DESIGN STANDARDS & GUIDELINES

CITY OF INDEPENDENCE

DOWNTOWN OVERLAY DISTRICT

Introduction

Included in this document are the Design Standards and Guidelines for the Downtown Overlay District. These Standards and Guidelines offer a tool to shape how future development downtown will look, function, and feel to ensure that it reflects the high-quality of the existing built environment along Main Street.

Vision 2020 Plan

The Design Standards and Guidelines were developed through the Vision 2020 planning process and reflect input from citizens, the Project Advisory Committee (PAC), the Technical Advisory Committee (TAC), and City staff. Participants in public meetings and other outreach efforts (including a Vision 2020 web site) articulated themes for future growth. For example, participants expressed a desire to expand and strengthen the downtown commercial core while maintaining and enhancing the historic character of Independence.

These themes were translated into a Framework Plan that reflects the vision for Independence in 2020 as translated into the City's built environment. The Framework Plan (see the next page) indicates that the City of Independence will expand its downtown core by several blocks (From A Street to F Street, from Main Street to 3rd Street). Streets within this expanded downtown core will be improved so that they are pedestrian friendly and easier to access.

Design Standards and Guidelines

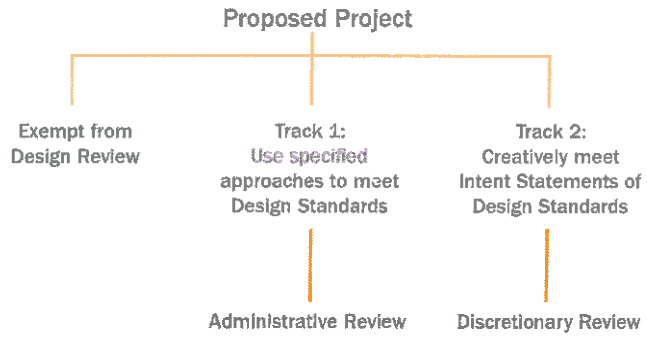
The principles represented in the Framework Plan were translated into the Design Standards and Guidelines to create a regulatory framework for achieving the Vision 2020 Plan. These Design Standards and Guidelines apply only within the designated Downtown Overlay Zone in order to provide higher levels of design review within the downtown. They provide a structure to explain to developers, property owners, architects, planners, elected officials, and citizens what types of projects comply with the community's vision for a vibrant and active downtown.

The proposed Design Standards and Guidelines consist of two primary elements:

- Intent Statement/Design Guideline: Presents the big idea or goal to be accomplished through the standard (ex. "Create a streetscape at the ground floor that is active and inviting")
- Approach(es): Lays out the methods which applicants can use to meet the Intent Statement (ex. "Divide the ground floor into architectural bays")

Two Track Process:

What is the difference between Design Standards and Design Guidelines? Standards and Guidelines are differentiated by how they are administered.

