

ORDINANCE 851

AN ORDINANCE OF THE CITY OF TENINO, WASHINGTON ADOPTING DESIGN STANDARDS.

WHEREAS, the City of Tenino Comprehensive Plan seeks to “Preserve, maintain and use historic attributes and encourage new development that will enhance and reinforce the historic community identity” (Historic Preservation Goal 1); and

WHEREAS, the City of Tenino Comprehensive Plan seeks to “Improve the exterior appearance of the buildings in the downtown area (Economic Development Policy 2.4); and “Encourage good building design and maintenance” (Economic Development Policy 2.5), as a means to “Revitalize the downtown core and improve the appearance of the city” (Economic Development Goal 2); and

WHEREAS, to date, the City of Tenino has minimal guidelines to help new development or remodels of historic structures preserve important historic attributes, or to encourage essential community building characteristics in new construction; and

WHEREAS, the City finds it necessary to ensure that new development and historic remodels incorporate certain key features, including setting the building at or near the front lot line (especially in the historic downtown), having windows on the ground floor, and incorporating sandstone in the design; and

WHEREAS, a draft set of design standards incorporating these provisions was drafted and sent, along with a 60-day Notice of Development Regulation Amendment, to the Washington State Department of Commerce on June 24, 2014 in accordance with RCW 36.70A.106; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Nonsignificance was issued for the draft amendments on September 24, 2014 with a fourteen-day comment period in accordance with WAC 197-11-340(2)(a), and this notice was sent to agencies with an interest in the proposal, published in the Tenino Independent, published on the Department of Ecology SEPA register, and posted at the Tenino City Hall; and

WHEREAS, the Tenino Planning Commission held a public hearing on the proposed design guidelines on October 8, 2014 after proper notice in accordance with TMC 100.40.190, and voted unanimously to recommend approval of the changes at that meeting; and

WHEREAS, the City Council received a report and recommendation from the Tenino Planning Commission that found that the proposed amendments are consistent with the applicable provisions of the Tenino Comprehensive Plan; bear a substantial relation to public health, safety, or welfare; and, are in the best interest of the residents of the city;

NOW THEREFORE; the City Council of the City of Tenino do ordain as follows:

Section 1. Section TMC 100.50.050. - Design standards review, is amended as follows:

- A. Design standards is an administrative process to implement and give effect to the comprehensive plan, its policies, or parts thereof, through the adoption of design criteria for development relative to site layout, landscape, architecture, and exterior structure design. It is the intent of the city that this process will serve to aid applicants in understanding the principal expectations of the city concerning design, and to encourage a diversity of imaginative solutions to development through the review and application of the design standards. Where the design standards cannot be met in full, the Planning Official is allowed to authorize variations from the standards, so long as the solution selected maintains the intent of the requirements.

- B. The adoption of the design guidelines is an element of the city's regulation of land use, which is statutorily authorized. The design standards review process adopted herein is established as a process I administrative function delegated to the designee pursuant to RCW 35A.11. Therefore, in implementing the administrative design standards review process, the city council may adopt such rules and procedures as are necessary to provide for expeditious review of proposed projects. In the administration of this process, the designee may develop supplementary handbooks for the public, which shall pictorially illustrate and provide additional guidance on the interpretation of the design standards established, as well as provide a detailed explanation of the design review process.

- C. Design standards review is a process I application type and subject to all the procedural requirements applicable to this application type.
 - 1. Design standards review applications shall be on a form prescribed by the city and shall include all of the information and materials required by the application form. An applicant shall provide sufficient facts and evidence to enable the designee to make a decision. The established fee shall be submitted at time of application.

 - 2. Applications for design standards review shall be filed with the community development department.

 - 3. The designee shall provide the applicant with a written decision approving, denying, or approving the application with modifications and/or conditions of approval.

- D. The decision of the designee under the administrative design standards review process is final unless an appeal is made in accordance with the requirements of LDR 100.40.090L, process II, administrative action.

Section 2. Section TMC 108.30.100. – Landscaping is deleted in full.

Section 3. Section TMC 108.30.110. – Streetscapes is deleted in full

Section 4. Section TMC 108.30.140 is added to the Tenino Municipal Code.

