MEMORANDUM

- TO: DESIGN REVIEW BOARD
- FROM: Gary Lee, Senior Planner (425) 556-2418
- SUBJECT: Retreat East File # LAND-2013-01488
- DATE: October 3, 2013

REQUEST: <u>CONDITIONAL APPROVAL OF SITE PLAN, BUILDING ELEVATIONS,</u> <u>LANDSCAPE PLAN, MATERIALS AND COLOR</u>

PROJECT BACKGROUND

I. PROJECT LOCATION 8080 169th Avenue NE



II. PROJECT DESCRIPTION

The project entails the demolition of an existing single family home and the construction of eight (8) attached townhomes, in two building groups, on an 11,800 square foot lot. The site is located on the southeast corner of 169th Avenue NE and NE 82nd Street. The two building groups will be 3-stories tall, with two floors above the garage level. Some portions of the buildings will be less than three stories as portions of the garage level will be below grade, as the property is sloped along the street.

III. SURROUNDINGS, ZONING, AND STANDARDS

Surrounding Uses, Character and Context

The site is across the street (169th Ave.) from Redmond Elementary School, to the west. The site is located in a block that is zoned R-30, for multi-family residences of up to 30 dwelling units per acre. As mentioned above, the elementary school lies across 169th Avenue to the west, and the site adjoins a multi-family residential building on the south, and east. Across the street to the north is another multi-family residential building.

Comprehensive Plan Vision

The site is located in an R-30 zone, just outside of the Downtown neighborhood. The Comprehensive Plan designation for the zone is Multi-family Urban. The intent of this designation is to encourage higher intensity multi-family residential development. It is envisioned that new development in this district be 3 to 5 stories tall. The maximum allowed height allowed in the zone is 60 feet.

IV. DESIGN REVIEW BACKGROUND ISSUES

The Design Review Board reviewed this project at a pre-application meeting held July 18, 2013. At that meeting, the applicant presented some conceptual building massing with some conceptual details. The Board stated that it was comfortable with the overall concept and provided some suggestions and direction for the formal application submittal. Excerpts of the minutes are included below. In general, the Board expressed that it liked the concept, including that the units along 82nd Street have entrances at the street level. The Board also expressed that units on the west end (facing 169th Avenue NE) should also provide strong entry and street "front" features.

V. STAFF ANALYSIS

The Applicant and the City of Redmond Planning Staff have prepared a design checklist (see Attachment) which is derived from the Redmond Zoning Code design standards. All of the pertinent criteria is satisfied by the proposed design of the building and site.

Staff finds the design of the project meets the goals and intents for the neighborhood. The design of the building is consistent with the goals and vision for the neighborhood. The materials, colors, architectural detailing, lighting, and landscape concept are satisfactorily designed, and have been revised to address previous Design Review Board comments. The development, as proposed, will be a nice addition to the neighborhood.

Staff has a minor issue with the perspectives in the packet. The ground level floor plan of lots 2 and 3 show the garage projecting beyond the building face. This will be acceptable, provided the entire garage projection is completely underground. Thus the perspectives on pages 14, 15, and 19 should not show building facades below the second floor.

VI. STAFF RECOMMENDATIONS

The City of Redmond Planning staff recommends approval of the Building Elevations, Colors, Materials, Lighting, and Landscape Plan with the following conditions:

- 1. Presentation Materials Inconsistencies
 - a. Where inconsistencies between the floor plans and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.
 - b. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement and Building Permits.
- 2. The portions of garages for lots 2 and 3 that project beyond the building face shall be completely underground and below street sidewalk grade, and shall be clearly shown that way in all and Building Permit Plans and Civil Construction drawings for the associated permits.

Excerpt of 7/18/13 DRB minutes

PRE-APPLICATION LAND-2013-01123, 169th Townhomes Description: 8-unit short plat Location: 8080 169th Ave. NE Applicant: Robert Pantley with Natural & Built Environments Staff Contact: Gary Lee, 425-556-2418, glee@redmond.gov

Mr. Lee said that this was a pre-application for a project in the R30 zone just outside of Downtown and just east of the Redmond Elementary School. It is an eight-lot townhome project and the applicant, Mr. Pantley, had some new material for the DRB to consider with more details than previously distributed to the members of the DRB by staff. The applicant is asking the DRB if this project is moving in the right direction. Mr. Lee said this was a simple townhome project in the R30 zone. The site plan is doable, in Mr. Lee's opinion. He wanted to make sure the architecture was right for the neighborhood. Mr. Meade asked if the plan distributed to the DRB was simply a reuse of a plan the DRB has seen before. Mr. Lee agreed that this plan was similar to the Retreat project, which is just a few blocks over on 167th. Mr. Pantley said those projects were similar, but there are some differences. Mr. Lee said many of Mr.

Pantley's projects have a similar concept with attached houses and a unit lot subdivision. Mr. Lee also noted that the property on 169th has some slope to it. Mr. Krueger asked if this project was a certain design district area. Mr. Lee said this project was not in the Downtown area, so design standards of Downtown would not need to be applied here. However, there are standards for general residential development that do need to be considered.

Robin Murphy spoke on behalf of the applicant. He noted that there was some slope in the northeast corner of the site. The site is just north of Anderson Park and the elementary school. Looking north to south through the site, there is currently a single-family residence on the property. To the south, there is a multi-family residence. This is a corner lot on 169th and 82nd Street. Across the street from the project is a grove of trees, which serves as a buffer of sorts along the street. Directly to the south is a larger two-story apartment complex. To the north, there is a new development planned. There are brand-new sidewalks and gutters near the project.

The applicant has considered three different options for the townhomes proposed. Observing all the setbacks, the first alternative has four units in front and five in back and has a loading driveway at the south end of the complex. The second alternative would put a 24-foot wide loading driveway in the center, allowing for access to the north and south. The third alternative would allow for access to the site from 82nd Street. The applicant has selected option two. Option three had issues with grading, especially with the steep grade in the northeast corner of the site. The units facing 169th would be elevated far higher than the street level in this option. The applicant is trying to conceal some of the structure in the hillside, and the second alternative achieves that goal. This alternative also allows for pedestrian street access off of 82nd, coming in almost at the second floor level, where the parking access, or alley in the center of the site, is accessed at the lower level.