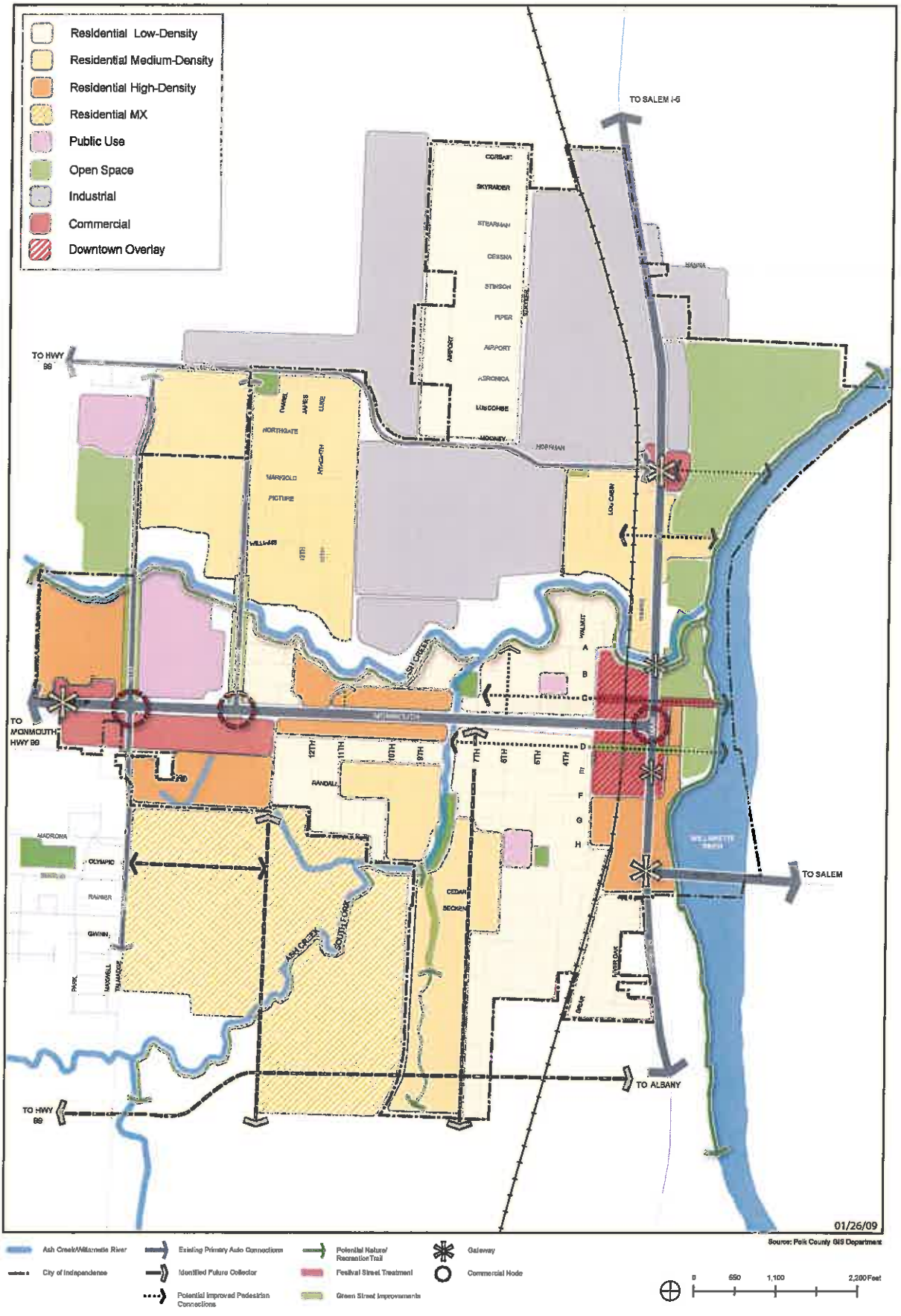


If an applicant chooses to respond to Design Standards, they follow a Track One process. The applicant is provided with a "menu" of clear and objective approaches that they can chose in order to meet the intent statement. They must demonstrate how their project is meeting these Standards and which approaches they will use. The project is then reviewed administratively, which reduces the time and cost associated with review.

In many cases, the same approaches are presented as a means to achieving different Design Standards. In the event that a specific approach has already used to meet a previous Design Standard, an applicant is required to choose an alternative approach for another Design Standard or another requirement within the Design Standard. For example when meeting the Pedestrian Engagement Standard, if a developer uses clerestory or transom windows as a repetative element within architectural bays, they cannot use clerestory or transom windows to create a prominent entry. Requiring developers, builders, and property owners to use multiple approaches to meet Design Standards ensures that projects will have a level of richness appropriate for downtown.

If an applicant chooses not to respond to Design Standards and instead proposes a more creative response to meeting the intent statement, they follow a Track Two process. Such creativity is welcome in the design of buildings and sites within the downtown core. In this case, rather than responding to the menu of clear and objective approaches, the applicant is required to explain via a narrative and basic drawing set (consisting of a site plan, building elevations, and materials board) how the project meets the Design Guideline i.e. the

INDEPENDENCE FRAMEWORK PLAN



Intent Statement. These Intent Statements, therefore, become the criteria for determining whether or not the objective of the Design Standard is being accomplished. Applicants can use the approaches outlined in the Design Standard to help inform their project design.

Applicants who opt for the Track Two approach are required to meet all of the Intent Statements/Design Guidelines i.e they must go through design review, a discretionary process, to explain how their project will meet all the Design Guidelines. The project will be reviewed by the Planning Commission for compliance with the Design Standards and Guidelines in a quasi-judicial process. Planning staff will make a recommendation to the Planning Commission. Applicants who disagree with the decision by Planning Commission can appeal the decision to City Council, which is in most cases the final decision-making body. In exchange for receiving the flexibility to develop a more creative project, applicants opting for the Track Two approach trade off the time and money associated with Planning Commission review.

Intent Statements

There are five Design Standards and Guidelines corresponding with the principles established through the Independence 2020 Vision planning effort. Each of these Design Standards is defined by an Intent Statement that articulates the goal of the Standard. These Intent Statements were developed in partnership with the PAC and TAC and build on the analysis of existing conditions and the visioning process.

The intent statements are summarized below:

- Build upon Independence's historic downtown architecture by creating an attractive and unified tripartite facade with a distinct bottom, middle, and top.
- Create a streetscape at the ground-floor level that is active and inviting to passing pedestrians, bicyclists, and motorists by incorporating human-scale, repetitive architectural elements.
- Emphasize the intersection of streets, articulate gateways, provide way finding, and reflect historic structures to provide dynamic public spaces where people's paths intersect.
- Design safe and friendly semi-public transitions between the public and private realms.
- Promote the use of traditional and contemporary architectural materials that provide a sense of permanence and reflect Independence's history.

