

CENTRAL BUSINESS DISTRICT DESIGN STANDARDS FOR THE CITY OF KALAMA



HISTORY

The first recorded visit to Kalama was by Lewis and Clark. The Corps of Discovery camped for the night on an island in the Columbia adjacent to present day Kalama. They made record of the local flora and were disturbed throughout the night by the large population of geese.

The first non-native settler was John Kalama, a Hawaiian born in 1814. Kalama came to this area as a fur trader and eventually settled at the mouth of the Kalama River. He lived in the area for many years living with the natives and married a woman from the Nisqually tribe. The river and the city eventually came to bear his name. Descendants of Kalama still live in the Pacific Northwest.

On May 16, 1871, the first spike was driven on the western end of the Northern Pacific Railroad in Kalama. Kalama was chosen for this site due to its unique location. The final terminus of the railroad was to be in Puget Sound, but the exact location had not been determined. The railroad knew that no matter which city was chosen for the terminus, the track had to go through Kalama because of the geography of the region. Kalama also had an advantage in that the waters of the Columbia River were naturally deep enough for ships to safely reach the location. The path of the Northern Pacific Railroad followed the course charted by Lewis and Clark some 60 years earlier. A city of 3,500 people appeared overnight when construction began on the railroad. Many men were brought in to work the rails, including an estimated 1,000 Chinese laborers. The city was more work camp than community. Most housing was in tents and the business district boasted a number of saloons. There was also a brewery run by John Schauble, who immigrated from Germany in 1854.

Kalama was platted as a city, April 13, 1872, 17 years prior to statehood. A dock was constructed and materials flowed to the site to build the rail line. Eventually Tacoma was chosen as the terminus for the rail and Kalama's role with the rail-

road faded. Almost as quickly as it boomed, Kalama nearly busted. The relocation of the terminus and a fire that destroyed a significant portion of the business district in 1879 nearly brought an end to Kalama.

Kalama served as the county seat beginning in 1872. The location of the county seat was selected by a vote of the people located within the county every four years. The county seat regularly moved between Castle Rock, Kalama, and Freeport until 1923, when Kelso was chosen as the permanent county seat. The court house was located at the site of the present day community building. Then called the Kazano house, it served as the court house, a residence for the county sheriff, and the jail. It was also the site of several executions and one attempted mob lynching. Its distinction as the county seat and location on the railroad led to several presidential visits. Theodore Roosevelt visited Kalama in 1903 and Howard Taft in 1911. Each visit was attended by an estimated 3,000 people from the surrounding area.

Kalama's history has contributed to the architectural styles of several buildings seen in the downtown. Victorian commercial and Art-deco architecture combine to identify the city's character. Today, this character has attracted antique stores, restaurants, offices, personal services and general retail to downtown Kalama. The variety of store types serves both the local residents and tourists.

OVERVIEW

Kalama’s identity lies in its downtown. It remains the center of commerce and a natural gathering place for residents residing on the city’s hilly terrain. While residents enjoy the charming downtown, most impressions of Kalama are from the view traveling along our Interstate 5. From the onlooker’s viewpoint, the city may seem to have an eclectic array of architecture styles, which may deter potential patrons. These standards, presented in the following pages, have been adopted by the city to promote commerce throughout the downtown by establishing an attractive environment into town.