The site plan calls for eight units, not nine. The applicant said with nine units, the plans would be too compact. There will be some terracing in the northeast corner of the site, with an option for rockery if possible. Some concrete retaining walls would be used, potentially, as well. There would be four units, lots one through four, coming off of 82nd Street. That would be the "front yard" of the site, even though, from a zoning standpoint, the car access has been provided off of 169th. The units on the south side, lots five through eight, would have private yards facing south and both pedestrian and vehicular access off the alley. The only exception to that would be lot five, facing 169th. Access to that site would come off of 169th as well. The idea is to face the buildings towards the streets.

The roof plans involve a simple gable with dormers to differentiate each unit. The color scheme differentiates them as well. The applicant had a Technical Committee meeting recently, and one issue brought up by the City was that, with direct connection to 82nd, clear pedestrian access would have to be provided. The applicant appreciated that concern, and has worked to differentiate the building so it is not just a massive gable. The unit plans are fairly simple. The internal units are the same. The two units on the end are mirrored so that they can have access from the ends rather than the middle. The applicant has stepped both buildings into the slope. The lowest level would have only a six-inch rise, but at the second level, the rise would be an entire foot for every unit. By the time the design gets to the eastern unit, it is three feet higher than the western unit. That allows the applicant to break up the roof gable so it is not just one massive roof form, allowing the building to feel more like a townhouse with some individuality.

The colors and materials involve some cedar shingles on the bay projections. Hardy plank siding would be used, with a six-inch exposure, on the rest of the building. The siding would be a beige backdrop to the color on the bay projection. The applicant is considering using some Craftsman details, including possibly some knee brackets, cornice lines, and oversized fascia that would be 2×10 rather than 1×4 , with possibly a 2×4 element attached to it. The entry doors would be panel doors with glass lights at the top. The applicant has made spent most of his energy working on the 82^{nd} Street elevation. The 169^{th} elevation is just a side yard, but the applicant has decided to make some improvements in this area as well. The applicant has dressed up the entries into the two units seen off of 169^{th} so that it feels like a building frontage rather than a side.

The building is three stories tall with a steep roof that has an 8/12 pitch and 10/12 dormers. There is a massive amount of surface on the roof, so the applicant is trying to break it down. The unit at lot one, for example, has a projection facing north with cedar shingle. The applicant is considering doing a similar bay projecting to the west, thus signifying entry with a covered area to walk into. Lot five is different because there is an internal stairway in that unit. The applicant had considered having the entrance to this unit coming off the alley next to the garage door, which felt unnecessary and secondary. The applicant has changed the entry and has turned it 90 degrees so that it faces 169th. A covered entry will be put in place with a shed roof to make that area feel more welcoming and create a clear sense of entry. All the other units are internal to the site and could be accessed from the alley.

Mr. Pantley stated that one of the challenges for this project was how to fit in with the neighborhood. There are 1950's and 1960's-era apartments surrounding the project, and a school across the street. The applicant said the decision had to be made between blending into the neighborhood versus creating something that would make an impact on the neighborhood, hopefully. Mr. Pantley said the neighborhood currently was "droopy." The steep roofs and colors, he said, would help add some happiness to the area and could redevelop the attitude of the neighborhood. The applicant said there is a challenge with the slope on the site. The goal is to create entries from the street. Technically, that is not required for this area per the zoning, but the idea is to reflect the rest of the Downtown area. That is why there are front porch elements off of 82nd, which is different than anything else in the neighborhood. The 169th side has been strengthened with more of a sense of entry and performance of the buildings. Mr. Pantley asked the DRB for input on the color and other design ideas, such as bringing entries off of 82nd, steep roofs, and other answers to the challenges of this relatively small site.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the entry door on the end unit is isolated from the bump-out expression in that location.
 He asked why the door was not in the red bump-out bay section. The applicant said there were setback issues on the front. Mr. Meade asked why, then, the entry appeared to be above the roof.
- The applicant responded that the bump-out comes out three feet at level two, which is the entry. This helps break up the vertical wall on this elevation, which is fairly tall. The door could be in the bay Mr. Meade had specified, but the applicant said the same material and color should be used. Mr. Meade said that could work, such that it looks like it is part of the same element.
- The applicant had considered cutting a hole the bay to make a bracket of sorts around the door and having a column bridging the opening with a door set into it. The dimensional issues did not work with this idea due to the three-foot restriction. He believed he could achieve Mr. Meade's suggestion with materials and color.
- Mr. Meade asked about the staircases and if a midpoint landing was possible. He asked what the applicant was trying to accomplish at grade level. Mr. Meade said a front yard feel could be offered if a landing was offered on the stairway.
- The applicant said that was a good idea, and added that the corner unit was the most complex one
 on the site due to the slope area. He is considering building some rockery into the area by the corner
 to create a small stairway element. The applicant wants to bring the project closer to street level.

Mr. Krueger:

- Suggested doing a similar treatment to the left and right buildings. Mr. Krueger liked the idea of
 offering entry off of 169th and giving some life to the west elevation. He said the entry to the northwest
 townhome seemed to be forced. He suggested a deck in this area or some outdoor space in the
 corner rather than creating a difficult transition from a flat area to the sloped area.
- He said a gabled entry could be used in this corner versus the shed roof that has been proposed on the right-hand side. The right-hand side could be embellished, as well. Mr. Pantley liked that idea, as did Mr. Meade and Mr. Waggoner.

Mr. Waggoner:

- Said the idea of having entries come off the street is great. Mr. Waggoner liked the steep roofs, which lend themselves to the Craftsman details. He also liked the color identity for each unit, which he believed would wake up the neighborhood a little bit.
- He said that improving these homes could be like other home improvement projects, which can be contagious in a neighborhood.

Mr. Meade:

- Said the color palette was going in the right direction, and he liked the drama. He suggested pushing the body color darker and making it more sophisticated, perhaps even using a different expression for the window trim color and the body versus the bays. The window trims could be darker along with that darker body color.
- Mr. Meade said the applicant should play with the color a bit and have fun with the expression. He said the project has a residential feel, but he believed the applicant's plan to make the site more playful was on target.
- He suggested finding a color for the concrete base of the building and the garage doors, too. He would like to see a connection of color between the front and back of the units.