108.30.140. - Design standards.

- A. **Context for Design Standards.** Tenino is unique because of its history, and because of the fact that much of that history remains intact. Sure some windows have been filled in and some new buildings have been constructed, but amazingly since 1906, when a major downtown fire occurred, the character of the town (and especially the downtown) has changed little.

This unique history is one that the City has valued over the past several decades, and seeks to preserve and build on into the future, recognizing that the historic character if emphasized could provide economic benefits to the community, especially through the attraction of residents and visitors that seek something different/more permanent than the rapidly changing products and cheap materials so common today.

- B. **Intent.** These design standards are intended to protect this unique and intact historical character by:
1. Bringing out the historic charm of the existing buildings (by encouraging the restoration of things like the original window arrangements); and
 2. Ensuring that new buildings and major remodels are constructed in a way that compliments this historic character.

The standards have been crafted based on a number of principles that were originally used in the construction of Tenino. These standards include ensuring that ground floor windows are large (because ground floor windows help to sell merchandise); ensuring some use of sandstone in building construction (because local resources should be used in new construction projects); and ensuring that facades have some variation, depth and detailing (because structures should be designed to last (and look good) for 100 years).

- C. **Applicability.** These Design Standards apply to certain land use proposals in the City of Tenino. To determine if a land use is subject to any of the standards, please see Table 108.30.140-1. Land use zones are shown as well as an abbreviated description of each proposal (new structure, major remodel, minor remodel). Where an application meets both the “ZONE” and “ACTION” classifications, the proposal is subject to the applicable standard. Detailed descriptions of each of the standards are presented following the table.

TABLE 108.30.140-1: APPLICABLE DESIGN STANDARDS FOR EACH ZONE AND ACTION¹

	ZONE					ACTION		
	C1	C2	C3	MF	I	New Structure	Major Remodel	Minor Remodel
PLACEMENT OF BUILDINGS								
C1	x					x	x (If expanding, applies to expansion only)	
Pedestrian-Oriented Site Design		X	x	x	x	x	x (If expanding, applies to expansion only)	
PLACEMENT OF DOORS AND WINDOWS								
Location of Door	x	X	x	x	x	x	x	x
Presence of Windows								
-New Structures	x (Non-residential uses only)					x		
-Existing Structures	x (Non-residential uses only)						x	
-Historic Structures	Encouraged (but not required)						Encouraged (but not required)	
-No Reduction Allowed	x	X	x				x	x
DEPTH ON BUILDINGS								
Building Depth	x	X	x	x	x	x	x	
Blank Wall	x	X	x	x	x	x	x	
BUILDING ARTICULATION	x	X	x	x	x	x	x	
DETAIL								
Building Detail	x (But does not apply to existing single-family uses)					x	x	
Sandstone Detail	x	X	x			x		
LIGHTING	x	X	x	x	x	x	x	
LANDSCAPING								
Street Trees	As shown in City's street tree plan					x		
Parking Lot Landscaping	x	X	x	x	x	x	x (for spaces necessary for any expansion)	
Visual Screen/ Visual Block	x	X	x	x	x	x	x	
SCREENING OF FACILITIES	x	X	x	x	x	x	x	x

¹ While the table refers to the C-1, C-2, C-3, MF, and I zones as a whole, the standards do not apply to existing or future single-family residences or duplexes within those zones.

