

Design Review Mini Storage Guidelines For 'Projects Adjacent to, or Across the Right of Way from Residentially Developed or Zoned Properties'.

Final Draft, 7/26/00

Mini Storage

Design Review Objectives, Discussion and Examples

In the following guidelines the project *Design Objectives* and subsequent *Discussion* paragraph is a performance statement that communicates the overall design character and qualities that each project must achieve. Following that, the *Criteria* are elements upon which the project will be reviewed in achieving the design intent, quality, and character stated in the *Design Objectives*.

As projects, programs, and locations are varied so may be the acceptable design solutions. The Design Review Committee, in encouraging creativity with flexibility, will consider equal or superior methods and solutions to achieve the Design Objectives so long as the design character, quality, and intent is met.

The purpose of this document is to outline the expectations of the Design Review Committee and the City of Spokane regarding architectural compatibility, scale, bulk and lighting for all Mini Storage projects, for the benefit of project applicants.

Applicability and Submittal Requirements

Design review is required for all new Mini Storage projects '*adjacent to or across the right of way from residentially developed or zoned properties*'. Applications for Design Review should include the following materials and information:

- (a) A detailed plan and/or photo board of existing conditions including vegetation, landform, structures, traffic patterns, surrounding & adjacent land uses & neighborhood (if any);
- (b) A schematic site plan of the overall proposal including site design, building footprints and floor plans;
- (c) A schematic landscape plan of all proposed landscape elements including plant materials, hardscape, and streetscape elements;
- (d) Schematic elevations and sections, including cross-sections of the site showing spatial relationships between all major elements (buildings, trees, berms, light standards, etc.);
- (e) Lighting and signage plan for the entire site. Indicate how signs will be illuminated, their design and spatial relationship to other site amenities including buildings, and a graphic example of each type of sign;
- (f) A color palette or character board with samples or photos of surface materials and site elements being used indicating color, texture, finish, pattern, and style, and accompanied by;
- (g) A written and/or photographic statement of the projects overall design concept and intent.

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Design Objectives, Discussion, & Examples

Chapter Outline

- A. Site Design & Orientation**
 - A.1 General Site Design & Context
 - A.2 Circulation & Parking
 - A.3 Fences & Walls
 - A.4 Entry Gates

- B. Building Design**
 - B.1 General Design, Entries, and Streetscape
 - B.2 Building Proportions, Size & Scale
 - B.3 Signage

- C. Landscape Design**
 - C.1 General Landscape Design
 - C.2 Building and Site Enhancement
 - C.3 Screening and Separation

Note: There is a variety of Mini Storage project types of differing size, location, scale, context, etc.. These design guidelines are intended to be general and broad in scope to comprehensively address the characteristic design elements desired of the different Mini Storage project types. As such, some Design Goals and Design Guidelines may be more appropriate and applicable to certain projects and types than others.

A. Site Design and Orientation:

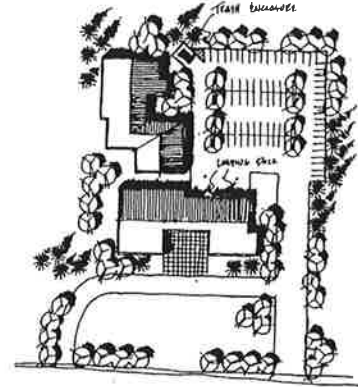
A.1 General Site Design and Context

Design Objective:

The functional elements of the project, buildings, parking areas, and circulation, shall be arranged and designed to be integral to each other and provide direct, safe, and convenient access to the entire project as determined by appropriate fire, public health requirements.

Discussion:

Well-designed sites generally have strong relationships to both the streetscape and existing patterns of surrounding development as well as to the natural environment, and are designed to be easy to use, visually attractive, and create a safe and pleasant environment.

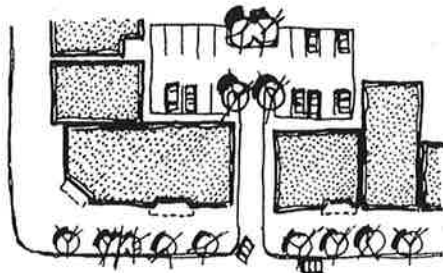


Simple and convenient site design without being obtrusive.