Mr. Nichols:

- Asked about the window well elements on units one through four. Mr. Nichols said there was a hole of sorts created on window four and asked if the intent was to create some outdoor space for the resident of that unit.
- The applicant agreed he was indeed trying to create that outdoor space, which could mean quite a bit of detailing. The idea of making the 82nd side of the site the front yard, or living yard, was the concept carrying this project. He had some concern over what side of the project would come across as the front yard for the residents.
- Mr. Nichols said creating a yard feel on units three and four would be very challenging. He agreed with the comments made before him about the doors on the first and fifth units. He said the green screen proposed could be continued all the way across the project and should not stop halfway.
- Mr. Nichols liked the roof lines and the overall modulation of the building exteriors. He said the project had a lot of promise.
- Mr. Meade asked about the green screen, and how it appeared to be growing under cantilevers. Mr. Pantley said the green screen would take off and get light. Evergreen clematis and Chinese wisteria could be two options here, which the applicant said were suggested by Mr. Lee. The applicant said the mix of these two plants could get the green screen growing very quickly.
 The applicant asked the DRB to look at an option he is considering on 169th to create an edibles front
- The applicant asked the DRB to look at an option he is considering on 169th to create an edibles front yard that would tie together with the green screen. Mr. Meade said it was cool. Mr. Waggoner said it was awesome. Mr. Nichols said it was different.
- Mr. Meade asked if some espalier fruit trees had been considered in this area. The applicant said he
 was open to that idea, and wanted to involve edibles where possible. Mr. Meade suggested some
 columnar apple trees, which can work well in smaller beds.
- Ms. Crowder said the local Master Gardener could provide some other ideas.

Mr. Krueger:

- Asked about the south building and the way the roof changes in this area. Mr. Krueger said the roof
 appears to be gaining elevation in the garage level. He asked if the extra volume gained here could
 be put on the top floor rather than in the garage area, which is not a living space.
- The applicant said that volume was added to make up some of the difference between the units and their driveways. The applicant said putting in additional volume into the living space could be possible.
- The applicant said the northern building has a higher space at the lower level due to the sloping on the site. The southern building, however, does not have that issue. Here, the main floor could stay at the same elevation all the way across, and the main living space could be stepped up to add more volume. That could happen in the northern building, too, but would create problems for the last unit.
- The applicant added that height limits created some issues on the site. Mr. Krueger said the southern building did not need to step up in the way it was proposed. The applicant said that option could happen.

Ms. Crowder:

• Said the forms are nice and she likes the colors. She said the issue of the stairs leading up to the door is not quite resolved, as discussed earlier. She was glad to hear that issue would be addressed.

Mr. Palmquist:

- Said this project was going in the right direction. Mr. Palmquist asked the applicant to focus on the west elevation a little more. He noted that it was hard with townhomes to get modulation on a threestory wall. He suggested the tan parts on the west elevation could become a hip roof, which would change the language of the design.
- Mr. Palmquist said, instead of the knee braces, the applicant could drag a short piece of roof over, which the design does on its lower level. That could create modulation without sacrificing any program space. He said this west elevation could be an important elevation, in that many people will approach the building from this direction.
- Mr. Palmquist asked why, on the ground floor, why the flex room on the units to the west, units one and five, could not open to the west and into the yard area. The applicant said that could happen.
- Mr. Palmquist said Mr. Krueger made a good point about the roofs, and said the southern building did not have to copy the northern building. Mr. Palmquist supported Mr. Meade's ideas to change up the garage colors, and perhaps changing the trim elements on the garages to make them different.
- Overall, Mr. Palmquist said this was a good concept and said the applicant did a lot with their first preapplication. He was looking forward to seeing this project again.
- Mr. Meade said the gables and fascias could have an improved quality, appeal, and care. He suggested stacking up more shadow line trim in those areas or a some sort of richer design element to set this project apart a bit more. He said this could improve the quality of the project without having a big impact on the budget. He asked the applicant to have fun with those elements.
- Mr. Meade said this project was off to a great start and asked if this project could come back for an
 approval at the next meeting. Mr. Lee said that was possible. The applicant and DRB thanked each
 other for their time.



CITY OF REDMOND DESIGN STANDARDS CHECKLIST

Purpose: The intent of the Design Standards Checklist is to demonstrate compliance to the City's design standards, to identify critical project design issues, and note how these issues have been addressed. This is a working document to be used by both the Applicant and Staff throughout the design process.

Redmond Design Standards

The City of Redmond's design standards are composed of two elements: <u>Intent Statements</u> which are then followed by <u>Design Criteria</u>.

Intent statements describe the City's objectives for each design standard and <u>are the requirements that each</u> <u>project must meet</u>. All applications that require design review shall comply with the intent statements for each applicable design standard.

The **Design Criteria** that follow the intent statements are ways to achieve the design intent. Each criterion is meant to indicate the preferred condition, and the criteria together provide a common theme that illustrates the intent statement.

If "**shall**" is used in the design criterion, all applications **shall** comply with that specific design criterion if it <u>applies</u> to the application unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section and the purpose of the design category. The use of "shall" appears in bold as "**shall**".

Instructions: The Design Standards Checklist contains three columns for the reviewer (staff and the applicant) to complete. Planning Staff and the Applicant <u>should begin working on completing the Checklist at the earliest</u> <u>opportunity within the design process</u>. The checklist will become part of the project record and be forwarded to the Redmond Design Review Board prior to their final approval of the project. (See example below)

To be completed by the Applicant – Applicant Evaluation:

- 1. Place an "X" in the box for each applicable intent statement where the proposed design meets the intent statement.
- 2. Please mark the box "**NA**" if the statement is not applicable.
- 3. Leave the box **blank** if the intent statement is applicable, yet the project does not comply.

To be completed by Planning Staff – Staff Evaluation:

- 1. Place and "X" in the box when the project achieves the intent statement.
- 2. Please mark the box "**NA**" if the statement is not applicable.
- 3. Leave the box **blank** if the intent statement is applicable, yet the project does not comply.

To be completed by Applicant and Staff – Comments:

Comments are used to illustrate compliance to the intent statements or to highlight important design aspects of the project as necessary. Each comment box does not need to be completed. Statements by the applicant are also necessary to demonstrate compliance to any of the applicable "**shall**" statements in the Design Criteria portion of the checklist. Comments may also be used by staff to illustrate areas of non-compliance.



