

## MEMORANDUM

DATE: September 12, 2011

TO: City Council

FROM: Brandi Eyerly, Planner

REGARDING: Draft Land Development Code Update

I have reviewed Articles 4 & 5 of the Draft Land Development Code Update. The following comments concern Article 5 and are for Council's consideration.

### ARTICLE 5

15.52.020 Side/rear yard design.

C.3.c. (pg 5-22) Tall privacy fence or hedge (up to 8 feet tall).

*I-H zone should have landscaping in front of a fence if a hedge is not selected to screen the industrial activity. Visualize the area south of East 5th Avenue and east of North Railroad with an 8-foot privacy fence and no landscaping.*

15.52.090 Special features and amenities

C.8. (pg. 5-39) Artwork

*Public artwork within the City is approved by the Arts Commission. In the historic districts, public artwork should be first reviewed by the Landmarks & Design Commission for appropriate theme and design in regards to the historic district's time and place. The Arts Commission could then approve or disapprove following its guidelines for public art.*

Figure 15.52.090 Examples of desirable streetscape amenities for Ellensburg.

*Downtown Ellensburg has existing streetscape amenities that could be used for illustrated examples. The landscape nodes, bike rack designs, and hanging flower baskets are good examples.*

15.53.020 Architectural character.

B-2. (pg. 5-40) No Franchise Architecture

*Good idea in and around the historic districts, or the entire Central Commercial (C-C) Zone. Commercial Tourist (C-T) & Commercial Highway (C-H) zones, the franchises located within these zones have a long term investment in a premium location and are not likely to leave; or if a new franchise locates there it usually tears down or extensively remodels an existing building.*

*New franchise architecture designed for Ellensburg later becomes franchise architecture in other locations. Examples are Fred Meyer, Safeway and Jack in the Box*

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which were all designed following Ellensburg's Design (Standards) Guidelines and now those

*designs are identified with the franchise and are seen all over the northwest.*

15.53.030 Architectural scale.

C (pg 5-43) Building articulation, E. 3. (pg 5-46)

15.53.040 Building elements and details.

B. (pg. 5-48), C (pg. 5-48),

15.53.050 Building Materials.

B. Applicability (pg. 5-53)

“Buildings in the I-H Zone and buildings in the I-L zone that are primarily used for manufacturing, storage, and/or service uses and are generally not visible from the street or customer parking lot are exempt from this standard.”

Industrial development should not be exempt from good design. Ellensburg's flat topography makes it difficult to hide development from view. Perhaps Chapter IV-C. Design (Standards) Guidelines for Industrial Development should be referenced as the standards to follow.

15.53.060 Blank wall treatment.

C. 4. (pg. 5-57) Installing a mural as approved by the reviewing authority;

*Murals may not be appropriate for the historic districts. Guidelines for applying murals to masonry and maintenance of the murals should be addressed before allowed in the historic districts.*

Figure 145.54.020. (pg. 5-59) Examples of how to meet open space requirements for alley-loaded lots.

*3,000 square foot lots should be drawn as 30 x 100 to accurately represent 3,000 square foot lots platted in Ellensburg. The figure shows 40 x 75 feet. It is also misleading as the alley appears to be part of the lot.*

15.55.030 Computation of required off-street parking spaces

A. Spaces Required, Table 15.55.030 (pg 5-72)

*To be consistent and prevent errors Apartment should all be calculated on # of bedrooms.*

Example - Studio units 1 per bedroom, one bedroom units 1.5 per bedroom, & 2 bedroom units or larger 1.0 per bedroom

B. Uses in the C-C Zone.(pg 5-74)

*Note: Residential uses in the Downtown Historic District do not require parking.*

H. On-street parking (pg 5-76)

*Good idea! Customers will use the on-street parking anyway, so the area might as well be calculated as part of the required parking spaces. This will help existing buildings meet parking requirements when a change of use is proposed that requires more parking spaces.*

#### 15.57 Landscaping

*Note: 5-foot planting area may be too narrow for good tree growth. Will check with City Arborist.*

Type D Landscaping (pg. 5-101) "Enhanced Woodland Landscaping"

*Recommending Deleting. Not many areas in Ellensburg would be suitable for this type of landscaping. Type B will be sufficient for a landscape screen.*

#### 15.57.060 Installation and Maintenance

A. Timing of Installation (pg 5-103)

*Established bonding procedures should be explained here. Experience has shown that some developers will not install deferred landscaping. A bond guarantees that it will be accomplished on a date agreed.*

E. Irrigation standards.

2 & 3 (pg 5-105) Temporary irrigation & native plants

*Drought tolerant plants only tolerate drought. Most look best with occasional deep soaking. I am skeptical of allowing no permanent irrigation, it can lead to unattractive landscaping. At a minimum, plant monitoring plan should be two years so that plants can have two growing seasons to establish themselves.*

15.56.030 Signage

*Note: Looks more confusing than the existing, but will have Landmarks & Design Commission weigh in before commenting.*