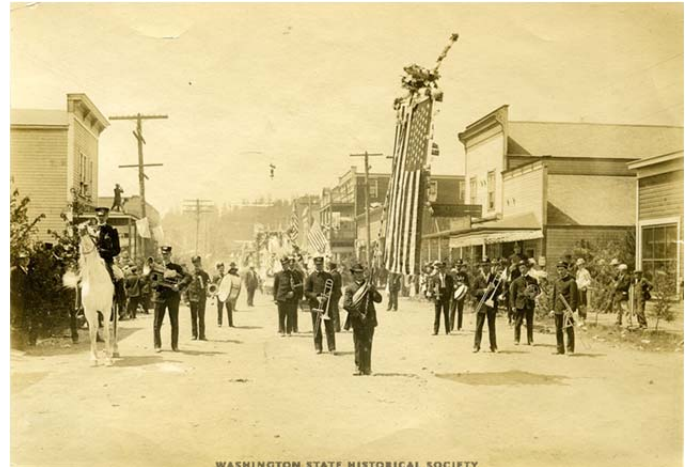
D. Placement of Buildings

1. **Downtown.** Within C-1 zone, buildings shall mirror the historic development pattern of the area. New buildings shall occupy the entirety of the lot frontage, and be set at the front lot line (for buildings in the historic district) or near the front lot line (for buildings outside of the historic district). Parking shall be located on street, in common parking lots, or behind the building (see Figure A).
2. **Pedestrian-Oriented Site Design.** Within all other commercial, industrial, and multifamily zones, building placement and location is less important than in the C-1 Zone. Nevertheless, to ensure that parking lots do not dominate Sussex Avenue or other pedestrian-oriented areas (as shown in Map 108.30.140-1), at least 50 percent of a lot's frontage must be occupied by a building or pedestrian-oriented space, instead of parking areas.

E. Placement of Doors and Windows

1. **Location of Door.** All businesses located on Sussex Avenue or any other pedestrian-oriented street must have an operable doorway/entrance that is oriented:
 - a. Toward the street or
 - b. Toward a pedestrian-oriented public walkway or plaza that connects to the street sidewalk (see Figure B).

Figure A



Historic structures in downtown Tenino were typically set on the front property line and faced Sussex Avenue or other streets in the community.

Figure B

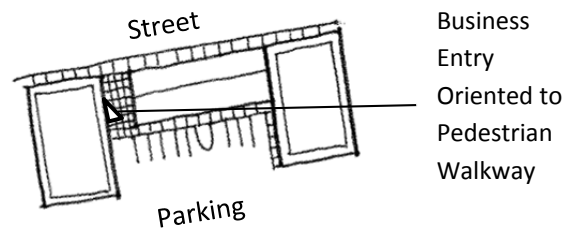


Figure C



Historic structures in downtown Tenino contained a high proportion of windows on the ground floor (often more than is currently visible on the front of the buildings today).

2. Presence of Windows

- a. New Structures – To ensure an interesting streetfront for pedestrians and vehicles and to promote shopping in Tenino, see-through windows and doorways must occupy at least 50 percent of the ground floor façade area (see Figure C).
- b. Existing Buildings – Existing downtown and non-residential buildings that currently have 50 percent or less of their façade area devoted to see-through windows and doorways must increase the size of their windows to at least fifty percent of the ground floor façade as part of any significant remodel. This requirement however shall not apply to the following buildings that were originally designed to have less than 50 percent of their façade encompassed by windows:
 - i. Historic residential uses or commercial structures (constructed prior to 1930) or
 - ii. Structures found (by the Planning Official) to be a valuable architectural statement that exhibits a unique character or style for Tenino.

In these instances, maintaining the historic or architectural integrity of the structures is a higher priority than adding new windows.

- c. Historic Structures – All historic buildings in Tenino are encouraged to reestablish the original window arrangement (including display and transom windows) as part of all remodels.
- d. No Window Reduction Allowed – Under no circumstances are building owners of non-residential structures in the downtown allowed to reduce the size of their windows as part of any building remodel.

F. Depth on Buildings

1. **Building Depth.** To ensure that new buildings and major remodels contribute to the character of Tenino (see Figure D), all new facades that are oriented towards a public street and/or primary means of entrance shall incorporate at least three of the following features.

Figure D



Historic structures in downtown Tenino were not flat, and often had a significant amount of depth through the use of features such as awnings, balconies, recessed windows and recessed entries.

- a. Awnings or arcades.
 - b. Recessed entries at least 4 feet in depth.
 - c. Recessed windows.
 - d. Horizontal building modulation greater than 12 inches in depth.
 - e. Upper story balconies that contain at least 60 square feet of usable area.
 - f. Bay windows.
 - g. Cornices that project out from the building greater than 4 inches.
 - h. Landscaping methods listed below to break up blank walls.
 - i. Other methods that achieve similar results.
2. **Blank Walls.** To limit the number of blank walls viewed by pedestrians and neighboring residences in Tenino, blank walls without a window or entry that are more than 25 feet in length and between 2 and 8 feet in height (from grade), should not face a public open space, street right-of-way, parking lot or adjacent residence. Where such walls are deemed to be unavoidable by the Planning Official, they shall be treated in two or more of the following ways:
- a. Planters or trellises with vines.
 - b. Landscaping that covers at least 30 percent of wall area within three years of planting.
 - c. Special materials (e.g., decorative patterned masonry) that cover at least 30 percent of the wall area.
 - d. Small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.
 - e. Display windows.
 - f. Other treatment approved by the City.

