MULTI-FAMILY RESIDENTIAL DESIGN POLICY

Approved by City Council on October 1, 2001

This Policy is primarily directed towards new development for all multi-family residential developments greater than 2 units which include Zoning Districts R2 (Two family), R3 (Medium Density), R4 (High Density) and all multi-family PUD’s.

This Policy is directed toward providing consistent standards for reviewing new multi-family Architectural & Site Review Applications.

09/06/01
I. SITE DESIGN

A. Building Placement- Streetscape

Multi-family housing will be required to have varied setbacks from the street. Building elevations that relate to the street by providing porches and balconies work to develop neighborly awareness of people passing by and provide passive observance of street activities.

1. Street oriented facades shall have porches, balconies, stoops and/or other architectural detailing that allow for passive viewing of the street on at least the majority of street facing units.

2. Preferred building layout is clustered or staggered facades.

3. Building separation should vary and will be evaluated in relation to each project whereby as separation decreases active landscape area increases.

4. Each project will be evaluated so that views into the project from the street can be maintained.

5. A site plan showing contours, building footprints, vehicular and pedestrian circulation shall be required during Architectural & Site Review.
B. Building Placement- Interior

Building placement shall create spaces that are actively used and viewed from each surrounding unit. This space (Residential Use Areas) shall be aesthetic in design allowing residents passive and active interaction with neighbors; linking the site and the landscape among the buildings, uninterrupted by parking.

1. Interior space should be fluid and irregular in shape, connected by pedestrian pathways with active and passive landscape elements.
   a) A “Residential Use Plan” will be required during Architectural and Site Review. The base of this plan will show the site, building locations and pedestrian pathways that link the project.

2. Interior space shall have design elements that allow neighbor interaction; open stairways, low fences and shared landscape.
   a) Maximum height of solid patio or screen walls will be 4 feet.
   b) Typical details showing materials and construction will be reviewed
   c) Opportunities for open views from stairways and private spaces will be shown and identified on the “Residential Use Plan.

3. Interior space should allow for residents to claim individual space at their residence.

4. Common areas shall interface with interior space areas, trash, laundry, mail drops.
   a) Common areas will be shown on the “Residential Use Plan" and related to the pathway system.
C. Parking

Parking layout should be interior to the project and all parking will be designed so that it will not be visible from the street.

1. Parking shall be hidden from the street.
   a) Site plan, landscape plan and detailing will demonstrate that parking is hidden from the street.

2. Parking shall be architecturally designed to complement the buildings.
   a) Typical architectural detailing will be shown that matches or complements the building.
   b) Parking under buildings is encouraged. Garage doors will be located so that few, if any, doors directly front the street.

3. Parking will be limited to no more than 12 stalls in a row without a landscape visual break. The break will be at least five feet wide within the parking area.

4. Elevations shall be provided from multiple street vantage points to illustrate the screening.
II. BUILDING DESIGN

A. Architectural Elements

Architectural facades rich in detailing add to the character of the neighborhood. The project design shall promote buildings that are openly visible and attractive from public or private streets. All elevations of each building shall be architecturally interesting. Porches, patios, balconies and stoops shall be provided on the majority of units and shall provide opportunity for passive viewing and interaction with all active landscape areas and street frontages.

1. Balconies, patios, porches, stoops or an equivalent architectural design will be required on the majority of the units. These architectural elements will be designed to allow residents’ visibility to the street and all active landscape areas.

2. Ground floor patios will have a maximum solid fence/wall height of 4 feet.

3. Every building elevation will have some measure of architectural detailing/articulation, which is complementary to the building and provides an attractive facade.

4. Complete building elevations shall be required during Architectural & Site Review.
B. Building Materials

The use of several materials directly impacts how attractive a building appears. Generally buildings that use two or more materials are more attractive than those with only wood or only stucco. Also by changing the paving material, at least at key points, provides an attractive contrast in walkways and vehicular drives.

1. Minimum of two different building materials shall be used on each building elevation; i.e. stone, wood, masonry, or metal. The materials will be complementary to the architectural design.

2. Roofing will be evaluated for texture and color and shadow relief.

3. Pedestrian and vehicular pavement designs will include material and/or color changes at entrances, walkways and crosswalks and other significant areas.

