

CHAPTER 1:

Introduction

Table of Contents

1.A. Administrative	3
1.A.1. Purpose	3
1.A.2. Administrative Procedures	3
1.A.3. Applicability.....	3
1.A.4. How the Guidelines are Applied.....	5
1.A.5. Coordination with Transportation	5
1.A.6. Organization of the Citywide Guidelines	6

1.A. Administrative

1.A.1. Purpose

The general purpose of these Citywide Design Guidelines (Guidelines) is to implement the City’s Comprehensive Plan vision. More specifically, the purposes of these Guidelines are to:

- Provide clear objectives for those embarking on the planning and design of development projects within Tumwater;
- Ensure attractive, functional development;
- Promote social and economic vitality;
- Foster safety and comfort through design;
- Promote compact, walkable development patterns;
- Promote original and high quality design;
- Enhance the character and function of Tumwater’s streets;
- Promote building and site design that fits into the context of established neighborhoods;
- Promote sustainable design principles;
- Promote design that enhances the “sense of place” for neighborhoods;
- Increase the awareness of design considerations amongst the Tumwater community; and
- Maintain and enhance property values through appropriate aesthetic and functional design considerations.

1.A.2. Administrative Procedures

The City of Tumwater Community Development Director (Director) or designee will administer the Tumwater Citywide Design Guidelines (Guidelines), lead the review process, and ensure that new development meets their intent. The review of a development project application with respect to the Guidelines will be the same as, and concurrent with, project review with respect to the zoning provisions. The Director may modify the mandatory requirements of this chapter upon a showing by the applicant that the modified requirement will equally or better meet the intent of the design guideline to be modified. The Director may waive compliance with selected parts of these guidelines where it has been determined infeasible to apply them.

1.A.3. Applicability

- a. The Guidelines apply to:
 - (1) All new commercial, mixed use, residential, industrial, and institutional development not already addressed by the design guidelines for the Brewery District, Capitol Boulevard Corridor and Tumwater Town Center;

- (2) Additions to existing buildings that increase gross floor area by 1,000 square feet or more or increase gross floor area by 50 percent or more require conformance for the new portion of the structure and the area of the site that must be modified as a result of the expansion (this could include walkways, driveways, parking, signage, etc). The Director may waive compliance with selected parts of these guidelines where it is infeasible to apply them to these situations. However, the design should make the existing structure less non-conforming. For example, expansions to an existing building would not be required to move all existing parking behind the existing building. However, reconfiguring the existing parking to include trees, vegetative strips and pathways (see 2.D.1.2. and 2.D.2.1), and providing screening between the parking and street (see 2.D.2.2.) would be less non-conforming and consistent with the intent of these guidelines, and
- (3) Exterior modifications of existing structures such as façade changes, windows, awnings, signage, etc, shall comply with the design guidelines. The Director may waive selected parts of these guidelines where such changes would jeopardize the structural integrity of the existing structure or significantly conflict with the existing architecture.

b. The Guidelines are organized into the following chapters:

- Chapter 2. Commercial, mixed use, and multifamily
- Chapter 3. Industrial
- Chapter 4. Institutional
- Chapter 5. Cottage housing
- Chapter 6. Single family
- Chapter 7. Definitions

A development must comply with the chapter that addresses its land use type. For instance, a multifamily development must comply with Chapter 2, and an industrial development must comply with Chapter 3. If a development has multiple uses, it must comply with all chapters addressing its uses.

c. Exemptions

The following projects are exempted from the provisions of these Guidelines:

- (1) Projects within subareas that have their own guidelines (e.g., CBC and BD zones);
- (2) Construction underground, which will not leave any permanent structure that extends above the surface after completion;
- (3) Utilities in the public right-of-way;
- (4) Repair and maintenance work on buildings, landscaping (including relatively minor replacement of plants other than trees), or grounds (including parking lots), which does not significantly alter the appearance or function of the building, landscaping, or grounds (e.g., window replacement);
- (5) Interior remodeling work;

- (6) Temporary uses and structures as defined by the TMC; and
 - (7) Routine siding, roof maintenance and repair that does not modify the building structure.
 - (8) Properties being developed in the Historic Commercial (HC) zone district.
- d. Relation to other Tumwater Municipal Code (TMC) sections. These guidelines augment other provisions in the TMC. For example, requirements for construction of sidewalks are addressed in TMC 12.12. These guidelines do not automatically supersede other TMC provisions. In the case of apparent conflict between these Citywide Guidelines and other TMC provisions or adjoining special subdistricts (Brewery District, Capitol Boulevard Corridor and Tumwater Town Center), the Director shall determine the applicability of these guidelines based on the objectives of public health, safety, and welfare, direction from the Comprehensive Plan, and the guidelines' intent.

1.A.4. How the Guidelines are Applied

Most sections include the following elements:

- a. Intent statements, which are overarching objectives and should be used to assist with discretionary decision-making,
- b. Standards use words such as “shall,” “must,” and “is/are required,” signifying required actions,
- c. The use of the word “should” means that the provision is required unless there is a compelling reason to the contrary,
- d. The use of words such as “is/are recommended,” signifying voluntary measures, and
- e. Exceptions, which allow for flexibility to accommodate site-specific issues while still requiring the design to meet the intent of the design standards/guidelines.

1.A.5. Coordination with Transportation

Transportation system improvements and these design guidelines are intended to work in concert to improve Tumwater’s public space for walking, biking, taking transit, driving, social gathering, and aesthetic appeal. In particular, to support the goals of these design guidelines, City planning and transportation staff collaborated to identify the following neighborhood center/gateway locations to be considered for on street parking (refer to the Street Designations Maps):

- Map #1 – Tumwater Hill
- Map #2 – Cleveland Ave
- Map #3 – Lamberts Corner: (Black Lake)
- Map #4 – Trospen Rd and Littlerock Rd
- Map #5 – 70th Ave SW and Kirsop Rd SW

Map #6 – Littlerock Rd at Israel Road

Map #7 – Littlerock Road at Tumwater Middle School and BPA Easement

Map #8 – Town Center

Map #9 – Henderson Blvd SE and Tumwater Blvd SE

Map #10 – Littlerock Rd at Black Hills High School

1.A.6. Organization of the Citywide Guidelines

These guidelines are organized into sections roughly arranged in the sequence of decisions made during the design process. That is, they consider first the larger site layout parameters that determine the size and configuration of the major project elements such as buildings, parking, and circulation. The second section addresses the site design features such as pathways and landscaping that further refine the site layout. The third section covers building design elements that are usually addressed after the larger site elements and building footprints have been determined.