When Design Standards/Guidelines Apply

All new construction and renovations of existing structures within the Downtown Overlay Zone are required to go through Design Review. Projects exempt from the Design Review process include those that fall outside of the Downtown Overlay or that are comprised of any of the following:

- Interior remodels
- Repair/maintenance of buildings, ancillary structures, parking lots, and pedestrian areas that present an immediate/potential risk to public safety
- Normal/routine maintenance and repair of existing structures
- Any type of construction that does not require a building permit
- Temporary structures allowed per the zoning code and emergency structures.

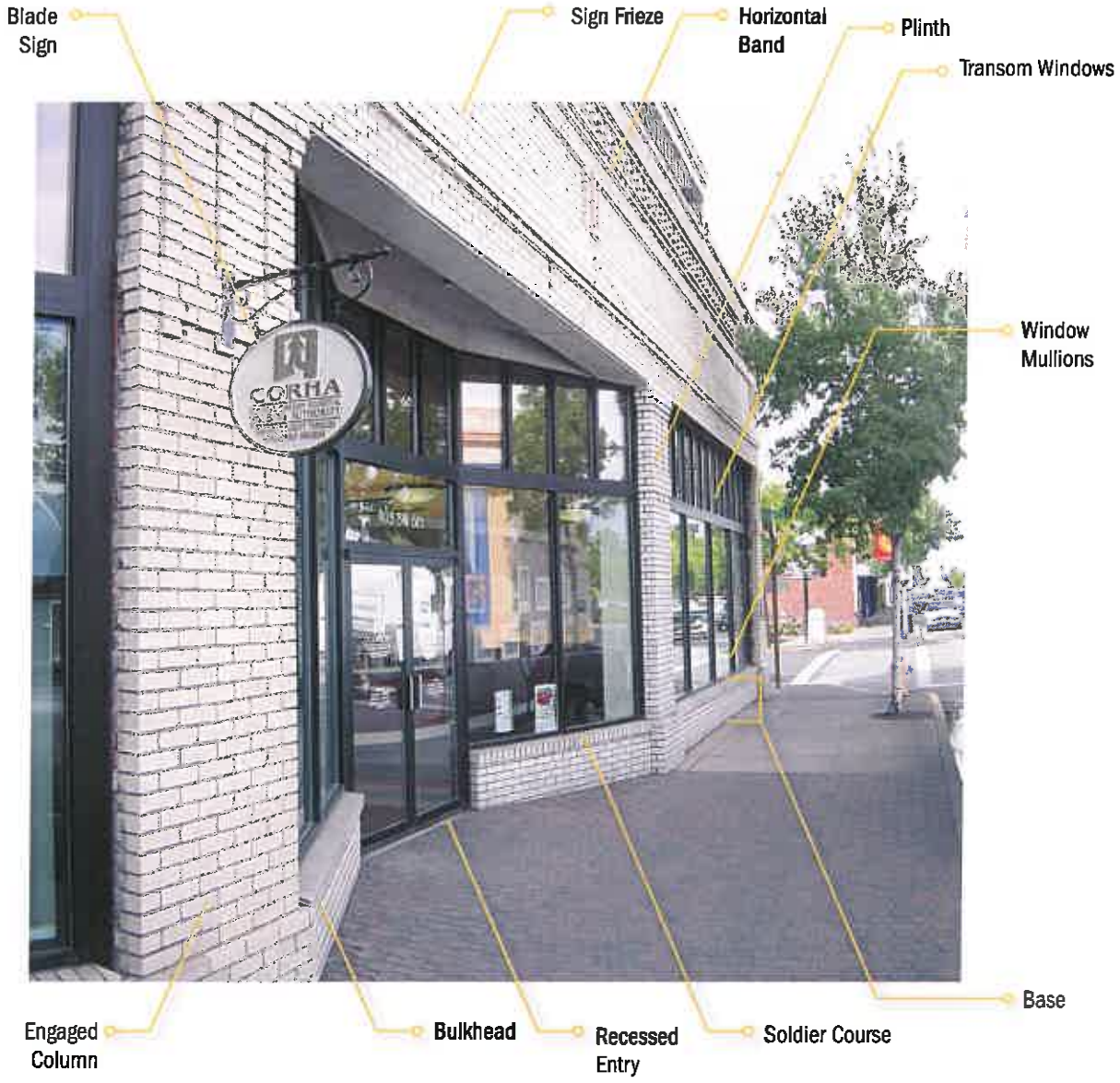
Regardless of whether or not an applicant's project needs to go through design review, all applicants are required to submit their projects for compliance with the City of Independence's Development Standards.