Note:

- 1. The applicant has the burden of proof and persuasion to demonstrate that the application complies with the intent statements.
- 2. The applicant shall demonstrate to the satisfaction of the decision maker that the application complies with the applicable intent statements and the design criteria that use the word "shall."
- 3. If "should" is used in the design criterion, there is a general expectation that utilizing the criterion will assist in achieving the intent statement; however, there is a recognition that other solutions may be proposed that are equally effective in meeting the intent of the section.
- 4. Where the Design Review Board concludes that the application does not comply with the intent statements or the design criteria that use the word "shall," the Design Review Board may condition approval based on compliance with some or all of the design criteria, or the decision maker may deny the application.
- 5. <u>Conflicts with Site Requirements</u>. These design standards supplement the development standards and site requirements of each zoning district. The design standards shall be implemented in a manner that allows developments of the type and scale set by the Comprehensive Plan and development regulations while achieving the design intents. Where the provisions of this section conflict with the provisions of the zoning district, the provisions of the zoning district shall control.
- 6. <u>Administrative Design Flexibility</u>. See RZC 21.76.070(C) Review Procedures, for Administrative Design Flexibility. If the Design Review Board makes a recommendation to vary the site requirements, it shall be based on the following:
 - (i) The application of certain provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the underlying zone and of the design standards.
 - (ii) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.
 - (iii) Permitting a minor variation will not be contrary to the objectives of the design standards.
 - (iv) The minor variation protects the integrity of a historic landmark or the historic design subarea.
 - (v) Consistency with the Shoreline Master Program.

PROJECT NAME: 169th Retreat East

DESIGN STANDARDS – INTENT	Significant	Design Issue	
See RZC Article III for the complete text of the Intent Statements and	Achieve	licable	COMMENTS
Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Applicant Evaluation	City Staff Evaluation	
21.60.020 Context, Circulation, And Conne	ections		
2160.020(B) Design Contexts			
(1) Intent		1	
 (a) To provide contextual references that can be used to encourage creative and distinctive designs fo new development and redevelopment projects while avoiding sameness in design 	x		
(b) To create contexts that capture the community visions and values as reflected in the Comprehensive Plan, Redmond Zoning Code, and Design Review Handbook. Contextual elements could include the following:	X		
(i)Context Defined by Natural Forms and Patterns. These are natural landforms found in the Sammamish River Valley and othe parts of the City. Examples include rive contour forms; river bench terraces; multiple silhouette ridgelines; and panoramic vistas with associated mountain, lake, river, and ravine forms.	n/a		
(ii) Historic and Cultural Context. Historic landmarks and the section of Leary Way framed by older historic structures have beer identified as contributing to the historic character of the City. In addition, Redmond's native peoples and Redmond's heritage as a logging and farming community, and as a historic urban crossroads, define the more general historic and cultural context of the City.	n/a		
(iii) Architectural Context. This includes buildings with articulated facades, pedestrian-friendly scale and detailing, historic building features or character, and interesting rooflines.	n/a		
(2) Design Criteria			
(a) Site development should not substantially alter natural landforms.	x	Х	
(b) Developments that have a historic or cultural context should incorporate or enhance historic or cultural references with the use of symbolic design details, interpretive signs or informational plaques.	n/a	Х	
(c) Developments within an area that is consistent with the goals and vision within the Comprehensive Plan, and have a distinctive common architectura context in terms of building height, roof type, base cap, windows, entries, and other similar features should carry it forward with consistent architectura types, materials and detailing.	X	Х	

DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.

Significant Design Issue				
Achieved or Not				
Applicable				
Applicant City Staff				
Evaluation Evaluation				

COMMENTS

21.60.020(C) Natural Features – Ridgelines	and Hill Tops
(1) Intent	
(a) To reduce natural hazards and impacts on the natural environment, and to minimize the visua impact of development on hillsides.	
 (b) To respect natural landforms and to use them to provide definition between various parts of the community and to provide project identity. 	
(2) Design Criteria	
(a) Development on nilisides should minimize visual and environmental impact by incorporating the following techniques as appropriate:	
 (i) Except in Urban Centers, locate structures to ensure the tops of structures are located below prominent ridgelines or the vegetation along ridgelines. 	x X
 (ii) Retain existing wind-resilient vegetation along ridgelines. 	n/a
21.60.020(D) Relationship to Adjacent Prop	perties
(1) Intent	
 (a) To promote the functional and visual compatibility between adjacent neighborhoods and different land uses; 	
(b) To encourage building designs which use natural historical, traditional, or cultural context references to create elements which link the development to the neighborhood and community;	
 (c) To use building design to create a transition between development and natural features; 	
(d) To promote a gradual transition between differen uses.	t n/a
(2) Design Criteria	
 (a) Coordinate proposed development with surrounding site planning and development efforts on adjacent properties. 	X X
(b) The site's zoning and other relevan Comprehensive Plan policies shall be considered as indicators of the desired direction for the area and project.	n/a X
(c) Properly link proposed development to existing and planned walkway, trail, street drainage and utility systems, and assure efficient continuation of such systems.	
(d) Consider the impact of building mass, color lighting, and design upon adjacent open spaces continuity of identified public view corridors, public open spaces or parks, and recreation areas.	

DESIGN STANDARDS – INTENT	Significant I Achieve	Design Issue d or Not	0.01117170
Design Criteria. The Design Criteria are suggested methods to	Applicant	City Staff	COMMENTS
achieve the intent.	Evaluation	Evaluation	
(e) Designs shall minimize impacts to historic structures or sites, and mitigate impacts through such means as:			
 (i) Developments adjacent to historic landmarks should ensure that significant features of historic landmarks are not obscured from public view. In cases where this is not fully possible, developments shall mitigate with photo documentation showing the significant features that will be obscured and the relationship of the structure to that adjacent site prior to construction of the obscuring structure. 			
 (ii) Use of color on developments adjacent to historic landmark structures that allow the existing historic landmarks to remain prominent within the immediate area. 			
 Use of materials or design that emulate existing historic landmarks but which can be differentiated in age from that of the landmark. 			
(iv) Views from the new development may include views of significant features of the historic landmark.			
21.60.020(E) Relationship to Street Front.			
 (a) To create a relationship between a development and the street front that provides safety and amenities for a development's residents, employees, and customers, and for surrounding properties. 	x		
(b) To relate residential development to the street front that helps define neighborhood character. For example, residential areas with porches and balconies can create a sense of community and improve safety along public sidewalks and streets.	x		
(c) To relate commercial development to the street front to ensure active street environments that encourage pedestrian activity, stimulate business, and encourage walking as a transportation mode. For example, commercial buildings with windows and entries oriented to the street can enhance pedestrian activity.	n/a		
 (d) To create an attractive street edge and unified streetscape, and provide pedestrian access where it does not conflict with private property security issues. 	x		
(a) Building setbacks from public streets should be	n/-		
minimized in commercial developments.	n/a		