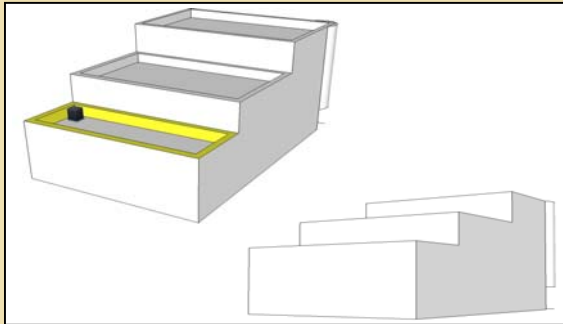
ZONING REQUIREMENTS IN DOWNTOWN

<u>Zoning Standard</u>	<u>Central Business District</u>
Minimum lot size (square feet): Development must conform to lot width, depth, yard setback and coverage standards.	No Limitation
Minimum Setbacks* (feet): Front Side Rear	No limitations No limitations No limitations
Minimum Lot Frontage on Public Street for Non-Residential Uses	20 ft
Maximum Building Height	3 Stories or 45 ft
Lot Coverage* (Provided the applicable setbacks are observed)	No Limitations
Build-To Line (feet): New Buildings Only: At least one primary building entrance shall be built no farther from the street of the physical address’s right-of-way than the build-to line; except where a greater setback is required for a Planned Street Improvement, then the build-to line increases proportionately.	0 ft May be increased when pedestrian amenities are provided between a primary building entrance and street

SITE PLANNING

- Limit the depth of front setbacks to encourage pedestrian activity and strengthen the sense of enclosure along commercial streets.
- Conform building height to applicable zoning standards in KMC 17.26.040. Align building height to the predominant height of other buildings along the same block.
- Ensure that building massing, height, and scale provide sensitive transition when adjoining residential zoning districts.
- Design the project to encourage human activity along the street. Provide for clear pedestrian access to the building.
- Locate off-street parking to the rear of the building.
- Treat a corner site as an opportunity for visual focus, if applicable.
- Consolidate trash dumpsters, mechanical equipment, and utilities to the rear of the building and screen to preserve and enhance the pedestrian environment.

NEW BUILDINGS



Roof mounted mechanical equipment must be hidden from street-view by parapet. If parapets do not provide adequate screening, screening walls or enclosures installed as an integral part of the architectural design must be used.

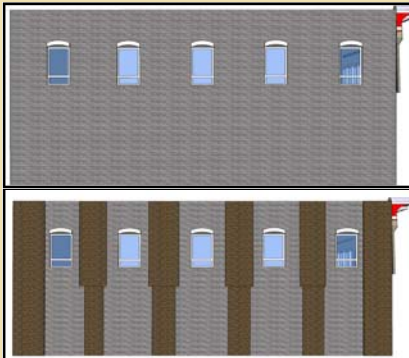


Organize commercial building facades with three-part horizontal division. A three-part horizontal division must include a base, middle and a cap in the architecture.

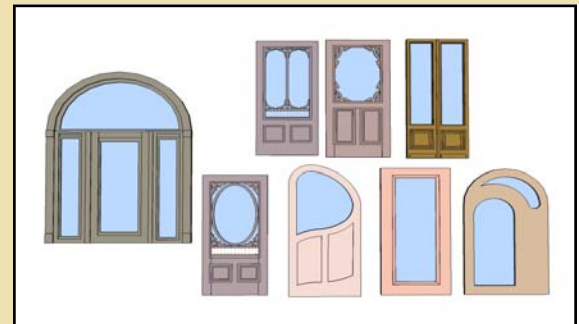


Windows:

- Base floor windows must be transparent. Tinted, reflective, completely painted or completely covered windows are prohibited.
- Windows constructed on the upper stories of the building must be twice as tall as they are wide.



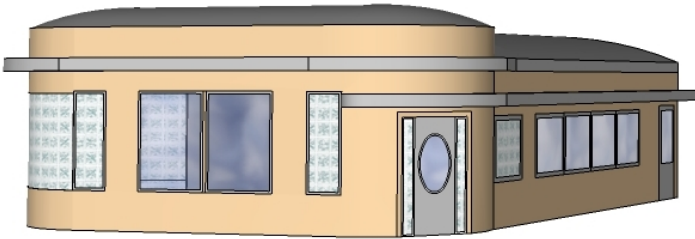
Modulate, or break up, blank street-facing walls over 20 feet in width with recesses, columns, bands, windows or textural treatment.



Primary doors must be comprised of 50% or more window area.