Building Elements

Throughout the Design Standards and Guidelines, various building elements are identified. Please refer to the image below and the document glossary for clarification.

Bay Elements

Various elements of an architectural bay are identified below. Please refer to the image and the document glossary for clarification.



Tripartite Facade

The bottom, middle, and top are distinct and readable and help to break up the building's mass.

Base

Brick soldier course defines bottom of base of ground floor and horizontal banding of a different color defines top of base.

Projected window sills 12 to 24 inches high and bulkhead using distinct materials define bottom of base and awnings define top of base.

Large storefront windows, awnings, and a tall ground floor height enhance the character of the ground floor. Plinths, a projected soldier course, and the bulkhead articulate the base.

Building Divisions

Intent Statement/Design Guideline

Build upon Independence's historic downtown architecture by creating an attractive and unified tripartite façade that celebrates the ground floor and the middle and top of the building.

Approaches

Create street-facing building facades that articulate a clear and distinct base, middle, and top to break up the vertical massing of the building. Utilize banding and changes in color and/or material to emphasize horizontal breaks in the building plane. This standard applies to buildings of all heights and number of stories.

There are three required approaches to meet this standard.

1. Base: The base of the ground floor extends from the top of the finished grade or sidewalk to the bottom of the window sill. In order to create a discernible base that anchors the building, applicants shall include at least one of the following elements in the base of the ground floor:

- ☐ Projected window sills (12 - 24 inches above grade)
- ☐ Masonry or finished concrete plinth
- ☐ Bulkhead constructed of concrete, brick, or stone

2. Middle: The middle of the building often contains smaller, vertically-oriented windows to reflect changes in use on upper floors. To distinguish the middle of the building from the top and base, applicants should incorporate two of the following types of elements:

- ☐ Vertically oriented windows
- ☐ Changes in color
- ☐ Stepbacks
- ☐ Horizontal band(s)/signage bands
- ☐ Bay windows
- ☐ Balconies
- ☐ Brick reveal/soldier course (vertically oriented brick)
- ☐ Awnings or canopies

Note: Horizontal bands should be a minimum of 8 inches high (the length of a standard brick) and can be formed by a change in materials, color, brick orientation, or by projecting materials from the face of the building.

3. Top: The top of the building shall include a "cap" element at the upper most portion of the facade in order to visually terminate the building face and emphasize a distinct profile. To create visual interest at the top of the building, applicants shall incorporate one of the following elements:

- Detailed cornice or projected parapet
- Hipped or gabled roof
- Roof top gardens that consist of plant materials visible from the sidewalk and street

Note: Roof gardens represent a unique and beneficial approach to treating the top of the building. Beyond their aesthetic benefits, rooftop gardens help manage stormwater run-off that would otherwise go into storm sewers, aquifers, and streams. In addition, rooftop gardens help mitigate the heat island effect by reducing the temperature and, therefore, providing energy savings and air quality. Green roofs can also provide a food source.

Middle

Vertically oriented windows signaling a change in use, horizontal bands, signage bands, balconies, awnings, and a brick soldier course distinguish the middle of the building from the ground floor.

Change in color and material, vertically oriented windows signaling a change in use, and balconies distinguish the middle of the building.

Vertically oriented windows signalling a change in use and horizontal banding distinguish the middle of the building.

Top

A detailed cornice and projected parapet are cap elements.

A gabled roof establishes a distinct profile and caps the facade.

A gable roof with a hip emphasizes the top of the building.

A green roof terminates the top of the building and provides visual interest.

Divide Ground Floor

Ground floor divided into an odd number of distinct architectural bays that are 30 feet wide and defined through engaged columns. Transom windows and projected window sills are repeated in each distinct architectural bay.

Foster Pedestrian Interaction

Large windows, clerestory and transom windows, columns, and pedestrian oriented signage.

Large glass entry door, large windows, transom windows, columns, and pedestrian oriented signage.

Decorative lighting, canopies, and a storefront frieze.

Large windows, recessed entry, pedestrian oriented signage, and decorative lighting.

Pedestrian Engagement

Intent Statement/Design Guideline

Create a streetscape at the ground floor level that is active and inviting to passing pedestrians, bicyclists, and motorists by incorporating vertical and horizontal divisions, cohesive and repetitive architectural elements, and welcoming entries into the street-facing facade that are understandable at the human scale.

Approaches

Architectural bays are the larger "building blocks" of a pedestrian-oriented ground floor. They create a sense of rhythm and break down a large building into pieces. Repetitive architectural elements within these bays further create a sense of rhythm and offer components that can be understood at a human scale. When paired with prominent entries, these elements translate into an inviting storefront presence along the sidewalk that is easily accessible and reflects historic precedents of gracious retail spaces. As pedestrians pass, there are many parts of the building upon which the eye can linger that help establish a sense of scale.