DE	ESIGN STANDARDS – INTENT	Significant I Achieve	Design Issue	
See	RZC Article III for the complete text of the Intent Statements and	Appli	cable	COMMENTS
achi	eve the intent.	Evaluation	Evaluation	
(b)	Buildings should be arranged on site to minimize distances between buildings to create a walkable environment.	x	Х	
(c)	All development shall include site-planning measures to create an attractive street edge and accommodate pedestrian access.	x		
	(i) Define the street edge with buildings, landscaping or other features.			
	 Provide for a sidewalk at least five feet wide if there is not space in the public right-of-way (ROW). 			
	(iii) Provide building entries that are accessed from the sidewalk. Preferably these access ways should be separated from the parking and drive aisles. If access traverses the parking lot, then it should be raised, clearly marked by a change in surface treatment, or both.			
	(iv) For businesses which require outdoor display oriented to the street, such as nurseries and auto sales, the street edge shall be defined.			
(d)	Create a streetscape to allow for the safe movement of pedestrians. Wherever possible, relegate parking and drive-through passageways to the side and rear of all buildings.	n/a		
(e)	Provide site development features that are visible and pedestrian accessible from the street. These features could include plazas, open space areas, employee lunch and recreational areas, architectural focal points, and accent lighting.	x	Х	
(f)	Where nonresidential ground floor uses such as structured parking are permitted, windows, rather than blank walls, shall be provided on the street level in order to encourage a visual link between the business and passing pedestrians. A minimum of 60 percent of the length of the storefront area facing streets (between two feet and seven feet above the sidewalk) shall be in non-reflective, transparent glazing.	n/a	x	
21	.60.020(F) Street Design.			
(1)	Intent.			
(a)	pedestrian and bicycle uses, and to create attractive streetscapes, while maintaining safety as the top priority;	x		
(b)	To create attractive connections that provide safe linkages to public facilities shorelines and other	n/a		

וח	SIGN STANDARDS - INTENT	Significant [Design Issue	
See	RZC Article III for the complete text of the Intent Statements and	Achieve Appli	d or Not cable	COMMENTS
Des ach	ign Criteria. The Design Criteria are suggested methods to ieve the intent.	Applicant Evaluation	City Staff Evaluation	COMMENTO
	public open spaces, and that complement the aesthetics of adjacent natural features and buildings.			
(2)	Dosign Critoria			
(2)	Design streets to be consistent with terrain	n/2		
(u)	intersection configurations, and connections to streets or adjacent sites.	117 a		
(b)	Minimize steep gradients in circulation patterns to the extent allowed by site topography.	x	Х	
(c)	Promote safety through adequate sight distance, limited driveways on busy streets, and avoidance of difficult turning patterns.	n/a		
(d)	Allow safe, efficient access for emergency vehicles	x		
(e)	Discourage through-traffic and long curvilinear cul- de-sacs, while assuring adequate circulation between neighborhoods.	x		
(f)	Accommodate transit on arterial streets and, where appropriate, within internal circulation systems. Width, geometry, slopes, and construction materials should be suitable for transit service. Transit stops should be included at appropriate intervals.	n/a		
(g)	Where possible, streets and internal circulation systems should frame vistas of retail areas, public buildings, parks, open spaces, and natural features, especially Lake Sammamish, the Sammamish River, Bear and Evans Creeks, and forested slopes.	n/a		
(h)	Intersections shall be designed to facilitate both pedestrian and vehicular movement.	x	х	
(i)	Provide shade trees along all streets. Street trees spacing and tree species shall follow the City's street tree plan, and plantings techniques shall be selected to create a unified image for the street, provide an effective canopy, avoid sidewalk damage, and minimize water consumption. Drip irrigation systems and native drought tolerant landscaping are encouraged. Trees should vary along different streets to prevent excessive planting of any one species.	x	Х	
(j)	Within the shoreline jurisdiction, streets and bridges shall be designed to enhance shoreline visual, physical and cultural access by incorporating special design features, such as viewpoints, gateway design elements, street furniture,	n/a		

DESIGN STANDARDS – INTENT	Significant I Achieve	Design Issue d or Not	
See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent	Applicant Evaluation	City Staff Evaluation	COMMENTS
decorative lighting, landscaping, public art or street graphics.	n/a		
21.60.020(G) Transit	1		
(i) To encourage transit use through building			
orientation and site design;	n/a		
to transit facilities;	n/a		
(c) To consider minimizing the distance between buildings and transit stops;	n/a		
(d) To encourage weather protection for those waiting for transit.	n/a		
(2) Design Criteria.			
(a) Provide transit stops and improvements where the intensity of use and expected demand supports transit use. Transit stops shall include space for shelters meeting King County standards and ten feet between the curb to the back of sidewalk, unless other site requirements require a larger sidewalk. The area devoted to shelters and wider sidewalks may be included in setbacks and may be counted toward required landscaping.	n/a		
(b) Along high traffic volume streets, a number of transit stop alternatives, such as building "passenger bulbs" or transit stops where sidewalks extend to the traffic sidewalk lane, should be installed. Bulbs allow transit to stop easily, and people are prevented from parking at the stop.	n/a		
(c) Provide direct access to transit stops from buildings via defined, safe pathway systems.	n/a		
(d) Locate parking lots to the side and rear of buildings. Avoid making pedestrians walk across expansive parking lots to reach transit stops.	n/a		
(e) Consider a covered and lighted entrance outside the structure or other effective options where residents or patrons may wait for transit out of the weather.	n/a		
(f) Focus the location of buildings onsite to concentrate present and future transit use and to encourage residential use of transit.	n/a		
(g) Consider orienting buildings toward the street and locate them as close as practicable toward existing or proposed transit stops. Minimize walking distances between buildings and transit stops. Building entries should be within 1,000 feet of the transit stop.	n/a		