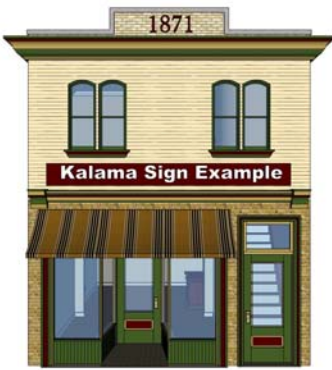
NEW BUILDINGS

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Select exterior color schemes that fall within a traditional commercial range and are respectful of the surrounding neighborhood. Consider the building as a whole as well as details that need emphasis. Softer, muted colors establish a uniform background. In general, use one color on similar elements such as window frames to show that they are all part of the same facade. Reserve brighter colors for small special accents to emphasize entryways and to highlight special structural ornamentation.

Acceptable



Unacceptable

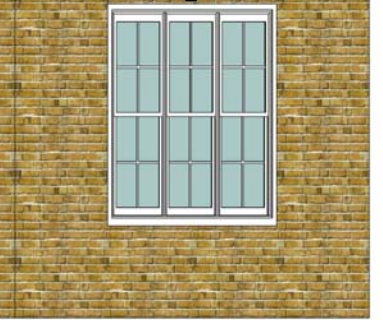


Integrate all commercial signage with the architectural design of the building.

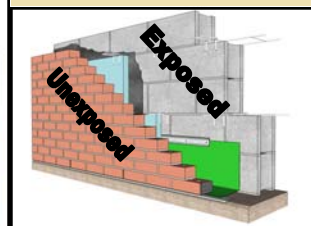
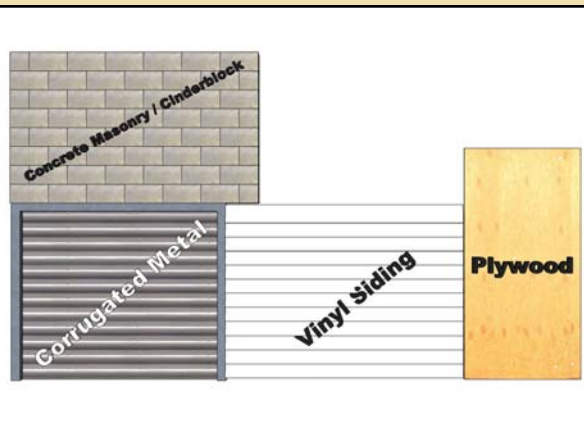
Unacceptable



Acceptable



Exterior security bars are prohibited from street-flanking façade windows. If interior security bars are used, they shall be hidden during business hours.



Materials specifically prohibited include vinyl siding, exposed plywood products, corrugated metal and exposed concrete masonry/cinderblock. Painting of these materials does not meet the requirement above.

EXISTING BUILDINGS

When does an existing building have to make changes?

There are two instances that would trigger an existing building to be brought to standard:

- (1) Structural Alteration or change other than incidental repairs that would prolong the life of the supporting members of a building, such as bearing walls, columns, beams, girders, or foundations.;
- (2) The expansion of any building or development exceeding twenty (20) percent of the existing floor or site area, or any one thousand (1,000) square foot addition or increase of impervious surface coverage thereto, whichever is lesser.

Exterior modifications to an existing building may occur in incremental phases, not to exceed four years to completion, or in one complete stage. Initial modification must begin within 180 days of issuance of permit. Incremental phasing of modifications must be consistent with an overall plan for the building's rehabilitation.

The following activities are exempt from the requirements:

- (1) Routine or emergency repair or maintenance of public or private buildings, structures, landscaping or utilities,
- (2) Interior remodeling,
- (3) Official historically designated structures, or
- (4) Changes of signs.