Criteria:

1. Significant site features such as topography, vegetation, and hydrology should be integrated in the design.
2. The project should consider views from adjacent neighborhoods as a primary concern with particular attention given to placement and treatment of parking, drives, outdoor lighting, loading areas, and trash bins.
3. The location of site uses should avoid creating nuisances such as glare, visual obtrusion, noise, and traffic.

A.2 Circulation and Parking



Parking does not have to be the main focus.

Design Objective:

The circulation and parking components shall be safe, simple, accessible, and provide for public health/safety however, shall not dominate the entire development.

Discussion:

Simple and straightforward parking and circulation systems provide convenient and secure opportunities for access to the entire project with conflicts between elements minimized.

Criteria:

1. Circulation systems should provide direct and accessible routes to storage facilities and other site elements.
2. Customer parking spaces should be oriented towards buildings with well-defined, accessible, and protected pedestrian routes to storage and offices.

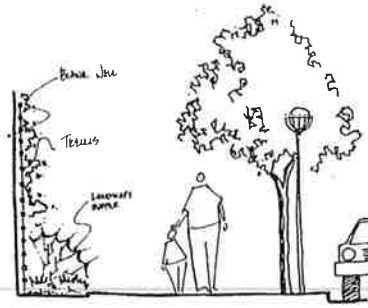
A.3 Fences & Walls

Design Objective:

While providing for privacy, security, noise reduction, and buffering, the visual impact of fences or walls on street frontages and adjacent neighborhood property line, shall be minimized.

Discussion:

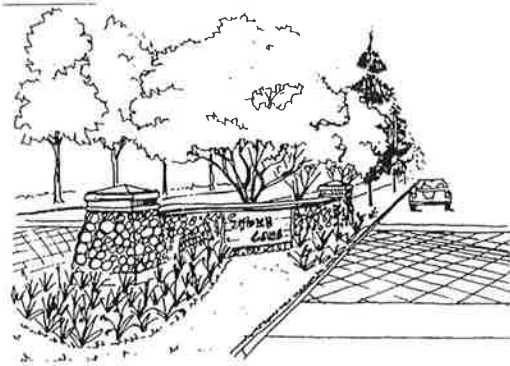
Well-designed wall and fence systems provide security and screening but do not detract from the streetscape or neighborhoods with large continuous chain link fences, barbed wire, or blank walls, and are an integral part of a mini-storage site.



Fences and walls can be detailed with landscaping and / or trellises.

Criteria:

1. In order to maintain pedestrian scale where fences or walls are necessary to provide buffers, or create privacy, the following should be considered:
 - provide plant materials and/or art work (mosaic, murals, masonry patterns, sculpture) over a substantial portion of the blank wall or fence surface;
 - reduce the scale and mass as well as provide visual interest by utilizing a variety of design elements and methods including indentations, varying heights, textures, colors, materials, landscaping, accent lighting, vertical or horizontal trellises;
 - repeat the adjacent buildings' surface detailing and materials on fences or walls.



Well designed entries contribute to the streetscape.
minimal impact on the streetscape or neighboring developments

A.4 Entry Gates

Design Objective:

While providing for site security, entry gates shall be designed to minimize visual impacts on street frontages and adjacent neighborhoods while emphasizing entries.

Discussion:

Gates can be identified and emphasized as entries providing a sense of arrival or departure from the site, while allowing for security and convenience, with a

Criteria:

1. Identify gateways through the use of landscape materials, structural materials, signage, and detailing that reflect the mini-storage buildings or adjacent properties.
2. Create a sense of entry as well as provide visual interest by utilizing a variety of design

elements and methods including indentations, materials of varying heights, textures, colors, as well as signage elements and landscape materials.

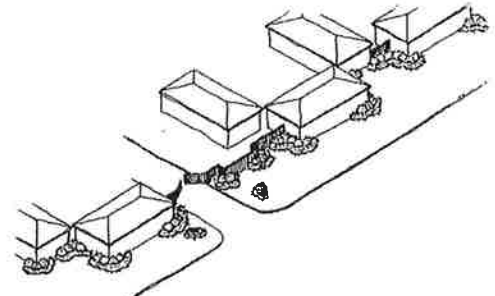
3. Minimize the visual impact of gates through the use of smaller 'human scale' gate sizes.