DESIGN STANDARDS – INTENT	Significant I	Design Issue	
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Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Applicant Evaluation	City Staff Evaluation	
			-
(h) If the development will have a retail use, locate the storefront close to the transit stop.	n/a		
 (i) Security walls and fences should include gates that employees can open from both sides to provide access to and from transit stops. 	n/a		
21.60.020(H) Pedestrian and Bicycle Circula	tion.		
(1) Intent.			
(a) To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the City;	x		
(b) To enhance access to on- and off-site open space areas, shoreline access areas, and pedestrian/bicycle paths.	n/a		
(2) Design Criteria.		•	
 (a) Provide pedestrian walkways that minimize walking distances from principal building entrances to all businesses, uses, and buildings on the development site; existing or planned sidewalks; and the street right-of-way. (b) Provide pedestrian walkways that connect to adjacent properties, except when adjacent properties are multi-family developments of fewer than three dwelling units, or when the pathway could connect a multi-family development to a manufacturing or industrial use, or a manufacturing or industrial use. Barriers that limit future pedestrian access are prohibited. Gates that limit access to employees are permitted. 	n/a		
21.60.020(I) Vehicle Entrances and Driveway	/s		
 (a) To provide safe, convenient vehicular access to sites without diminishing pedestrian access and visual qualities 	x		
(2) Design Criteria.			
(a) Minimize parking lot entrances, driveways, and other vehicle access routes onto private property from a public right-of-way.	n/a		
(b) Driveway lanes crossing a public sidewalk shall be no wider than the minimum required per entry or exit lane. The City may impose additional restrictions to parking lot and vehicle access point locations to reduce impacts to public safety, pedestrian movement, on-street vehicle circulation, and visual qualities.	n/a		

DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable Applicant City Staff Evaluation		COMMENTS
 (c) Joint driveways between adjacent developments should be provided when the proposal meets the following: (i) Joint access is legally available; (ii) The proposal promotes safety for pedestrians and operators of automobiles minimizing the interaction of vehicles and pedestrians; and (iii) The proposal promotes proper dispersal of traffic mode and behavior to support traffic management objectives. (d) Minimize conflicts between entries and vehicle parking and maneuvering areas. 	n/a		

21.60.020(J) Parking Lot and Structured Parking Location and Design

(1) lr	ntent.		
(a) - c t c b	To encourage parking design that provides for distribution of parking in a balanced manner across he project site plan, avoiding where possible a concentration of all of the parking in front of the building;	n/a	
(b) P ii	To provide for clear internal vehicle circulation batterns and consideration of pedestrian walkways n parking lots;	n/a	
(c) T c	To set standards for paving, lighting, and other design elements;	n/a	
(d) T	o provide for joint entrances and exits;	n/a	
(e) 1 c s	Fo reduce the negative impacts of parking and circulation facilities on highly visible public open spaces, such as shorelines and other natural open spaces.	n/a	
(2) D	Design Criteria.		
(a) L a s	Locate parking where possible behind buildings and away from areas of public visibility and shorelines.	n/a	
(b) I c ii s F t	ntegrate parking area design with landscape design in a way that reduces the visual impact of mpervious surfaces and provides adequate screening of parking from public view, while allowing sufficient visibility to enhance safety. Parking areas should provide for landscaping next o buildings and alongside walkways.	n/a	
(c) a 	Reduce pavement areas for vehicular use by avoiding the use of parking aisles with parking ocated only along one side.	n/a	
(d) (s	Convenient, clearly identified pedestrian access shall be provided from the interior of parking areas and street front walkways. See Figure 60.10 below.	n/a	
(e) S t a	ite layout for individual parcels should be designed o provide reciprocal vehicular and pedestrian access to and from adjoining lots in order to achieve a unified circulation plan which minimizes	n/a	

DESIGN STANDARDS – INTENT
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curb cuts and provides pedestrian connections between uses.			
(f) Parking – Structured.	n/a		
(i) Structured parking should be designed to include articulated planes. The scale of parking structures shall be modulated by interruptions of the facades, setbacks, and lowering the first level below the existing grade (where the water table allows) to reduce total height.			
 (ii) Facades of parking structures shall include a landscape treatment in addition to architectural screening from the SR 520 corridor. 			
(iii) Parking structures shall have landscaping around the perimeter which will correspond to that used by the adjacent land uses and activities. Landscaping shall include, but not be limited to, a combination of shade trees, evergreen trees, shrubs, groundcovers, deciduous native and ornamental shrubs, and vines to further screen the structures.			
(iv) The top floor of parking structures should include landscape screening in areas, such as along the cornice and on the deck, either by trees or a screening trellis treatment if visible from residential zones or SR520.			
 (v) Provide walkways in parking floors which have curbs or other barriers to protect from vehicular intrusion. 			
(vi) For security, pedestrian routes shall be visible and avoid enclosed, hidden areas. Emergency call boxes should be available.			
(vii) Parking structures along the ground floor shall be enclosed with retail or office uses on the exterior, or where this enclosure is not feasible, the visual impact should be softened with landscaping or screening.			
21.60.030 Community Space			
21.60.030(B) Pedestrian Plazas.			
(1) Intent.			
(a) To provide plazas that attract shoppers to	n/a		
commercial areas. In heavily used pedestrian			
areas, or in areas where increased pedestrian			
activity is desired, the area shall be designed as a			
peuestilaii piaza.			