Acceptable
Unacceptable



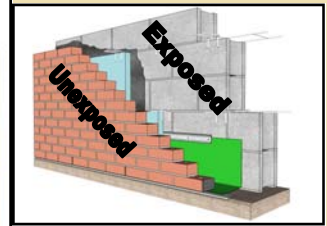
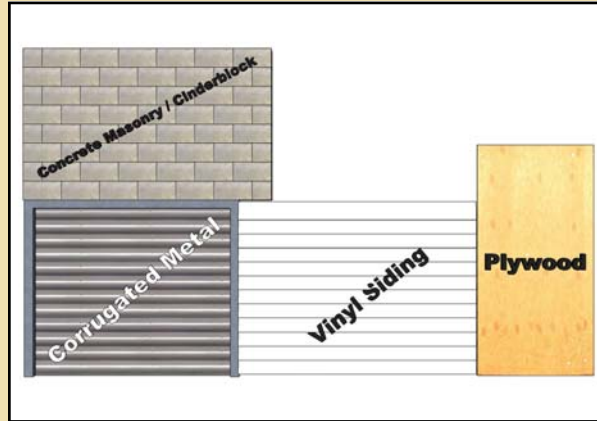
Existing windows shall incorporate design elements which gives appeal to the window, such as a window hood, transom, bulkhead, or bay.

EXISTING BUILDINGS

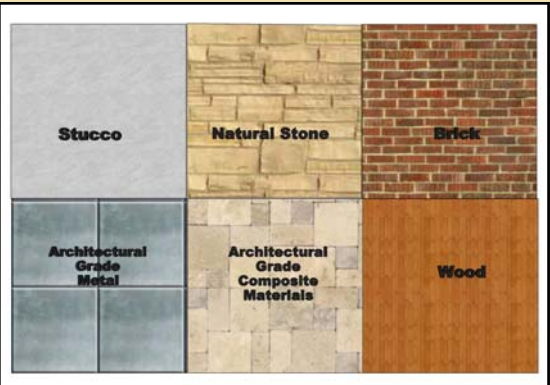
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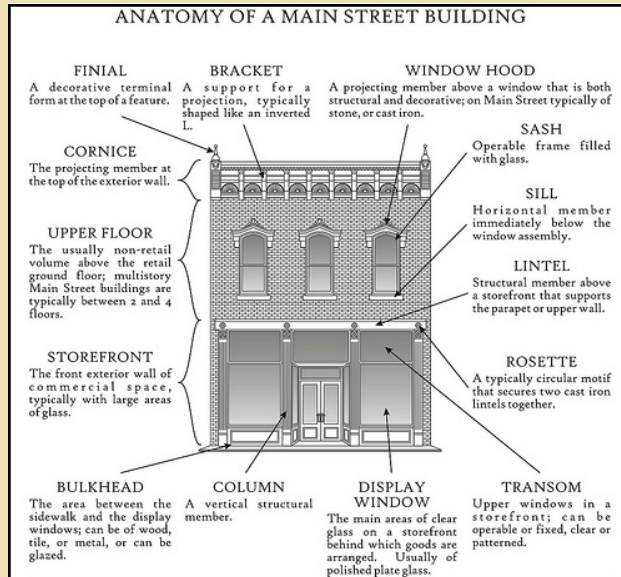
Organize commercial building facades with three-part horizontal division. A three-part horizontal division must include a base, middle and a cap in the architecture.