B. Building Design

B.1 General Design, Entries, and Streetscape

Design Objective:

Mini storage buildings shall reflect the size, bulk, detail, and materials of neighboring developments and avoid long uninterrupted walls or roof planes.



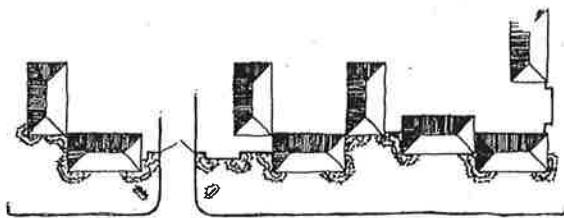
Smaller, modular units are more compatible with residential scale and bulk.

Discussion:

Mini storage facilities can be made more compatible with streetscapes and neighboring developments through the use of articulation, modulation, and detailing on surfaces visible to the street or neighboring residential development.

Criteria:

1. Clearly defined main entries.
2. Exterior building design, form, materials, and detailing should be coordinated on all elevations and be compatible with existing structures and the adjacent neighborhood.
3. Developments on corner lots should be embellished with additional architectural details and height.
4. Street front exterior wall treatments should include ornamental or structural details, decorative masonry, surface textures, murals, and trellises with climbing plants.



Articulation breaks up the monotony of long walls.

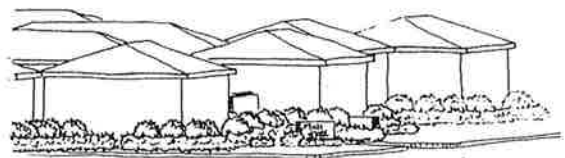
B.2 Building Proportions, Size & Scale

Design Objective:

Buildings shall reflect a size and bulk that maintains a residential scale and a streetscape that is comfortable and attractive

Discussion:

Those portions of a building facing a neighborhood can utilize techniques that will minimize apparent differences in bulk and scale while reinforcing the architectural character and scale within the project and the surrounding neighborhood, achieving a diversity of design style and detail.



Pitched roofs add residential character to new developments.

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Criteria:

1. Buildings should employ vertical and horizontal relief on the exterior surfaces that delineates a bottom, middle, and top of the structure.
2. Buildings should employ techniques that minimize the apparent size, bulk, volume, and mass including articulation, separations, modulation, recessed or projected entries, ornamentation, and landscaping.
3. Building should utilize a variety of rooflines, pitches, and roofing materials that are compatible in color, scale, and texture with surrounding developments.
4. Buildings should utilize architectural detailing such as: materials, textures, spacing, and articulation, to maintain scale and reinforce the character of the streetscape.

B.3 Signage

Design Objective:

Signage shall be utilized for purpose of wayfinding, identifying uses, and adding accent to the visual quality of the development.



Simple, direct signage is promoted in new development.

Discussion:

Signs reflecting the architecture, streetscape, and design characteristics of the project served, while being located to efficiently identify uses can be a great asset to a project without overly drawing attention.



Well designed signage can add to a developments entry.

Criteria:

1. Signs should provide adequate visibility for a business while maintaining the architectural integrity, form, details and features of the building.
2. To reduce visual clutter and obstructions, signs should be attached to the building. Where appropriate, freestanding monument or pole signs signs can be used.

Lighting should be incorporated with the following considerations;

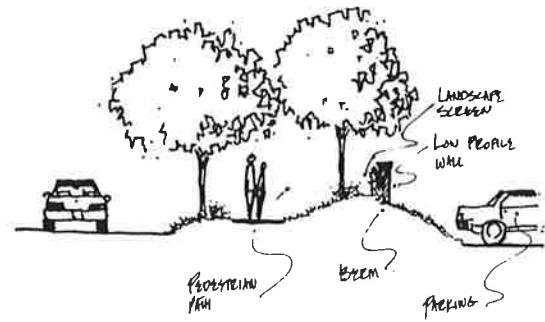
- incorporation of signs into existing structures such as planters, screen walls;
- clear view sight lines for automobiles and pedestrians must be maintained;
- materials and design that reflect the project location, site, or building;
- located no closer than 150 feet to another sign on the same project.
- roof mounted signs are unacceptable

C. Landscape Design

C.1 General Landscape Design

Design Objective:

Site design and development plans shall include well planned landscaping as an integral component of the project and exhibit an overall design concept utilizing plant and landscape materials in a creative, environmentally sensitive, and functional manner.