There are three required approaches to meet this standard:

1. Divide the ground floor of commercial storefronts into, where possible, an odd number of distinct architectural bays that are a maximum of 30 feet wide measured from the center line of the columns. An odd number of bays will provide more symmetry and emphasize the entry. For the purposes of this standard, an architectural bay is defined as the zone between the outside edges of an engaged column, pilaster, post, or vertical wall area.

2. Provide a minimum of three of the following architectural and decorative elements that are to be repeated within each distinct architectural bay:

- ☐ Clerestory or transom windows
- ☐ Overhangs (canopies, awnings)
- ☐ Plinths or columns (minimum of a pair)
- ☐ Decorative lighting (minimum of a pair)
- ☐ Signage (awning, blade, wall or window)
- ☐ Canopies or overhangs
- ☐ Storefront frieze, horizontal sign band, or a belt course above transom window on a mezzanine level
- ☐ Window plant box (minimum of one per window)
- ☐ Medallion (minimum of a pair)

Note: The depth of all canopies and awnings shall be a minimum of 5 feet measured from either the face of the column or the street-facing elevation.

Note: Where feasible, building faces along an alley should be enhanced with windows and lighting to increase pedestrian safety and interest.

Note: The use of mirrored or tinted glass is prohibited.

3. Create a prominent entry by incorporating three or more of the following elements:

- □ Large glass entry doors
- □ Clerestory or transom windows
- □ Glass windows that flank the door
- □ Recessed entry bays
- □ Signage (awning, blade, wall or window)
- □ Decorative lighting (minimum of a pair)
- □ Pavers and colors that mark entry to the building
- □ Awnings or canopies

Note: Awning and blade signs shall be a minimum of 8' 6" off the ground and not exceed 12% of the building elevation area, with a maximum sign face area of 60 square feet. Wall signs shall not exceed 8% of the building elevation on the primary frontage, with a maximum sign face of 60 square feet. Window signs shall not exceed 15% of total window area.

Large glass entry door, transom windows, glass windows flanking the entry door, awnings, plinths and columns, and decorative lighting. Benches provide places for passing pedestrians to pause and rest.

Decorative lighting, blade sign, transom windows, and pedestrian oriented signage.

Decorative lighting, transom windows, columns, and medallions.

Create a Prominent Entry

Large glass entry doors, transom windows, recessed entry bay, and pavers and colors that mark entry.

A recessed entry bay, large glass entry door, glass windows flanking the door, and columns.

Decorative lighting, overhang, transom window, recessed entry bay, and large glass entry doors.

Large glass entry door, transom windows, recessed entry bay, signage, and decorative lighting.

Emphasize the Corner

Primary entry within 25 feet of corner and prominent turret articulate gateway into downtown and provide a means of way finding.

Primary entry located on the corner creates public meeting space.

Primary entry on the corner and increased height provide public meeting space and reflects historical structures.

Primary entry on the corner and increased height provides public meeting space and reflects historical structures.

Primary entry located on the corner, chamfered corner, and street furnishings provide public gathering space.

Primary entry located within 25 feet of corner, increased height at the corner and overhangs, and projecting blade sign provide a means of way finding.

Corner Reinforcement

Intent Statement/Design Guideline

Emphasize the intersection of streets to provide dynamic public spaces where people's paths intersect, articulate gateways into and within a district, provide a means of way finding, and reflect historical structures of import in the downtown.

Approaches

Street corners where two streets intersect and paths meet should be designed as a node of social and economic activity. This should be achieved through a distinctive architectural treatment. Incorporating strong architectural elements at street corners not only creates a more visually interesting built environment but also helps pedestrians read and understand city blocks by creating memorable design elements at the corner of each block.

Chose one or more of the following architectural and site planning strategies to emphasize the corner:

- ☐ Locate the primary entry to the building at the corner of the building or within 25 feet of the corner of the building
- ☐ Incorporate prominent architectural elements, such as increased height or massing, a cupola, a turret, or a pitched roof, at the corner of the building or within 25 feet of the corner of the building
- ☐ Chamfer the corner of the building (i.e. cut a corner at a 45 degree angle at a minimum depth of 10 feet from the corner) and incorporate a combination of paving materials that are not concrete, street furnishings, and plantings.

Primary entry located within 25 feet of corner, increased height at the corner with a pitched roof, special pavings and plantings provide public gathering space, articulate a gateway into the district, and provide a means of way finding.

Transitions from the Public Realm

Intent Statement/Design Guideline

Design safe and friendly semi-public transitions between the public and private realms (between the sidewalk and building) that allow people to gather informally and interact with pedestrians in a more intimate space.

