Building Articulation: Multifamily Buildings

Ellensburg Land Development Code

August 26, 2013

Ellensburg Energy Efficiency & Conservation Strategy/Land Use Code Update

Priority Land Use Code Issues

July 21, 2010 Project Kick-Off Meeting

Issue	Dots (priority votes)
Protect/reinforce historic character & promote adaptive reuse/energy retrofit	18
Enhance connectivity (and connect housing to schools)	17
Address residential density and housing types/promote infill development	15
Update multifamily design standards	9
Provide standards that relate site development to streets	9
Treat canals/creeks as amenities in site development (and daylight creeks)	9
Update streetscape design standards	8
Address mother-in-law apartments and home-based businesses	7
Update industrial zone provisions	6
Code needs to be legally defensible	5
Base parking spaces on # of bedrooms	5
Create a TDR program with identified sending/receiving sites	4
Implement comprehensive plan	3
Address brownfield sites opportunities	2
Integrate critical areas ordinance	1
Neighborhood Commercial (CN) needs updating	1
Consider form-based approach	1
Residential Office (RO) zone needs updating	
Improve code organization	
Simplify use definitions	

LEASE
NOW

DESIGN STANDARDS
For the City of Ellensburg

IV-A. MULTI-FAMILY RESIDENTIAL DEVELOPMENT

ARCHITECTURAL DESIGN

A-14 Design with building forms that echo the residential scale and rhythm of the community's single-family neighborhoods.

Avoid barracks-style bulk and massing.

Use facade articulation to reduce the perception of bulk and to reflect the traditional rhythm of a residential streetscape.

Articulation creates intervals, through stepping back or bringing forward a portion of the facade, varying roof lines, repeating window patterns, or providing porches, patios, or covered entries at each interval.

A-14 Building forms echo residential scale and rhythm.

D. **Building articulation – Multifamily buildings.**

All multifamily buildings and residential portions of mixed-use buildings shall include at least 3 of the following articulation features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas:

1. Repeating distinctive window patterns at intervals less than the required interval;
2. Providing vertical building modulation. Minimum depth and width of modulation is 18 inches and 4 feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined in ECC 15.530.030(F) below. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade and integrated with the building's architecture. For example, "cave" balconies or other balconies that appear to be "tacked on" to the façade will not qualify for this option;
3. Change of roofline per ECC 15.530.030(F) below;
4. Providing horizontal modulation (upper level step-backs). To qualify for this measure, the minimum upper level stepback shall be at least 5 feet and the treatment shall be used consistently with other articulation elements or utilized along at least 50 percent of the façade; and/or
5. Articulating of the building's top, middle, and bottom. This includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.

DEPARTURES will be considered pursuant to ECC 15.210.060 provided the design meets the purpose of the standards in this section. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context.

For articulation of townhouses, see ECC 15.540.060(E).

Figure 15.530.030(D)(1). Articulation for multifamily buildings.