DESIGN STANDARDS – INTENT	Significant Design Issue Achieved or Not		Significant Design Issue Achieved or Not		Significant Design Issue Achieved or Not		Significant Design Issue Achieved or Not		
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achieve the intent.	Evaluation	Evaluation							
(b) Where appropriate in the business park and industrial areas as well as residential projects within the moderate- and high-density residential zones, plazas shall be provided to enhance the employees' and public's use of the space for passive activities, such as resting, reading, and eating lunch.	n/a								
(2) Design Criteria.		I							
 (a) A pedestrian plaza should provide pedestrian- oriented amenities and landscaping to enhance the public's use of the space for passive activities. (i) Use trees and other landscaping to provide some 	n/a								
snaded areas and a visual amenity.									
(ii) To qualify as a "pedestrian plaza" an area must have:	-								
 (A.) Pedestrian access (including handicapped access) into the plaza from the public right-of-way; 									
(B.) Paved walking surfaces, such as concrete, brick pavers, or other type of paver;									
(C.) Security lighting on site or building mounted.									
(iii) A pedestrian plaza is encouraged to have:	-								
(A.) Site furniture. The design may use planters, rails, benches, retaining walls and other raised surfaces for seating. Cluster some seating for informal gathering and outside eating areas. Wherever possible, locate a majority of the seating for sun exposure, where views can be taken advantage of, and near to activity centers of a site such as at building entrances and at the intersection of walkways.									
(B.) Artwork, or amenities, such as fountains, kiosks, etc.									
(C.) Fountain									
(iv) A Pedestrian Plaza shall not have:	n/a								
(A.) Adjacent unscreened parking lots.									
(B.) Adjacent unscreened chain link fences.									
(C.)Adjacent "blank walls" without "blank wall treatment," such as landscaping, windows or murals.									

DESIGN STANDARDS – INTENT
See RZC Article III for the complete text of the Intent Statements and
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Design Criteria. The Design Criteria are suggested methods to achieve the intent.

Significant Design Issue Achieved or Not Applicable				
Applicant City Staff				
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21.60.030(C) Pedestrian Facilities and Amen	ities.	
(1) Intent.		
(a) To enhance the visual character of buildings and to improve the pedestrian environment.	x	
(b) To provide a network of pedestrian connections, the level of facilities provided to support pedestrian activities can greatly encourage the use of the pedestrian network. These criteria outline the sufficient levels of pedestrian facilities and amenities to achieve safe, comfortable pedestrian circulation.	n/a	
(c) To enhance the visual character of buildings and to improve the pedestrian environment by using the architectural elements of a building and landscaping to highlight and define the entrance.	n/a	
(d) To encourage and facilitate the use of alternative modes of transportation.	n/a	
(2) Design Criteria.		
 (a) Except on exclusively multi-family, manufacturing, or industrial use buildings, portions of buildings that are adjacent to a pedestrian walkway or sidewalk shall provide overhead weather protection as follows: 	n/a	
 (i) The protection should be at least 48 inches wide along at least 80 percent of the building's front face. The weather protection may be in the form of awnings, marquees, canopies, or building overhangs. 		
(ii) Canopies or awnings shall have a minimum clearance of eight feet above sidewalks and should not be more than 15 feet above the sidewalk at its highest point.		
(iii) The color, material, and configuration of the pedestrian coverings shall carry forward the architectural theme of the building. All lettering and graphics on pedestrian coverings must conform to Chapter 21.44 RZC, Signs.		
(b) Street-facing, ground-floor facades of mixed-use and retail structures shall include one or more of the following characteristics:	n/a	
 (i) Transparent window area or window displays along at least 60 percent of the length of the ground floor facade. 		
 (ii) Sculptural, mosaic, or bas-relief artwork over 50 percent of the length of the ground floor facade. 		
(iii) Other similar building design or landscaping		

DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and	Significant D Achieve Appli	Design Issue d or Not cable
Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Applicant Evaluation	City Staff Evaluation

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feature approved by the City.			
 (c) Enhance the primary public entries of all buildings by two or more of the following means: (i) Providing weather protection, such as an awning, canopy, marquee, or other building element, to create a covered pedestrian open space. (ii) Providing at least 100 square feet of landscaping at or near the entry. (iii) Providing pedestrian facilities, such as benches, kiosks, special paving, bicycle racks, etc. (iv) Providing a trellis, canopy, porch, or other building element that incorporates landscaping. (v) Providing site designed pedestrian-scaled lighting. (vi) Providing artwork or site designed pedestrian-scaled signs. 	n/a		
(d) Site design should avoid creating potential entrapment areas.	n/a		
(e) Buildings should be arranged on the site to overlook pedestrian routes and parking areas to allow for informal surveillance of these areas.	n/a		
 (f) Housing units, offices or other uses that allow for informal surveillance should surround courtyards and open spaces. 	n/a		
(g) Arrange a mixture of uses to minimize isolated areas that may be unsafe.	n/a		

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21.60.040 Design Concepts.

(B) Buildings.

21.60.040(B)(1) Architectural Concepts. (a) Intent. (i) To ensure building design is based on a strong, x unified, consistent architectural concept; (ii) To ensure that buildings portray a sense of high \mathbf{x} architectural integrity; (iii) To ensure that new buildings are appropriately x designed for the site, address human scale, and become a positive element in the architectural character of the neighborhood; (iv) To ensure that new buildings use high-quality x building materials and architectural finishes in a manner that exemplifies craftsman quality and durability; (v) Consider solar orientation and climate in siting x buildings to promote energy conservation. (b) Design Criteria. (i) Building design should support the vision for the х Х area as defined in the Comprehensive Plan, and development regulations. (ii) The architectural composition, scale, elements, and х Х details of a building should relate to the site's

DESIGN STANDARDS – INTENT	Significant Design Issue Achieved or Not		
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achieve the intent.	Evaluation	Evaluation	
natural features and the character of the surrounding area. A strong architectural concept will indicate this organizational scheme, and convey the project's architectural character, or the style of the development. The relationship required by this section between a building and the site's natural features and surrounding area is shown when the following concepts are incorporated into the design:	x	Х	
 (A.) Building Orientation. Buildings may be oriented around a courtyard, be terraced down a hillside, or respond in design to a prominent feature, such as a corner location, a street or the river. Other design alternatives include: Windows, breezeways and common areas should be oriented toward shorelines, scenic views, or natural or recreational amenities on the site. Buildings and site design should provide a readily identifiable building entry. Incorporate substantial areas of windows and outdoor seating areas and walkways oriented toward the shoreline. Outdoor use areas should include landscaping, lighting and street furniture. Design buildings so they do not turn their backs to the street or to shoreline public access areas. 	x	Х	
(B.) Architectural Composition. The composition of a building's larger masses and elements should create a unifying concept. The composition should be clear and appropriate to the building's function and context.	x	Х	
(C.)Orient buildings to retain and offer views to, from, and through the site, where identified as public view corridors or shoreline views, by taking advantage of topography, building location, and style.	x >	K	
(D.)Building Elements. Distinctive roof forms, entrances, an arcade or porch, or the articulation or arrangement of doors and windows or other building features should provide for compositional unity and convey a strong architectural concept. (See also RZC 21.60.040(B)(2), Building Scale.)	x	Х	
(E.) Building Details, Materials, and Colors. Moldings, mullions, rooftop features, materials, and colors should display a distinctive architectural style. (See also RZC 21.60.040(B)(4), Building Details, Materials, and Colors.)	x	Х	
21 60 040(B)(2) Building Scale			
(a) Intent.			
(i) To ensure new development is compatible with the			