Landscaping provides relief from hard surfaces for pedestrians.

Discussion:

Significant landscape elements such as mature trees, stands of native vegetation, topography, and rock outcroppings should be considered as design determinants and incorporated into the site and landscape design, particularly if due to a unique specimen, size, or historical association.

Criteria:

1. Site alterations, soil disturbance, and construction should be avoided in the areas of significant existing landscape elements.
2. Selection of plant materials should be based on their year-round interest (deciduous color, spring flower, fruits, or branching patterns) as well as their overall form, texture and shape.
3. Plant species should be selected that are tolerant of site and city conditions, relatively free from pests and disease, and that are drought tolerant.
4. Plant species should be selected based on the intended use. New and mature trees and shrubs should not reduce visibility or views.
5. When incorporating swales into the landscape design, use of retaining 'structures' to form swale sides should be limited to less than 50% of the total side length.

C.2 Building and Site Enhancement

Design Objective:

The landscape and plantings shall provide spatial definition as well as enhance and compliment the overall site and built environment.



Landscaping provides an effective screening element.

Discussion:

Landscape plantings can be incorporated into Mini Storage projects to define entrances, enhance and define street entrances, and screen obtrusive elements, while providing relief from extensive hard surfaces.

Criteria:

1. All opportunities for landscaping should be utilized. These include:
 - small planting areas with flowering shrubs;
 - use of shrub or vine espaliers, vertical trellises, next to blank walls;
 - specimen or mass planting of trees as focal points;
 - landscape opportunities created by building modulation;

2. Landscape designs should consider the following:
 - use a native, low maintenance/chemical use, and drought tolerant plant palette;
 - compliment existing landscape materials in neighborhood for visual continuity;
 - avoid a haphazard appearance by limiting plant species, types, and textures;
 - focus and mass plantings for design character; avoid sporadic plantings;
 - utilize storm water treatment areas as landscape opportunities and elements;
 - retain existing vegetation and incorporate with new landscape areas.

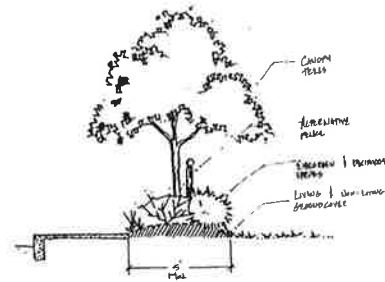
C.3 Screening and Separation

Design Objective:

The project shall incorporate landscaping that will define, break up, and screen parking areas, fences, and walls.

Discussion:

Landscaping easily provides a physical and/or visual barrier for parking and service areas, mechanical equipment, walls, fences and similar locations. All landscaping should be designed with consideration given for such issues as clear view sight lines, lighting, car door swing, security, aesthetics and maintenance and comply with code requirements.



A complete range of landscaping elements should be utilized, including shrubs, trees, and groundcovers.

Criteria:

1. Wheel stops or curbs should be used to prevent damage and obstacles from vehicles overhanging into landscape or walkways.
2. When parking areas are screened with low walls or fencing, materials and details from an adjacent building surface should be utilized.
3. Methods of screening and separation such as berms, walls or fences, and planters combined with trees and shrubs should be utilized.
4. Plant materials such as vines, shrubs and columnar trees should be provided at blank building walls, service locations, and narrow areas for screening.

R.F.S. 00 87

5/10



Planning Services
Submitting Department

John Mercer
Contact Person

6065
Phone Ext.

RECEIVED

CONSENT AGENDA
0 Contract
0 Report

LEGISLATIVE SESSION
X Resolution
0 Emergency Ordinance
0 Final Reading Ordinance
0 First Reading Ordinance
0 Special Consideration
0 Hearing

COUNCIL PRIORITY
0 Communications
0 Economic Development
x Growth Management
0 Human Services
0 Neighborhoods
0 Public Safety
0 Quality Service Delivery
0 Racial Equity & Cultural Diversity
0 Rebuild & Maintain Infrastructure

SEP 14 2000
CITY CLERK'S OFFICE
SPOKANE, WA

Clerk's Files: # _____
Renews: # _____
Cross Reference: # _____
ENG/LID: # _____
BID: # _____

NEIGHBORHOOD/COMMISSION/COMMITTEE NOTIFIED BY SUBMITTING DEPARTMENT:

Action Taken: _____

AGENDA WORDING: A resolution adopting Design Guidelines for mini-storage facilities.