Approaches

To reinforce the pedestrian realm and encourage people to gather, applicants shall implement one of the following:

- Courtyards: incorporate a small courtyard into the design of the street-facing facade. Further embellish the space by incorporating exterior lighting, paving, benches, and planter boxes.
- Recessed zone: create a small, covered transition zone between the sidewalk and the front door. Define this space with lighting, paving, and storefront windows and doors.
- Corner of buildings: create meeting places at the corner of the building by chamfering the corner of the building. Define the space with special paving and lighting.
- Arcade/porch: Set the front door and the primary street-facing facade a minimum of 5 feet clear behind an arcade.

Note: When approaches above are used in buildings along Main Street, their use shall not prevent an applicant from meeting the Build-to-Line Standard requiring 100% of the building being placed along the front-edge of the property line.

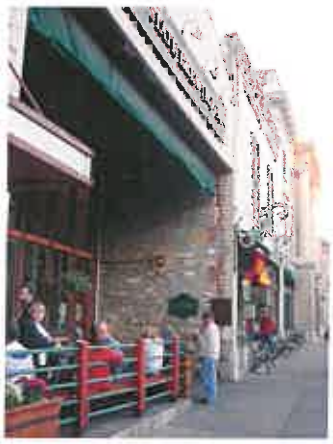
Note: Where possible, windows should be incorporated into all walls that face courtyards. These windows should be large enough to encourage interaction between inside and outside.

Note: Arcades are typically located on the front property line. Other architecture and landscape architecture elements that allow people to gather include pergolas, moveable planters, and wrought iron or other types of transparent decorative metal fences. For arcades, spacing between detached columns or posts forming the arcade along buildings less than 50 feet in length should be a minimum of 5 feet apart and a maximum of 10 feet apart. Columns for buildings greater than 50 feet in length should be spaced a minimum of 10 feet apart and a maximum of 20 feet apart.

Semi-Public Transitions

Courtyard defined by fence and line of trees with windows fronting.

Courtyard with exterior lighting, fence, and planter boxes.



Courtyard defined within building facade with fences and planter boxes.

Recessed entry defined by special lighting and storefront windows and doors.

Recessed entry on corner provides meeting point defined by signage and special lighting.

Arcade provides opportunity for gathering in an intimate space.

High-Quality, Historic Materials

Brick

Brick

Stone

Stone

Stucco

Stucco

Materials

Intent Statement/Design Guideline

Promote the use of traditional and contemporary architectural materials that provide a sense of permanence and reflect the history of the City without replicating traditional building practices.

Approaches

Building materials are essential to the overall character and quality of development. Materials are especially important to the development of an inviting ground floor, given that this is where materials can be most easily experienced at the scale of pedestrians. How building materials are used adds texture and richness to the pedestrian experience.

Changes in material should ideally occur where there is a break in plane and should be used to break up vertical mass (see Tripartite Facades).

The applicant shall incorporate one of the following primary building materials into the street-facing facade, covering a minimum of 70% of the street-facing facade or greater:

- Brick
- Stone
- Stucco

Note: Where possible, use local materials found within the region.

APPENDIX A

Glossary

Below are the definitions of terms used throughout the Commercial Development Standards and Design Standards and Guidelines. Please use this glossary as a reference tool.

Agriculture – Activities that raise, produce or keep plants or animals. Examples include breeding or raising of fowl or other animals; dairy farms; stables; riding academies; kennels or other animal boarding places; farming, truck gardening, forestry, tree farming; and wholesale plant nurseries.

Awning – An overhead cover extending above the sidewalk (usually above windows and doors) as a shelter and/or sunshade.

Band – Any horizontal flat member or molding or group of moldings projecting slightly from a wall plane and usually marking a division in the wall.

Bay – 1) Within a structure, a regularly repeated spatial element defined by beams or ribs and their supports. 2) A protruded structure with a bay window.

Belt Course – A horizontal band or molding set in the face of a building as a design element; also referred to as a string course.

Blade Signage – A sign that projects from and is supported by or attached to a wall that hangs out over the public right-of-way or any private area subject to pedestrian travel.

Build-to-Line – A predetermined line (most often a front, side or rear property line) from which a building, landscaping or some other site requirement is measured.

Building Base – The area extending from the top of the finished grade or sidewalk to the bottom of the window sill.

Canopy – A covered area which extends from the wall of a building protecting an entrance or loading dock.

Casement – A window sash which swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

Chamfer - To cut off the edge or corner of a building at a 45 degree angle to open entry to both directions.

Clerestory - The upper level of a room that extends beyond the single-story height; often penetrated by windows.

Column – In structures, a relatively long, slender structural compression member such as a post, pillar, or strut; usually vertical, supporting a load which acts in (or near) the direction of its longitudinal axis.

Commercial Parking – A parking structure, surface, or below grade parking lot for which a charge or fee is assessed for parking that is not accessory to a primary use, except as identified in an approved parking plan.