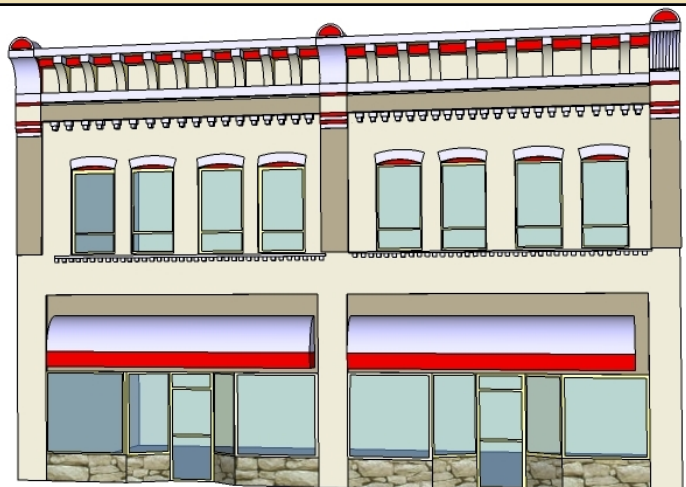
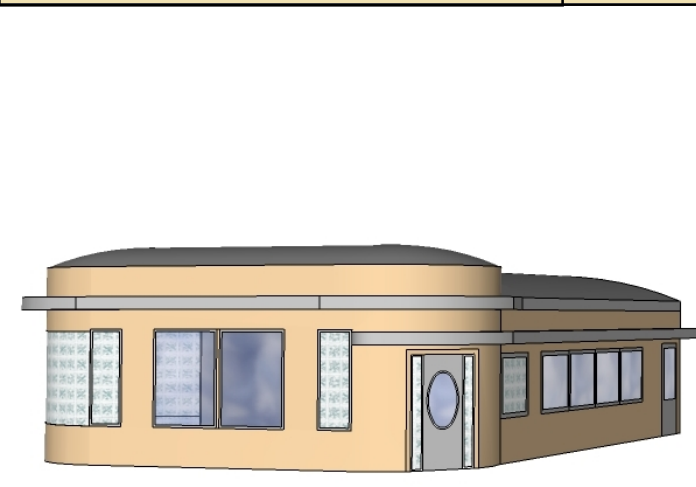
Materials specifically prohibited include vinyl siding, exposed plywood products, corrugated metal and exposed concrete masonry/cinderblock. Painting of these materials does not meet the requirement above.



Building materials shall be selected for their sense of permanence. Recycled or renewed products should be utilized where practical. Preferred materials include natural stone, brick, wood, architectural grade metal, architectural grade composite materials, and stucco.



Preserve distinctive original features, finishes, and examples of skilled craftsmanship. Repair or duplicate deteriorated architectural features, where applicable.

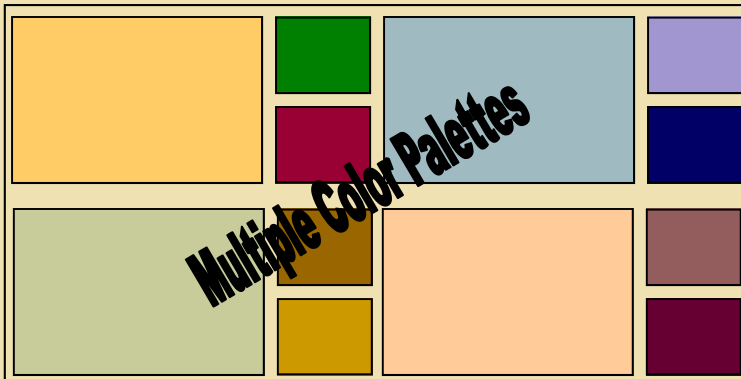
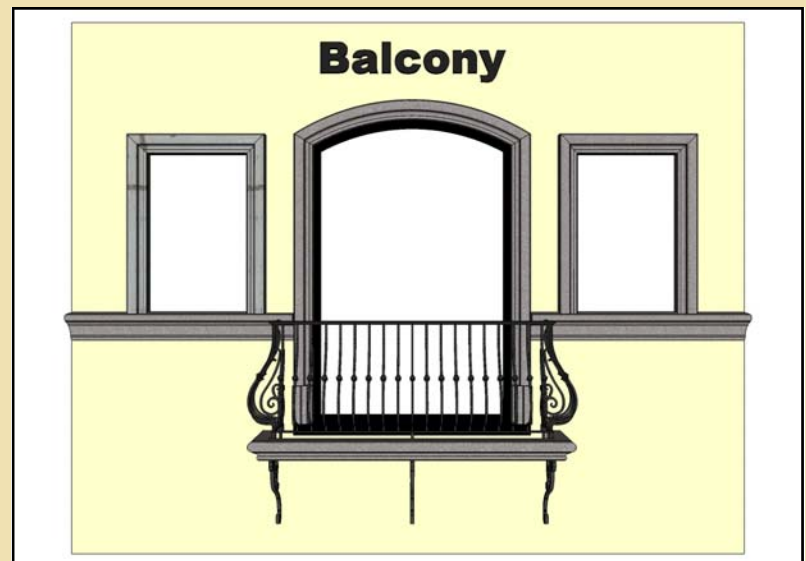
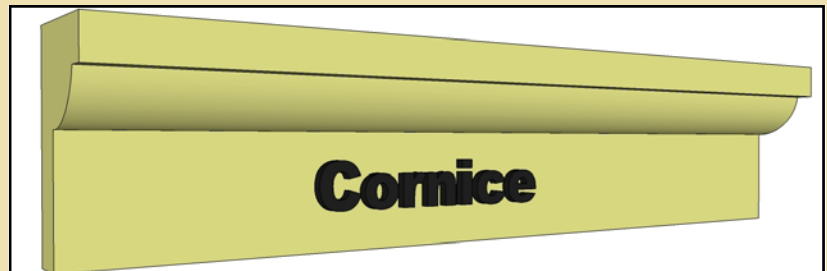