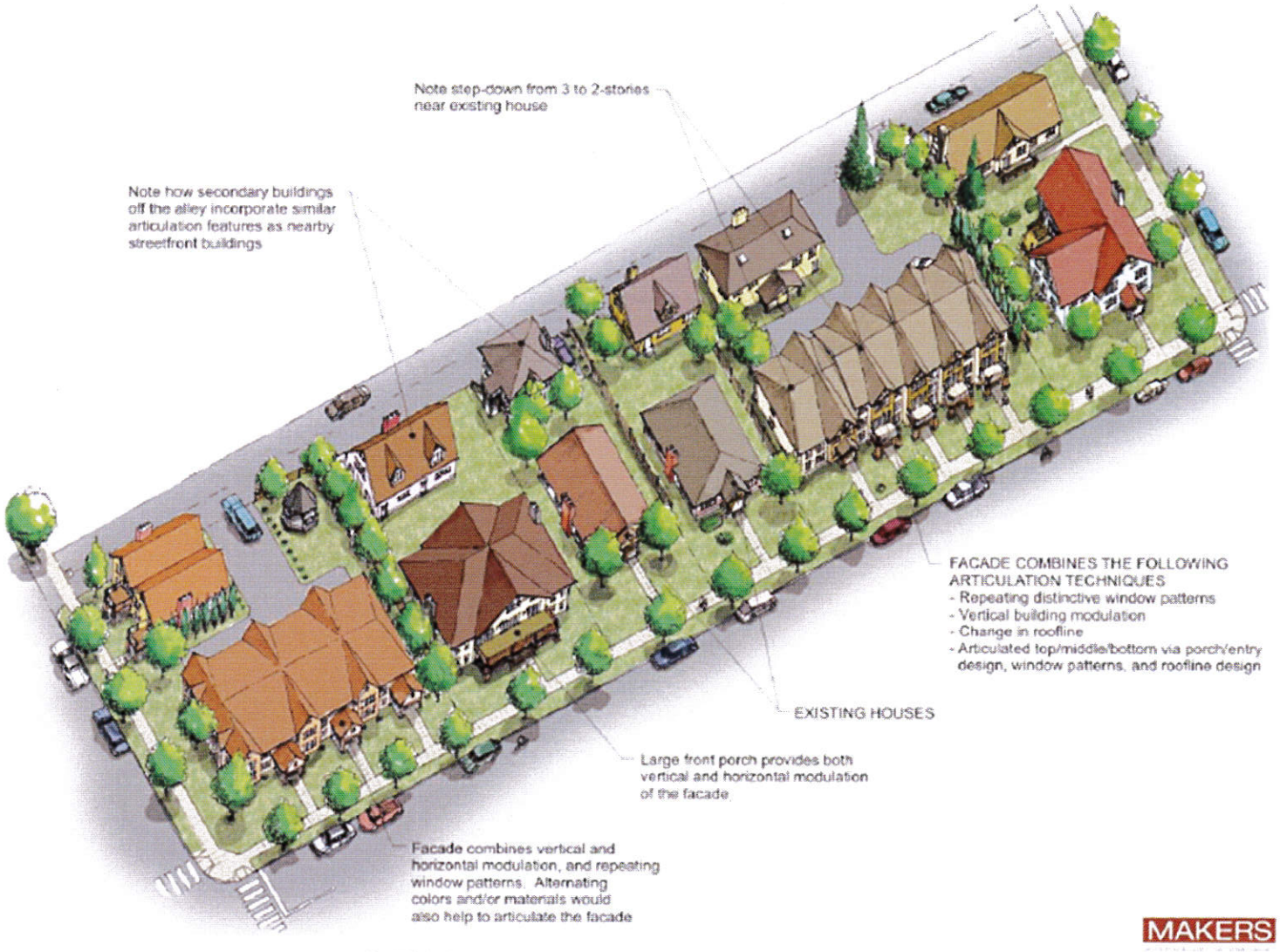

Figure 15.530.030(D)(2). Illustrating desirable multifamily building articulation compatible with the design of older neighborhood homes.

Case study of Building Articulation

SHOREWOOD HEIGHTS

World • United States • WA • King Co. • Mercer Island • Fortuna
E Lexington Way
E Shorewood Dr
E 36th St
90
50 feet
10 m
© 2013 Microsoft Corporation
Pictometry Bird's Eye © 2012 MDA

Shorewood Heights

- 700 unit complex, Mercer Island
- Construction started in 1948
- Community concerns over size
- Built in phases

Architects Stuart and Durham were aware that a key factor in making such a large housing project attractive to people would be developing a sense of individuality among the 40 buildings on the site. They did this by establishing 17 floor plans within four typical styles — Colonial, Modern Colonial, Modern and Early American. To vary the exteriors, they used different color schemes and a variety of building materials. These included smooth siding, rough-sawn siding, machined shakes, hand-split shakes, combed cedar, vertical boards, flush siding and board and batten. Three types of brick — common, painted and Roman — were used.

Coca-Cola