Commercial Outdoor Recreation – Large uses that provide continuous recreation or entertainment oriented activities. Examples include amusement parks, theme parks, golf driving ranges, miniature golf facilities, and marinas.

Cornice – Decorative projection or crown along the top of a wall or roof.

Cupola – A dome-shaped ornamental structure on the top of a larger roof or dome. In some cases, the entire roof of a tower or spire can be a cupola. More frequently, however, the cupola is a smaller structure that sits on top of the main roof.

Detention Facilities – Facilities for people who are under judicial detainment and are under the supervision of sworn officers

Dormer – A structure projecting from a sloping roof usually housing a window or ventilating louver.

Drive-Through Facility – A facility or structure that is designed to allow drivers to remain in their vehicles during an activity on the site. Examples are drive-up windows, menu boards, order boards or boxes, gas pump islands, car wash facilities, auto service facilities, such as air compressor, water, and windshield washing stations, or quick-lube or quick-oil and change facilities.

Eaves – The lower edge of a sloping roof; that part of a roof of a building which projects beyond the wall.

Engaged Column – A column embedded in a wall and partly projecting from the surface of the wall.

Entertainment/Major Event – Uses characterized by activities and structures that draw large numbers of people to specific events or shows. Examples include sports arenas, race tracks (auto, horse, dog, etc.), auditoriums, exhibition and meeting areas, outdoor amphitheaters, and fairgrounds.

Facade – The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Fenestration – The arrangement of windows in a building to provide interior light; also used as decorative elements in a façade.

Foot Candles – A unit of measurement to calculate lighting levels. A foot candle is defined as the amount of illumination the inside surface an imaginary 1-foot radius sphere would be receiving if there were a uniform point source of one candela in the exact center of the sphere.

Frieze – A decorative horizontal band as along the upper part of a wall in a room; often used for signage in modern buildings but derived from classical architectural principles.

Gable Roof – A roof having a gable at one or both ends.

Goose Neck Fixture – A type of light fixture attached to a building face or wall that extends out from the building or wall like a neck.

Grasscrete – A structural paver that consists of pores or holes that are typically infilled with grass or some other type of ground cover that helps to reduce storm water by treating the water on site.

Heavy Industrial – Industrial uses are engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Few customers, especially the general public, come to the site. Examples include machine shopes, auto and truck salvage and wrecking, printing, dying establishments, and fertilizer production.

Hip Roof – A roof which slopes upward from all four sides of a building requiring a hip rafter at each corner.

Light Industrial Uses – Light industrial uses are usually less capital intensive and produce products for end users as opposed to for other industries. Light industrial uses also have less environmental impacts. Examples include the manufacture of clothes, shoes, furniture, consumer electronics, and household items.

Lot Coverage – The percentage of the site that is occupied by a structure.

Lintel – The horizontal member above a door or window which supports the wall above the façade opening.

Lunettes – A half-moon shaped space, either masonry or void, formed when a horizontal cornice transects a round-headed arch at the level of the imposts where the arch springs.

Manufacturing and Production – The manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site. The manufacturing or production of art is not included in this definition and is therefore allowed.

Medallion – A decorative element set into the upper portion of a building façade periodically, typically aligning with columns or pilaster.

Mining –The mining or extraction of mineral or aggregate resources from the ground for off-site use.

Modular Pavers –A pre-cast piece of usually either concrete or brick that is commonly used in exterior paving applications. Pavers can be made permeable so that moisture filters through the joints allowing for ground water recharge.

Mullion – A vertical post or upright element dividing a window or other opening into two or more sections.

Parapet – A low, solid, protective screening or decorative wall that is an extension of exterior building walls beyond the roof or deck level.

Pervious Asphalt – Asphalt that consists of pores or openings that allows for liquid or gas to pass through.

Pilaster – A rectangular or round column or shallow pier attached to a wall constructed to coordinate with the style of the building.

Portico – A porch or covered walk consisting of a roof supported by columns.

Projected Window Sill – An articulated, horizontal member at the base of the window that supports the window and provides a slight shadow line that accentuates the depth of the opening.

Railroad Yards – Areas that contain multiple railroad tracks used for rail car switching, assembling of trains and shipment of goods to other transportation modes.

Roof Pitch – The angle of the roof described as a horizontal to vertical proportion.

APPENDIX A

Self-Service Storage – A designated area that provides separate storage for individual or business uses. The storage areas are designed to allow private access by the tenant for storing personal property.

Shared Parking – 1) An arrangement between adjacent property owners or uses that allow for the sharing of a central parking facility 2) A legal arrangement between separate uses, typically one that is a morning/afternoon oriented use and one that is an evening use, that allows for the shared use of parking facilities.

Stacking Area/Lane – A designated lane where vehicles queu before proceeding through a drive-through facility.

String Course - A horizontal band or molding set in the face of a building as a design element (also called a belt course).