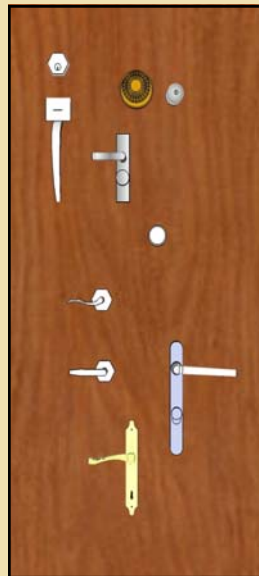
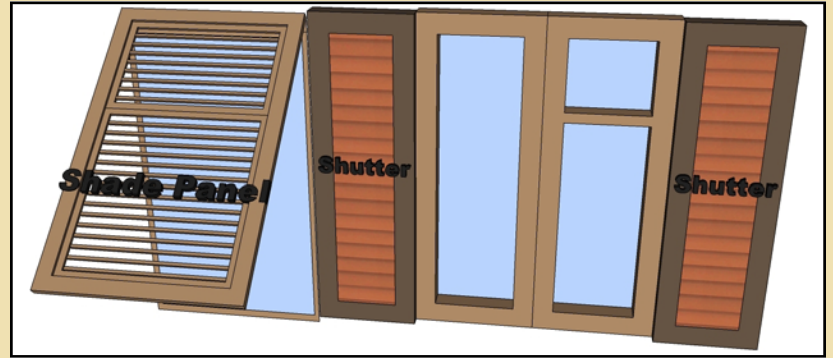
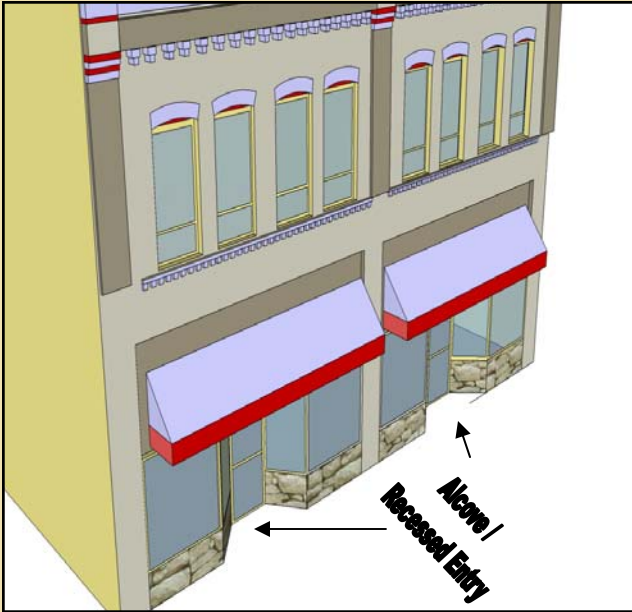
Select exterior color schemes that fall within a traditional commercial range and are respectful of the surrounding neighborhood. Consider the building as a whole as well as details that need emphasis. Softer, muted colors establish a uniform background. In general, use one color on similar elements such as window frames to show that they are all part of the same facade. Reserve brighter colors for small special accents to emphasize entryways and to highlight special structural ornamentation.

