

2025-10-24

Design Review Narrative

Glacier Car Wash – Ellensburg, WA

This narrative describes the proposed design for the Glacier View Car Wash, Ellensburg, WA project, located on Lot 3E, Parcel #956115, within the Commercial Highway zone of Ellensburg, Washington.

1. Site Orientation

Applicable Code:

https://library.municode.com/wa/ellensburg/codes/code_of_ordinances?nodeId=TIT15LADECO_DIVVRDE_CH15_510SIOR

The building is oriented to Opportunity Street, with the main pedestrian plaza and storefront windows facing the public right-of-way, as required by ECC 15.510. The vegetated infiltration pond along Lakeshore Way addresses stormwater management and enhances the site's landscape buffer. The design ensures direct pedestrian access and visibility from the street, meeting the intent of ECC 15.510.

2. Site Planning and Design Elements

Applicable Code:

https://library.municode.com/wa/ellensburg/codes/code_of_ordinances?nodeId=TIT15LADECO_DIVVRDE_CH15_520SIPLDEEL

The site includes a 5' wide Type A, B, or C planter along the north property line, providing a landscape buffer per ECC 15.520. A 42-inch screening fence is proposed along the south property line for privacy. The pedestrian plaza (507 sq. ft.) connects the building to Opportunity Street, supporting urban design objectives for connectivity and transparency. ADA and employee parking are provided as required.

3. Building Design

Applicable Code:

https://library.municode.com/wa/ellensburg/codes/code_of_ordinances?nodeId=TIT15LADECO_DIVVRDE_CH15_530BUDE

The building features three large storefront windows facing north, providing daylight and street visibility, as required by ECC 15.530. Tower elements at the main entrance and exit create identifiable access points and architectural interest. The office includes operable windows and a metal canopy, adding façade modulation and meeting ECC 15.530 standards for building articulation.

4. Off-Street Parking

Applicable Code:

https://library.municode.com/wa/ellensburg/codes/code_of_ordinances?nodeId=TIT15LADECO_DIVVRDE_CH15_550OREPA

The site provides one ADA-accessible stall and two employee stalls, meeting ECC 15.550 requirements. Seventeen vacuum stalls are distributed for customer use, ensuring adequate parking and operational efficiency.

5. Landscaping

Applicable Code: [ECC 15.570 – Landscaping](#)

Landscaping is provided along the north property line (5' wide planter) and at the stormwater pond along Lakeshore Way, meeting ECC 15.570 requirements for landscape buffers and site enhancement.



6. Outdoor Lighting

Applicable Code: [ECC 15.580 – Outdoor Lighting](#)

All exterior lighting will comply with ECC 15.580, ensuring fixtures are shielded and directed downward to minimize light spillover onto adjacent properties.

7. Form and Intensity Standards

Applicable Code:

- [ECC Table 15.320.040 – C-H Zoning Standards](#)
- [ECC 15.510.060 – Secondary Street Standard](#)
- [ECC 15.510.110 – Multiple Street Frontages](#)

Standards:

- Maximum Height: 35 feet
- Minimum Front Yard: 10 feet
- Minimum Rear Yard: 10 feet
- Minimum Side Yards: None

Per Table 15.320.040 (C-H zoning), the proposed building meets all setback and intensity standards. The front yard setback is 195.5 feet (minimum required: 10 feet). The building height is 30'-8" (maximum allowed: 35 feet). Both side yards are 34.5 feet (no minimum required). The rear yard is 22.3 feet (minimum required: 10 feet). These criteria are met in accordance with ECC 15.510.060 and ECC 15.510.110.