G. **Building Articulation.** To prevent long stretches of monotonous façade, buildings over 100 feet in length as measured parallel to a roadway or public open space shall be articulated along the façade at intervals (see Figure E). Articulation may be accomplished in several ways, including:

- 1. Modulation—the stepping back or projection forward of a portion of the façade.
- 2. Including significant building elements such as balconies, porches, canopies, towers, entry areas, etc. that visually

Figure E



Larger historic structures, like the Columbia Building, were articulated into distinct segments, rather than appearing as one large building. In the Columbia Building, this articulation was accomplished through the creation of two distinct storefronts distinguished by drastically different window arrangements.

break up the façade.

3. Including building focal points, such as a tower or turret to emphasize the location of a building's entry.
4. Changing the roofline.
5. Changing materials.
6. Using other methods acceptable to the City.

Each building over 100 feet in length should be articulated into sections averaging not less than 24 feet and not more than 36 feet in length as measured along the portions of the façade visible from a parking lot and or public street.

Articulation of the structure shall not be conducted for artifice alone, but should typically follow specific features (i.e. changes between commercial storefronts, differentiation between residential ground floor entries and commercial entries, etc.). Where it is not possible to follow specific features, the building should feel like one common building with different and distinct components.

H. Detail

1. **Building Detail.** Buildings within the commercial and multifamily zones shall include at least one of the following elements on facades that face a public street or park (see Figure F).
 - a. Decorated rooflines, such as ornamental molding, entablature, frieze or other roofline device visible from ground level.
 - b. Decorative treatment of windows and doors, such as decorative molding or framing details around all ground floor windows and doors facing a public street, public space and/or parking lot.
 - c. Decorative railings, grill work or landscape guards.
 - d. Decorative building materials, such as ornamental masonry, shingle, brick or stone; decorative moldings, brackets, eave, trim or lattice work; ceramic tile, stone, Carrera glass, or similar materials; or other materials with decorative or textural qualities approved by the City.
 - e. Landscape trellises.
 - f. Decorative light fixtures.
 - g. Other similar feature or treatment approved by the City.

The applicant may be required to submit architectural drawings and material

Figure F



Historic structures in downtown Tenino often included unique detailing.

samples for approval.

2. **Sandstone Detail.** New buildings within commercial zones must additionally incorporate a sandstone element into the design of the structure. Appropriate sandstone elements include:

- a. A decorative piece of sandstone sculpture at least five feet in height.
- b. A sandstone pillar incorporated into the building design
- c. A low sandstone wall
- d. A sandstone bulkhead beneath the display windows.
- e. Other treatment approved by the City.

I. **Lighting.** All new projects shall include illuminated parking areas, and sufficient lighting to help patrons travel safely from their car to the building entrance(s). All lighting included as part of projects shall be fully shielded and directed downward to limit the flow of light into the sky and onto adjacent properties.