DISCRETIONARY STANDARDS

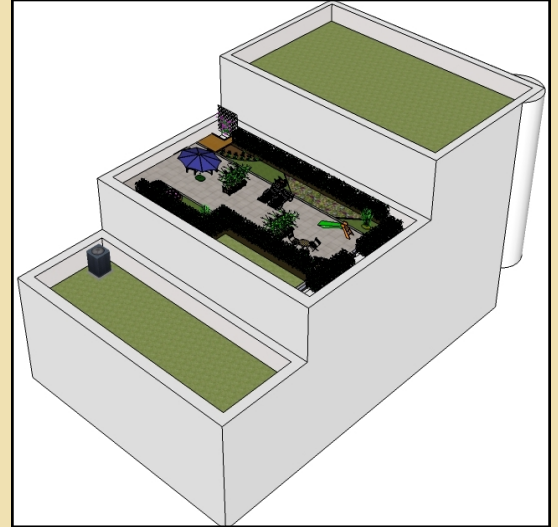
Existing buildings have to meet five (5) of the twelve (12) standards. New buildings have to meet six (6) of the twelve (12) standards, which are:

1. Relief panels,
2. Cornice work,
3. Balconies,
4. Alcoves/recessed entryway,
5. Shade panels/shutters,
6. Rain protection/awnings,
7. Multiple color palettes consisting of a base, primary trim, and accent,
8. Staggered wall sections,
9. Roof terraces and/or gardens (these are encouraged to soften the building and add visual interest and vitality to the street),
10. Detailed and ornate hardware,
11. Provide special emphasis to corner entrances through the use of architecture elements, if building is flanked by two streets,
12. Detail the building with any of the following, diverse materials and forms:
 - Brick work with pattern articulation, simple corbelling and accent materials;
 - Stone columns, windows, and accent combined with brick;
 - Cement work that has embossed ornamentation, architectural accent or structural column division;
 - Ceramic and terra-cotta (pattern/ relief molded), tile ornamentation or decorative panels.





Detailed and ornate hardware



Roof terraces and/or gardens are encouraged to soften the building and add visual interest and vitality to the street.



Provide special emphasis to corner entrances through the use of architecture elements, if building is flanked by two streets



Detail the building with any of the following, diverse materials and forms:

- Brick work with pattern articulation, simple corbelling and accent materials;
- Stone columns, windows, and accent combined with brick;
- Cement work that has embossed ornamentation, architectural accent or structural column division;
- Ceramic and terra-cotta (pattern/ relief molded), tile ornamentation or decorative panels.

New Buildings

Building Address	<input type="text"/>				
Owner Name	<input type="text"/>				
Address	<input type="text"/>				
City	<input type="text"/>	State	<input type="text"/>	Zip Code	<input type="text"/>
Country	<input type="text"/>				

Required Standards

Roof mounted mechanical equipment must be hidden from street-view by parapet. If parapets do not provide adequate screening, screening walls or enclosures installed as an integral part of the architectural design must be used.

Organize commercial building facades with three-part horizontal division and vertical column division. A three-part horizontal division must include a base, middle and a cap in the architecture.

Windows:

(1)Base floor windows must be transparent. Tinted, reflective, completely painted or completely covered windows are prohibited.

(2)Windows constructed on the upper stories of the building must be twice as tall as they are wide.

Modulate, or break up, blank street-facing walls over 20 feet in width with recesses, columns, bands, windows or textural treatment.

Primary doors must be comprised of 50% or more window area.

Select exterior color schemes that fall within a traditional commercial range and are respectful of the surrounding neighborhood. Consider the building as a whole as well as details that need emphasis. Softer muted colors establish a uniform background. In general, use one color on similar elements such as window frames to show that they are all part of the same facade. Reserve brighter colors for small special accents to emphasize entryways and to highlight special structural ornamentation

Integrate all commercial signage with the architectural design of the building.

