

4.0 COMMERCIAL REHABILITATION DESIGN GUIDELINES

A. INTRODUCTION

I. OVERVIEW

It is the City's policy to encourage the continuous upgrading of the City's existing commercial areas to maintain a quality appearance and ensure the economic viability of these important areas.

The Design Guidelines for commercial rehabilitation are intended to provide guidance for the remodeling and renovation of existing structures. Any alterations or additions to existing buildings will be subject to design review in compliance with the implementation requirements of this chapter and the following policies. Whenever an alteration or addition occurs the design guidelines for new construction shall apply. In addition, the specific rehabilitation guidelines provided in this section also apply when determined to be appropriate. Chapter 17.61.015 of the WMC provides regulations for alterations and additions to legal-nonconforming structures.

B. RENOVATION DESIGN GUIDELINES

I. ROOFS

- a. *Roofing materials.* Roofing materials should consist of clay tiles, concrete tiles or shakes, or heavy architectural composition shingles. Light-weight composition shingles and roll-type materials should not be used. The color of roofing materials should be natural or neutral (tan, brown, grey); brightly-colored materials should not be used.

2. DOORS AND WINDOWS

- a. *Replacing doors and windows.* The replacement of existing doors and windows is often an excellent way to up-date the appearance of an older building. When selecting new windows and doors, the choice should relate to the proposed design and overall architectural style of the building, and to a lesser extent to the facade designs of adjacent buildings. Consideration should be given to the visual rhythm of existing building openings.
- b. *Avoid complicated designs.* Door and window designs should be kept simple, with a contemporary style.
- c. *Aluminum frames.* Aluminum frame doors and windows should have a dark anodized finish or be painted to compliment the wall color. Bare aluminum frames should be avoided.
- d. *Bulkhead height.* Bulkhead height should be approximately 24 inches unless the building is developed as offices, in which case a bulkhead height of 36 inches to 40 inches may be used.
- e. *Do not cover doors and windows.* Door and window openings should not be removed or covered over as a result of remodeling unless it is absolutely necessary to accommodate interior alterations and no feasible alternative exists. If interior privacy is found to be necessary by the City, curtains or blinds may be permitted. Windows should not be painted over or boarded up.

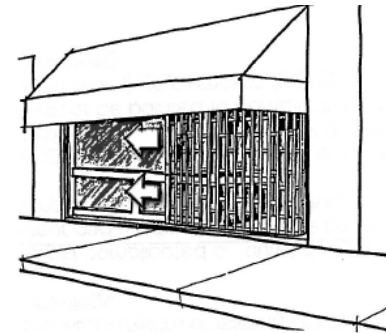
3. BUILDING ACCESSORIES

- a. *General.* Over time, buildings often accumulate a variety of miscellaneous accessories such as alarm boxes, utility connections, sign brackets, light fixtures, and other similar items that are either no longer used or are in need of repair and upgrading. During any remodeling, items such as these that can clutter the building facade should be removed, relocated, renovated or replaced.
- b. *Security bars.* Permanent security bars (those clearly visible and fixed to windows or the facade) should be removed during building renovations. The use of retractable security gates or grills that can be concealed inside an overhead soffit or awning or by compatible architectural apparatus or treatment may be installed in place of existing prohibited security bars.

