entrances

This



Weather protection, signage, and transparent ground floor uses make this a visible building entrance. (Central District, Seattle)



Architectural details and weatherproofing emphasize this building entrance. (University District, Seattle)



This large, mixed use development has clearly defined building entrances. (Kirkland)

Not this



Lack of architectural treatments makes this an uninviting entrance. (Capitol Hill, Seattle)

APPENDIX

Ground Floor Facades

This



Planter boxes, special lighting, window treatments, and building materials provide visual interest at the ground level. (Queen Anne, Seattle)



Varied facade treatments and details promotes a pedestrian environment. (Madison Valley, Seattle)

Not this



Lack of windows, visible entry, or other architectural embellishments. (Capitol Hill, Seattle)

Ground Floor Transparency and Visibility

This



Ground floor transparency provides visual interest. (Bellingham)



Window transparency along the sidewalk provides visibility into the building. (Capitol Hill, Seattle)



Ground floor visibility into storefronts provides visual interest to pedestrians. (Queen Anne, Seattle)

Not this



Reflective glass and an indiscernible building entries are not allowed. (Kirkland)



No visibility/transparency into the ground floor. (Capitol Hill, Seattle)

APPENDIX

Weather Protection

This



Hard awning provides continuous weather protection at building corner. (University Village, Seattle)



Weather protection serves dual purpose to protect outdoor seating from inclement weather. (Capitol Hill, Seattle)

Not this



Avoid awnings/overhangs which do not provide adequate weather protection. (Kirkland)

Building Materials

This



Variations in building materials to provide visual interest. (West Seattle)



A combination of wood siding, metal, concrete, and transparent ground floor treatments. (Central District, Seattle)



Alternate course concrete masonry units. (West Seattle)

Not this

APPENDIX

Upper Level Stepbacks, Mass and Bulk (Commercial)

This



Bays and horizontal building modulation reduce the appearance of bulk. (Eastlake, Seattle)



Building modulation, roof form expression, and changes in building materials reduce the appearance of bulk. (Madison Valley, Seattle)

Not this



This commercial buildings needs texture and modulation to reduce bulk. (Lynnwood)

Primary Residential Entrances

This



Residential entrance has weather protection and a safe and welcoming entrance. (Queen Anne, Seattle)



Visible, secure, and direct residential entrance. (Redmond)

Not this



There is a lack of weather protection at this residential building entry. (Capitol Hill, Seattle)

APPENDIX

Building Mass and Bulk (Residential)

This



Bays, recesses, balconies, and roof overhangs provide variations in a large residential building facade. (Kirkland)



Variations in building materials, modulation, and color changes reduce the appearance of bulk. (Queen Anne, Seattle)

Not this



This building has few treatments applied to reduce the appearance of bulk. (Eastlake, Seattle)



This residential building lacks upper level setbacks and visual variety. (Capitol Hill, Seattle)



Although this building is modulated, it does not reduce the appearance of bulk. (Eastlake, Seattle)

Materials (Residential)

This



Durable materials with textures and patterns are encouraged. (University District, Seattle)



This residential building has masonry units and quality detailing. (Queen Anne, Seattle)

Not this



Unadorned, stucco or concrete building materials are not allowed. (Central District, Seattle)



Residential buildings without architectural treatments. (Central District, Seattle)

APPENDIX

Windows

This



Visible window trim provides detail. (Capitol Hill, Seattle)



Windows in various sizes and shapes. (Queen Anne, Seattle)

Not this



Windows are monotonous and are not of varied sizes and shapes. (Pearl District, Portland)