Exterior security bars are prohibited from street-flanking façade windows. If interior security bars are used, they shall be hidden during business hours.

Materials specifically prohibited include vinyl siding, exposed plywood products, corrugated metal and exposed concrete masonry/cinderblock.

Discretionary Standards

Of the twelve (12) Discretionary standards shown below, six (6) standards must be incorporated into the building.

Relief panels

Cornice work

Balconies

Alcoves/recessed entryways

Shade panels/shutters

Rain protection/awnings

Multiple color palettes consisting of a base, primary trim, and accent

Staggered wall sections.

Roof terraces and/or gardens are encouraged to soften the building and add visual interest and vitality to the street.

Detailed and ornate hardware.

Provide special emphasis to corner entrances through the use of architecture elements, if building is flanked by two streets.

Detail the building with, any of the following, diverse materials and forms:

- (1)Brick work with pattern articulation, simple corbelling and accent materials;
- (2)Stone columns, windows, and accent combined with brick;
- (3)Cement work that has embossed ornamentation, architectural accent or structural column division;
- (4)Ceramic and terra-cotta (pattern/ relief molded), tile ornamentation or decorative panels.

Existing Buildings

Building Address	<input type="text"/>		
Owner Name	<input type="text"/>		
Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
		Zip Code	<input type="text"/>

Required Standards

<input type="checkbox"/>	Design new additions to existing buildings and new infill construction to be compatible with the standards of this section. <input type="checkbox"/> Not Applicable
<input type="checkbox"/>	Existing windows shall incorporate design elements which gives appeal to the window, such as a window hood, transom, bulkhead, or bay
<input type="checkbox"/>	Multi-story building shall organize façade into a three-part horizontal division, including a base, middle and a cap in the architecture. <input type="checkbox"/> Not Applicable
<input type="checkbox"/>	Materials specifically prohibited include vinyl siding, exposed plywood products, corrugated metal and exposed concrete masonry/cinderblock. Painting of these materials does not meet the requirement above.
<input type="checkbox"/>	Building materials shall be selected for their sense of permanence. Recycled or renewed products should be utilized where practical. Preferred materials include natural stone, brick, wood, architectural grade metal, architectural grade composite materials, and stucco.
<input type="checkbox"/>	Preserve distinctive original features, finishes, and examples of skilled craftsmanship. Repair or duplicate deteriorated architectural features, where applicable.
<input type="checkbox"/>	Select exterior color schemes that fall within a traditional commercial range and are respectful of the surrounding neighborhood. Consider the building as a whole as well as details that need emphasis. Softer muted colors establish a uniform background. In general, use one color on similar elements such as window frames to show that they are all part of the same facade. Reserve brighter colors for small special accents to emphasize entryways and to highlight special structural ornamentation

Discretionary Standards

Of the twelve (12) Discretionary standards shown below, five (5) standards must be incorporated into the building.

<input type="checkbox"/>	Relief panels
<input type="checkbox"/>	Cornice work
<input type="checkbox"/>	Balconies
<input type="checkbox"/>	Alcoves/recessed entryways
<input type="checkbox"/>	Shade panels/shutters
<input type="checkbox"/>	Rain protection/awnings
<input type="checkbox"/>	Multiple color palettes consisting of a base, primary trim, and accent
<input type="checkbox"/>	Staggered wall sections.
<input type="checkbox"/>	Roof terraces and/or gardens are encouraged to soften the building and add visual interest and vitality to the street.
<input type="checkbox"/>	Detailed and ornate hardware.
<input type="checkbox"/>	Provide special emphasis to corner entrances through the use of architecture elements, if building is flanked by two streets.
<input type="checkbox"/>	Detail the building with, any of the following, diverse materials and forms: (1)Brick work with pattern articulation, simple corbelling and accent materials; (2)Stone columns, windows, and accent combined with brick; (3)Cement work that has embossed ornamentation, architectural accent or structural column division; (4)Ceramic and terra-cotta (pattern/ relief molded), tile ornamentation or decorative panels.