Land Development Code Update:

2. Development Frontages
   (What it looks like from the street)
Development Frontage

What it looks like from the Street:

- Building location and orientation
  - Building entry
  - Façade transparency
- Parking location
- Landscaping elements
- Fence provisions

Land Development Code Update
Development Frontages (How it looks from the street)
Proposed Standards for Downtown (C-C Zones)

C-C District (Downtown)

C-C-II District

Street Type Designation
- Storefront Street
- Secondary Street
- Landscaped Street

Street Type Designation
- Storefront Street
- Secondary Street
- Secondary Street - Same provisions as Secondary Street, except no restrictions on parking lot location
- Landscaped Street
Storefront Streets

- Weather protection on north & east side of streets (summer shade)
- Building entry faces street
- Sidewalk

City of Ellensburg, Washington

Land Development Code Update

- YES: Parking in back
- OK: Parking to the side
- NO: Parking in front
Storefronts

- Choose # between 60-80% of façade
- Suggest the required transparent area be between 30” and 8’ above grade

Transparent area

8’

30”

0’

Transparent area

Total façade width
Storefronts
Some existing buildings wouldn't meet standards, but they'd be grandfathered in. Any future remodels couldn't increase non-conformity.
Storefronts
Storefronts
Storefronts
Storefronts

Clearly not enough transparency
Storefronts

If display cases are allowed for some of the transparent window area, they should be integrated into building and at least 16” deep and not like this.
Development Frontage - Street Designation Case Study: 3rd Avenue

- **Storefront Street**
- **Secondary Street**
- **Landscaped Street**

**Storefront required**

*Storefronts are the clear established pattern west of Pine Street*

**Storefront or landscaped setback OK**

*Landscaped setbacks are established pattern on south side, but storefronts along Pine and Ruby to north make storefront redevelopment on north side an obvious option*

**Landscaped setbacks are required**

*Landscaped setbacks are the clear established pattern east of Ruby Street, though the building on the NW corner of 3rd and Sprague appears to be within 10’ of the sidewalk (consider if Secondary Street designation might be better in the long term - to allow for storefronts with redevelopment?)*
Secondary Streets

Land Development Code Update
Development Frontages (How it looks from the street)

Canyon Road and University Way: Gateway Corridors

University Way (NW of Downtown)

Gateway Corridor Development Frontage Concept

Context

Parking Location

Entries visible and accessible from street
Planting strips with small trees
Well-landscaped front yards
Parking to side or rear of buildings

Parking in back
Parking to the side
Parking in front
Canyon Road

Street Type Designation
- Red: Storefront Street
- Pink: Secondary Street
- Dashed red: Gateway Corridor
- No color: Landscaped Street

City of Ellensburg, Washington
Development Frontages (How it looks from the street)
University Way - Campus Area

**Concept:** Establish framework to create a pedestrian-oriented neighborhood center adjacent to the campus.

**Future Conditions?**

**Current Conditions**
Landscaped Streets

At least 25% of the facade shall be transparent or walkway entrance.

Weather protection over all entries.

Sidewalk

Property line

10-15 min.

Parking in back

Secondary or Landscape Street

Max. 50% of frontage

Parking to the side

Secondary or Landscape Street

Parking in front

Land Development Code Update
Landscaped Frontages – Other Examples

15-20’ setbacks, probably around 20-25% transparent
Landscaped Frontages – Other Examples

15-20’ setbacks, probably at least 20% transparent
3rd looking east from Pine – note landscaped setback, but also portion of building comes out to sidewalk
3rd, looking east from Ruby, note existing setbacks, many of which are less than 10 feet – all would easily meet 15% façade transparency.