Transom – A horizontal glass plane, typically encased in a wood or metal frame, that separates the storefront from the upper facade.

Turret – A very small and slender tower attached to a larger building.

Vehicle Servicing/Repair – Firms servicing passenger vehicles, light and medium trucks, and other consumer motor vehicles, such as motorcycles, boats, and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed. Examples include vehicle repair, transmission or muffler shop, auto body shop, alignment shop, auto upholstery shop, auto detailing, and tire sales and mounting.

Wall Sconce – Wooden or metal bracket affixed to a wall and designed to hold candles, lamps, or other types of illumination.

Warehouse and Freight – The storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.

Waste-Related – A land use that receives solid or liquid wastes from another source for disposal on the site or for transfer to another location.

Wholesale Retail – The sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates.

Wood Frame Construction – The prevalent method for constructing homes using a structural system of wood. Structures can be built above a concrete pad or plinth.

Building Sustainability Measures

The intent of sustainability guidelines is to establish a framework that will assist individual building projects in reducing their environmental impact while still contributing to the larger sustainability goals of the City. Some of the diverse issues that should be considered at an individual building level are detailed below with recommendations:

Building Siting: Choose the site carefully to capture daylight, to keep the most critical existing ecological areas intact, and to promote neighborhood connectivity and efficient transportation options. Encourage development within or near existing communities and/or public transportation in order to reduce the number of vehicle miles traveled and promote public health by encouraging walking and biking. Encourage the reuse of development sites to reduce the pressue on undeveloped land; this may require remediating environmental contamination. Encourage the creation of housing adjacent to jobs and recreation. Conserve land by promoting more compact forms of development. Encourage a mix of land uses on a site in order to create a more diverse community and further reduce miles traveled.

Construction Practices: Develop construction standards that reduce construction-related pollution and encourage rcycling and comprehensive construction waste management policies.

Design for Solar Access: Optimize solar access as a means to reduce energy operating costs, provide better daylight, and present opportunities for renewable energy systems (e.g. solar electric). Orient street facing facades to the primary street such that 75% of the block is plus/minus 15 degrees of due east-west. Design buildings to be 1.5 times longer than their corresponding width, and orient the longer facade 15 degrees of due east-west. The height of north-south facing facades of residences should not be blocked by more than a maximum of 25% of unconditioned spaces at noon on December 21st.

Daylighting: Incorporating day lighting in buildings provides direct operational savings in reduced demand for electric lighting. In addition, day-lit spaces contribute to increased occupant productivity and reduce illness and absenteeism.

Ecological Communities: Incorporate natural species and ecological communities through protection and incorporation into the overall design. Develop tree-lined streets as a means of encouraging walking and bicycling, reducing the urban heat island effect, and improving the air quality by decreasing carbon dioxide.

Energy Performance: Encourage high performance building envelopes, efficient lighting and controls systems, and efficient mechanical systems. Careful attention to building wall and roof construction, as well as glass types and shading all contribute substantially to a building's energy performance. Efficient lighting and equipment systems reduce energy operating costs. Climate specific design provides both increased comfort, reduced energy operating costs, and can reduce mechanical system requirements.

Food Production: Promote community-based and local food production as a means of providing access to healthier (more fresh) food and also reducing vehicle miles traveled (VMT) associated with shipping food long distances. Local food production will also keep local dollars within the community.

Gray Water Reuse: Encourage the reuse of gray water (water from sinks, showers, washing machines, etc). Gray water requires much less treatment than does blackwater/sewage, and can be reused on-site where potable water is not required, such as for irrigation, toilet flushing, washing machines, etc.

Materials & Resources: Encourage the use of materials that promote indoor environmental quality while minimizing off-site environmental impacts. Encourage use of materials with recycled content, locally produced and regionally sourced materials, rapidly renewable materials, and low-toxicity paints and sealants.

Stormwater Management: Encourage integrated stormwater management planning; treat stormwater runoff on-site through the use of bioswales and landscape plantings. Encourage the use of green roofs, permeable pavers, and other strategies to reduce impermeable surface area. Consider the potential to store and re-use rainwater on site for landscape irrigation. Well-designed projects can hold stormwater runoff to pre-development conditions and, thereby, decrease or eliminate downstream impacts of erosion, siltation, and riparian habitat destruction. These systems can be cheaper than conventional piped systems.

Water Use Efficiency: Encourage landscaping that favors native or low-water intensity plantings and use efficient irrigation systems. Encourage use of low-flow fixtures in buildings. Consider capturing the water that falls on buildings' roofs to reuse on-site. Consider reusing gray-water on-site for non-potable uses such as toilet flushing, clothes washing, and landscape irrigation. Encourage new development within or near existing communities in order to utilize existing infrastructure and thereby reduce the environmental, economical, and social impacts of sprawl.