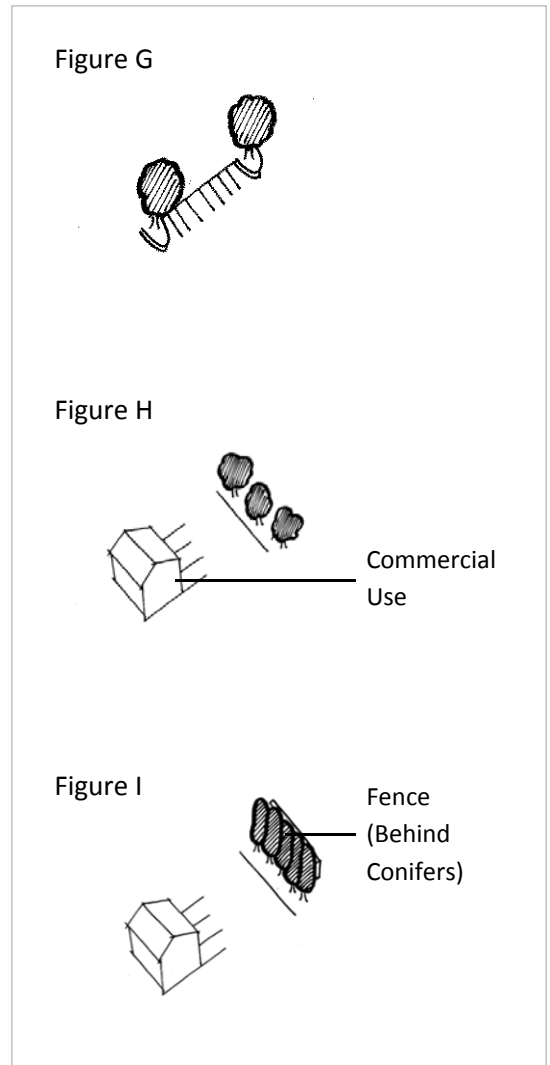
J. **Landscaping**

1. **Street Trees.** To help create a pleasant street front for pedestrians and motorists in Tenino, street trees are required as part of new development or substantial commercial remodels. General locations of these street trees are shown in Tenino’s adopted street tree concept.

2. **Parking Lot Landscaping.** To help ensure aesthetically pleasing approaches to businesses and other land uses in Tenino; break up the views of large expanses of paved parking; and help control the speed of runoff in parking lots, one tree is required for every 2000 square feet of parking area on a project site. Trees are encouraged to be placed at the end of parking aisles (see Figure G) or otherwise interspersed through the parking area.

3. **Visual Screen/Visual Block.** To help preserve the residential nature of single-family neighborhoods, applicants are required to provide a visual screen or visual block that is situated along the property line between the residential neighborhoods and the adjacent commercial use. Two types of screening are allowed:

- a. Visual Screen – Visual screens provide a buffer between adjacent land uses, but do not block all



views through the landscaping. Conifers or deciduous trees may be utilized (see Figure H).

- b. Visual Block – Visual blocks incorporate fencing and conifer trees (typically) to block the majority of views between the land uses (see Figure I). Visual blocks shall typically be utilized where a use next to a residential area has the potential for significant aesthetic or noise impacts.

Visual screens or visual blocks shall also be planted between commercial uses, mixed uses or multifamily residential uses that do not share a common wall with their neighbors.

- K. **SCREENING OF FACILITIES.** To ensure that the unsightly functions of buildings do not detract from surrounding land uses, facilities such as trash receptacles, loading docks, and heating and cooling equipment (located on the ground or on a building rooftop) must be screened from public view. Fencing or vegetation that creates a visual block is appropriate for facilities located on the ground, and use of items such as a parapet is appropriate for rooftop equipment.

Section 5. Map 1 is adopted as follows.

City of Tenino Areas of Pedestrian-Oriented Site Design

- C-1 Zone
- Other Areas of Pedestrian-Oriented Site Design

0 250 500 Feet **Map 1**

Date: Tuesday, June 24, 2014
Path: P:\Small Towns\Tenino\WestTenino\Visioning\Maps_Images\PedestrianAreas.mxd



thurston
regional
planning
council

DISCLAIMER:
This map is for general planning purposes only. Thurston Regional Planning Council makes no representations as to accuracy or fitness of the information for a particular purpose.

Section 6. This ordinance shall take effect on December 9, 2014, after its passage and approval in accordance with law.

PASSED AND ADOPTED by the City Council of the City of Tenino, Washington, and approved by its Mayor, at a regularly scheduled open public meeting this 9th day of December, 2014.



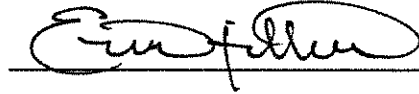
Bret D. Brodersen, Mayor

ATTEST:



Erika Stancil, Clerk Treasurer

APPROVED AS TO FORM:



Erin L. Hillier, City Attorney

First Reading: Nov. 25, 2014

Second Reading: Dec. 9, 2014