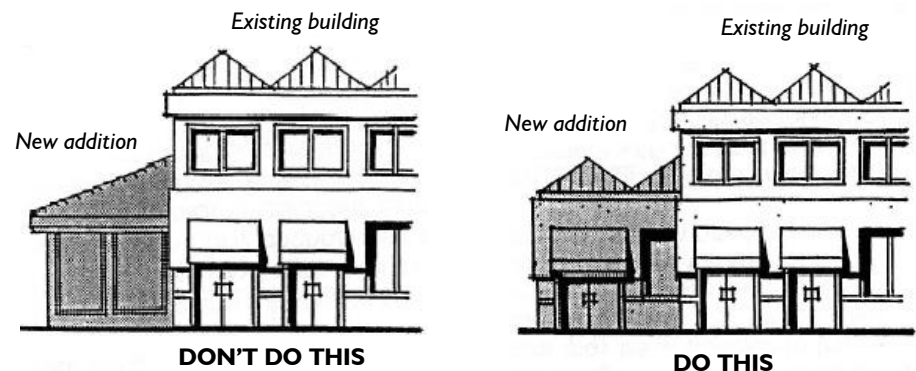
4. Building Materials

- a. *Design elements and materials.* New design elements and materials that alter the architectural character of the building should be avoided. Introducing new materials to the front facade that are different or incompatible with materials on the rest of the building is specifically prohibited.
- b. *Retain original materials.* Original exterior materials such as brick, stucco, stone, tile, glass and wood should be retained and repaired when necessary. If such materials have been removed during a previous remodeling, they should be replaced. This guideline applies only if such materials are components in a building design that is considered to be attractive, desirable, and compatible with the design guidelines in this document.

- c. *Remove inappropriate materials.* Inappropriate materials and elements that were added in an earlier remodel should be removed. These include aluminum siding, plywood, false fronts, or natural (clear or unpainted) wood siding, fake "rock-work" veneers, and other such materials.



Utilize retractable security grills that can be concealed inside and overhead awning or by compatible architectural apparatus



5. ADDITIONS TO BUILDINGS

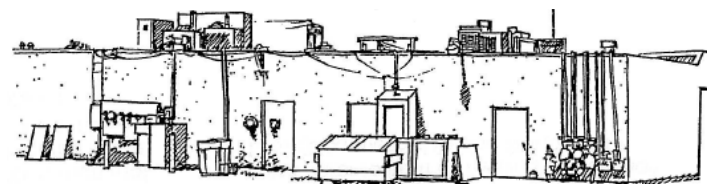
- a. *Additions consistent with existing structures.* Additions to existing buildings should be designed to be integrated with the main building. The new addition should match the original in terms of scale, architectural details, window and door styles and openings, roof line, materials, color, and other aspects of design.
- b. *Renovate entire building.* Where a "newer look" is desired for the addition than that found on the original building, the entire building should be renovated to achieve a single, coordinated appearance.

6. RENOVATING REAR FACADES

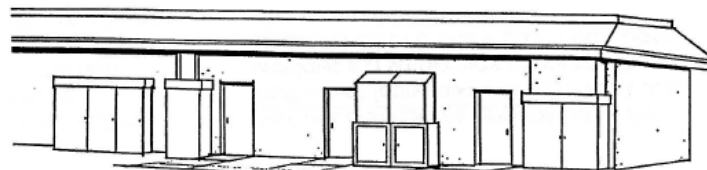
- a. *Parking areas and alleys.* Where parking areas and alleys exist or are planned behind buildings, the rear facade can become an important functional as well as visual element and should be given proper attention during any renovation efforts.
- b. *Renovate rear facades.* Rear facades should be designed to be consistent with the architectural style of the building and the design of the primary facade, but should not be over-improved. Rehabilitation of the rear facade may introduce accessory elements typical of the main facade (such as awnings or light fixtures), but should not attempt to replicate storefronts or to add decorative embellishments typically found only on a main façade.
- c. *Rear entrances.* Direct entrances to shops through the rear facade should be provided to encourage pedestrian activity and to separate walk areas from vehicular traffic.
- d. *Provide entry signs.* Signs identifying the business should be used at rear entrances to encourage their use. The area of these signs may be in addition to the permitted building sign area for the

business, provided that they are intended to be visible only from the rear of the building and not from an arterial street.

- e. *Use awnings.* The use of awnings, consistent with the front facade, should be employed to identify entrances and to add visual interest at doors and windows whenever feasible.
- f. *Landscape improvements to existing buildings.* Potted plants and raised planters should be used where paving or lack of irrigation may prevent normal landscape methods.
- g. *Provide lighting.* Lighting should be added to rear facades to create a pleasant and safe nighttime environment.
- h. *Provide screening.* Abandoned pipes, conduits, wires, and signs should be removed, and any anchor holes should be patched to match adjacent surfaces. All remaining utility connections and equipment should be screened.



Unscreened rooftop equipment and utilities are strongly discouraged



Screened rooftop equipment and screened utility meters are encouraged

This page intentionally left blank.