4. Solid fencing shall not be allowed adjacent to streets.

5. Pedestrian oriented lighting design will be provided where some of the fixtures are free standing and separate from the buildings.

   a) Pedestrian oriented lighting will be shown on the “Residential Use Plan”.
C. Colors

Varied building colors are essential to a quality project. When only one color is used the project seems drab and uninviting. Every residential development shall be reviewed to ensure that the use of color varies on each building and throughout the project with base colors being natural in tone.

1. Minimum of two colors per elevation plus a trim and roof color.

2. Using multiple façade materials (wood, stone, stucco, brick etc.) may constitute an additional color.

3. Color accents shall vary throughout the project and shall be complementary.

4. Large projects over 15 units should be required to mix in an additional complementary color palette for at least 30% of the units.

5. Color pallet layouts shall be required during Architectural and Site Review.
III. LANDSCAPE DESIGN

A. Passive Landscape Areas

Planting is an important design element that adds to the quality of residential living. Large trees provide shade and cooling from the hot summer sun and plant material provides color and changing seasonal interest. Minimal planting both in quality and size is uninviting, provides inadequate shading and does not promote use and enjoyment of the grounds. Any project submitted under these guidelines shall provide a detailed landscape site plan.

1. Projects should have a variety of trees and shrubs to insure that a mature landscape will provide shade and comfort to the residents.
   a) No single species of any category of plants (trees or shrubs) will comprise more than 20% of the total plant pallet in that category.
   b) Thirty-three percent (33%) of the plant material will be provided at a minimum size of 24” boxes for trees, 5 gallon for shrubs, one gallon for perennials.

2. Projects will be designed so that there is a planter area associated with each ground floor living unit. This planter area will be raised or otherwise protected from pedestrian foot traffic.

3. Planter areas shall be provided at each:
   a) Building entrance.
   b) Each sidewalk entry from the street.
   c) Each sidewalk entry from parking areas.

4. A Streetscape Planting Design Concept shall be required and reviewed during Architectural and Site Review. The design will coordinate with the Community Services Department the street tree species which will be used.

5. Plant buffers will be as creative as possible avoiding long and narrow planting strips.
   a) Plant buffers will be evaluated so that buffers adjacent to the street average 15 feet with 10 feet minimum width.
   b) Plant buffers will be evaluated so that side and rear yard perimeter buffers average 8 feet with 5 foot minimum width.

6. The detailed landscape site plan will be consistent with the Consolidated Landscaping Policy.
B. Active Landscape Areas and Amenities

Every project shall have a variety of active landscape space. Active landscape spaces are specifically designed to be used and include amenities that provide opportunities for people to use them. The variety of amenities is infinite and can be items like a park bench, sand courts, a swimming pool, half court basketball, tot play structure, gazebo, picnic tables, BBQ, etc. Without amenities there is little ability to enjoy the outdoor residential environment. Active landscape areas may coincide with interior active landscape area requirements.

1. Active landscape areas will be reviewed in terms of one amenity per 4 units and also as to the mix and value those amenities provide to the residential quality of life.
   a) Active landscape areas will be shown on the “Residential Use Plan”.
   b) Amenities will be reviewed as to variety provided and whether or not the amenity is appropriate for the scale and density of the project.

2. Passive landscape areas will not be used to fulfill active landscape requirements. Each project will be reviewed to determine if the active landscape areas proposed are suitable for the scale of the project and a Staff recommendation made if they need to be increased.

3. There will be a minimum requirement that projects must meet.
   a) All developments with more than four units shall provide a play area with at least two structured play modules (i.e. slide and sand box, or tunnel and climber) and a picnic table adjacent to the play area.
   b) Senior or convalescent type housing is exempted from any play area requirement but developments with more than two units shall provide shaded outdoor patio and sitting space.
Multi-Family Residential Design Policy

Residential Use Plan

A “Residential Use Plan” as identified in the Multi-Family Residential Design Policy must show the following items (as applicable) for the project:

1. Interior landscape spaces formed by building placement with pedestrian pathways shown see Section (I), (B), (1), (a).

2. Opportunities for open views within the project, see Section (I), (B), (2), (c).

3. Location of Common areas will be identified and related to the pathway system, see Section (I), (B), (4), (a).

4. Pedestrian oriented lighting, see Section (II), (B), (5), (a).

5. Active landscape areas designed for active use with proposed amenities shown, see Section (III), (B), (1), (a).