BACKGROUND: Ordinance C-32484, relating to mini-storage, service stations and limited automotive facilities was adopted by the City Council on September 27, 1999. The Ordinance contained provisions that delayed the effectiveness of the mini-storage facilities until additional standards for 'bulk', 'scale', and 'architectural compatibility' are adopted by the City Council. The attached materials are the recommendations of the City Plan Commission and Urban Design Committee regarding design guidelines for bulk, scale and architectural compatibility of mini-storage facilities when these facilities are located adjacent to or across right-of-way from residentially zoned/developed property.

RECOMMENDATION: Adopt resolution.

FISCAL IMPACT: Expenditure - \$
Revenue - \$

LIST ATTACHMENTS AS FOLLOWS:
On file for review in Office of the Clerk:

Include in Packets: Resolution and Design Guidelines

SIGNATURES OF SUBMITTING OFFICERS:

Director, Planning Services

Assistant City Manager - Operations

Legal

City Manager

DISTRIBUTION AFTER COUNCIL ACTION:

- John Mercer, Planning Services
- Larry Winner, Legal Department
- Rod Minarik, Neighborhood Services
- Al French, Neighborhood Council Liaison
- Heather Trautman, Planning Services
- Brain Layton
- Jim Rogers

COUNCIL ACTION:

ADOPTED BY
SPOKANE CITY COUNCIL:

September 25, 2000

CITY CLERK

(SEE COUNCIL ACTION MEMORANDUM DATED 10-4-00 FOR COUNCIL ACTION ON 9-25-00.)

RES 00-84

RESOLUTION NO. 00-84


A RESOLUTION ADOPTING DESIGN GUIDELINES FOR THE REVIEW OF MINI-STORAGE FACILITIES, WHEN LOCATED ADJACENT TO OR ACROSS THE RIGHT-OF-WAY FROM RESIDENTIALLY DEVELOPED OR ZONED PROPERTY.

Recitals

1. The Municipal Code Chapter 11.20 provides that the Land Use Codes of the City are intended to guide and give direction to development within the City that enhances the fiscal, physical, social, cultural and economic well being of its inhabitants.
2. In order to accommodate changing circumstances with respect to land use, the Land Use Codes are subject to amendment through the deliberate, purposeful and public process described in the Municipal Code Chapter 11.02.
3. The City Plan Commission is empowered to consider and make recommendations to the City Council concerning amendments to the Land Use Codes.
4. The City Council adopted Ordinance C-32484 on September 27, 1999, as a portion of the 1999 Annual Review of the Land Use Codes. This ordinance contains provisions for the establishment of 'Mini-Storage Facilities' in the Spokane Municipal Code Chapter 11.19.
5. Ordinance C-32484 contains a provision under Section 8 that requires the City Council to adopt guidelines for bulk, scale, architectural compatibility and lighting of mini-storage facilities when they are located adjacent to or across the right-of-way from residentially developed or zoned property. These guidelines are required to be adopted before the provision of mini-storage facilities under Ordinance C-32484 becomes effective.
6. Pursuant to Section 2 and 3 of Ordinance C-32484, the Design Review Committee developed design guidelines for mini-storage facilities. The design guidelines were forwarded to the City Plan Commission for review.
7. The Plan Commission held a public workshop and a public hearing is the guidelines and recommended to the City Council on a 5 to 2 vote on June 14, 2000, to approve the Design Guidelines.

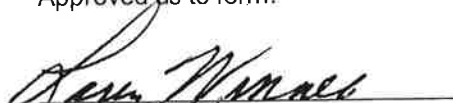
NOW, THEREFORE, be it resolved by the City Council of Spokane to adopt the Design Guidelines dated July 26, 2000, an eight page document which establishes design guidelines for the City's Design Review Committee in the review of mini-storage facilities.

APPROVED by the City Council this 25th day of September, 2000.



City Clerk

Approved as to form:



Assistant City Attorney

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