

Draft Buckley Commercial Design Guidelines

Overview. All new commercial construction, additions and remodel projects must conform to the development standards of the zoning districts in which they are located. The commercial design guidelines presented below are intended to go beyond the basic requirements of the Buckley Zoning Ordinance and, in greater detail, address issues specifically related to commercial neighborhood character and compatibility. These guidelines apply to all three commercial zoning districts in Buckley.

These simple guidelines are intended to be flexible and to convey the intent of Buckley citizens' development wishes – to maintain a small-town character and privilege the public realm, as well as emphasize the natural surroundings, outdoor life and recreation of the Plateau.

Applicability. The *Guidelines* apply to all new commercial structures and additions and remodels which exceed the Zoning Code thresholds.

Application. These *Guidelines* are provided for the use of business owners, builders, contractors, architects, designers, City staff and City decision-makers. The *Guidelines* are expected to be useful for making design decisions about commercial construction at a number of levels:

- Business owners, builders, architects and other designers are encouraged to consult the *Guidelines* prior to designing new buildings, additions or remodels for ideas and advice.
- For new and remodel commercial projects, the *Guidelines* will be used by City staff and decisionmakers as the criteria for making permit decisions. It should be noted that the *Guidelines* are just that and are not intended as requirements for permit approval.
- Neighborhood residents should consult the *Guidelines* to understand the neighborhood compatibility concepts which will apply to new construction and remodels.

Development Patterns

Design Intent

Buckley should portray a strong identity, including the presence of recognizable districts and landmarks. Commercial buildings should exhibit a variety of styles, but Neotraditional design, using rustic elements to project an outdoors motif is favored.

Buckley should take advantage of important views and vistas, and provide numerous opportunities for access to light and air.

Commercial buildings should portray adequate fenestration in order to create an environment conducive to walking; fenestration also has economic effects in that demand may be created by the display of goods to passersby.

Buckley should connect through a network of public spaces and paths. Streets or paths which connect to multiple destinations encourage walking. Compact development makes walking and bicycling possible because destinations are closer to one another and the walk is more interesting [compact development can also preserve views].



The street is the visual foundation of the neighborhood. A street should read as a well-defined space, containing appealing streetscapes with trees, sidewalks and pedestrian amenities such as defined crosswalks. A street should readily communicate that it is public space. A street should contribute to the physical safety and comfort of pedestrians - planting strips provide a buffer for pedestrians and possibilities for aesthetic appeal, defined crosswalks subtly define pedestrian corridors and can be designed to help define the public realm. A commercial street should be an active and engaging place that extends the commercial realm beyond the building envelope into the public realm.

Construction Standards

The “outdoor design intent” as used herein, should incorporate the following standards of construction:

1. Exposed visual parts shall consist of some elements (but not necessarily all elements) that are rustic in nature, consisting of rough-sawn beams, exposed beams, unpainted brick, river rock, peeled logs, metal awnings, etc.
2. At least 25% of the building facing the highway in the General Commercial District should contain a planter. The planter may consist of a raised planter constructed of material similar to the building, or placed at grade. Plants in containers must be of appropriate scale at maturity and not overwhelm the building if not maintained.

Design Elements

New construction projects as well as remodel projects (where applicable) are encouraged to choose design elements from the list below.

This list is intended as a guide for prospective developers, showing representative rustic design features which have proven effective on commercial buildings in the town, and the Planning Commission shall consider the compatibility of the proposed exterior design with existing rustic theme structures. The list is not intended to be exhaustive and the Planning Commission may address design features not included among the criteria below.

Structures should be faced on all facades with materials listed below. All exterior siding is encouraged to conform to one of the following choices of materials:

Use of indigenous (native) construction materials using logs, poles, rough-sawn lumber boards and batting, rough trim and finish materials, notched logs, post and beam construction and knee bracing. Where color is utilized, it should be in semitransparent stains diluted to look like a wash; a chemical aging process, using oxalic acid, may be used.

Unpainted brick exterior, or a combination of unpainted brick and native stone;

It is the intent of the City of Buckley that the exterior portion of commercial buildings shall appear to be rustic. Not less than three of the following elements should be included in the design to achieve this design intent:

- a. rough-sawn beams,
- b. exposed beams,
- c. unpainted brick,
- d. river rock,
- e. native stone such as basalt or granite,
- f. peeled logs
- g. rough trim and finish materials
- h. notched logs
- i. post and beam construction
- j. metal roofs
- h. historic recreation

Umbrellas, Awnings and Exterior Furnishings. All umbrellas, awnings, and exterior furnishings should be in materials, colors and design that conform to the rustic theme. Lettering and signs of any type placed thereon shall be subject to the approval of the Planning Commission or Architectural Review Board.

Lighting. Exterior lighting in the business districts of Buckley should be shielded to cast light in a downward direction, and be energy efficient only. Unshielded lights pointing in the sky is not only wasteful, but obscures the night sky, taking away from the outdoor feel of Buckley. Feature lights or spotlights should be kept to a minimum, should be obscured from view, shall not light trespass onto adjacent property, and shall be placed so as not to interfere with safe vision upon the public roadways.

Decorative Lighting. Clear or white Christmas-style lights can used to outline the tops of buildings, as well as colored and/or clear Christmas-style lights can be used to decorate any portion of a business and its property boundaries, below the top outline, in the business districts of town.

Garbage Dumpsters, Propane Tanks and Fuel Tanks. All garbage dumpsters, propane tanks and fuel tanks, as approved pursuant to the Uniform Fire Code, shall be obscured from view from the main business arterials of the town (including SR 20) by fencing or landscaping, except during winter, when snow prohibits garbage service at the regular location.

Sample Encouraged Designs



Encouraged: exposed brick, awnings, fenestration



Encouraged: commercial realm beyond building envelope, interesting pedestrian environment

Sample encouraged design elements:



Peeled logs, rough trim



Exposed beams



Historic recreation



Metal ornament roof