DESIGN STANDARDS – INTENT	Significant Design Issue		
See RZC Article III for the complete text of the Intent Statements and	Appl	icable	COMMENTS
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goals for the neighborhood and with the architectural scale (the scale of the building(s) in relation to surrounding development) and character of those surrounding developments that meet the	x		
intent of the City's design review criteria;			
scale of the building and how it relates to the people that use it);	x		
 (iii) To ensure that large buildings reduce their apparent mass and bulk on the elevations visible from streets or pedestrian routes; 	x		
(iv) To create a skyline that is visually interesting.	X		
(b) Design Criteria.		_	
(i) The apparent mass and scale of large buildings should be reduced through the use of modulation and articulation that provides a pedestrian scale and architectural interest. The building envelope shall be designed to maintain shoreline view corridors from the site and nearby properties.	x	х	
(ii) Integration. Large buildings should integrate features along their facades visible from the public right-of-way and pedestrian routes and entries to reduce the apparent building mass and achieve an architectural scale consistent with other nearby structures.	X		
(iii) Facade Modulation. Building facades visible from public streets and public spaces shall be stepped back or projected forward at intervals to provide a minimum of 40 percent facade modulation unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section. The minimum depth of modulation shall be one foot and the minimum width shall be five feet.	x	x	
(iv) Articulation. Buildings shall be articulated to reduce the apparent scale of buildings. Architectural details that are used to articulate the structure may include reveals, battens, and other three dimensiona details that create shadow lines or intervals and break up the flat surfaces of the facade. The following are ways to achieve building articulation:	x	х	
(A.) Tripartite Articulation. Provide tripartite building articulation (building top, middle, and base) to provide pedestrian scale and architectura interest.	x	Х	
(B.) Window Treatments. Provide articulated window treatments in facades visible from streets and public spaces for architectura interest and human scale with mullions recesses, as well as applying complementary articulation around doorways and balconies (See also RZC 21.60.040(B)(4), Building Details, Materials and Colors).	X	Х	

DESIGN STANDARDS – INTENT	Significant Design Issue Achieved or Not		
Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Applicant Evaluation	City Staff Evaluation	COMMENTS
 (C.) Architectural Elements. The mass of long or large-scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, or columns. (See also RZC 21.60.040(B)(4), Building Details, Materials and Colors). 	x	Х	
 (D.) Materials. When there is a change in the building plane, a change in the building materials, colors, or patterns is appropriate. (See also RZC.60.040(B)(4), Building Details, Materials and Colors). 	x	Х	
(E.) Landscaping. Provide a trellis, tree or other landscape feature within each interval. (See also RZC 21.32, Landscape Design).	x	Х	
(F.) Upper Story Setback. Setting back upper stories helps to reduce the apparent bulk of a building and promotes human scale.			
(G.) Small-Scale Additions. In retail areas, small- scale additions to a structure can reduce the apparent bulk by articulating the overall form. Clustering smaller uses and activities around entrances on street-facing facades also allows for small retail or display spaces that are inviting and add activity to the streetscape.	n/a		
21.60.040(B)(3) Rooflines.			
(a) Intent.			
To promote detailed roof expression to create a variable roofline throughout and to create a skyline that is visually interesting.	x		
(b) Design Criteria.			
(i) Building rooflines visible from a public street, open space, or public parking area shall incorporate features to create a varied and visually distinctive roof form through features, such as prominent cornice or fascia, stepped roofs, emphasized dormers, chimneys, gables, or an articulated roofline.	x	Х	
 (ii) The width of any continuous flat roofline should not extend more than 100 feet without modulation. Modulation should consist of either one or a combination of the following treatments: (A.) For flat roofs or facades with a horizontal eave, fascia, or parapet with at least an eight-foot 	x	Х	
return, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth multiplied by the wall height (finish grade to top of wall) if the segment is 50 feet or less, or at least four feet if the segment is more than 50 feet in length.			

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achieve the intent.	Evaluation	Evaluation	
(P) A cloped or gabled reafine segment of at least	1		
(b.) A sloped of gabled roomine segment of at least	x	V	
vertical in 12 feet horizontal.		^	
(iii) Rooftops shall incorporate features which soften	n/a		
rectilinear forms and mechanical equipment and	11/ a		
rooftop penthouses shall be architecturally			
incorporated into the design of rooflines or into the			
overall building design			
21.60.040(B)(4) Building Details Materials	and Colo	re	
(a) Intent		13.	
To provide visual interest, distinct design qualities	v		
and promote compatibility and improvement within	x		
surrounding neighborhoods and community			
development through architectural detailing and the			
use of sustainable and high-quality materials.			
(b) Design Criteria.			
(i) Use building materials of high durability and high	x		
quality. The use of brick is encouraged on walls of		Х	
wood wide rough-cut lap siding or large areas of			
T-111, plywood, or similar materials are prohibited.			
Vinyl siding is prohibited on the ground floor of			
commercial buildings. Wood-textured cementitious			
fiberboard products should be considered in lieu of			
wood siding for commercial buildings.	_		
(ii) Enhance buildings with appropriate details. The			
following elements are examples of techniques			
	_		
(A.) Detailed Treatment of Windows and Doors.	x	V	
Examples include decorative lintels, sills,		^	
around all windows and doors located on			
facades facing or adjacent to public streets or			
parks.			
(B.) Ornamentation. Examples include ornamental	x	X	
railings, grillwork, landscape guard, and		~	
trellises.	_		
(C.) Distinctive Light Fixtures. Examples include	x	Х	
Ights with a decorative shade or mounting			
(D.) varied Building Materials. Examples include	X		
Also, individualized patterns or continuous		Х	
wood details, such as shingles in a geometric			
pattern, decorative moldings, brackets, wave			
trim or lattice work, ceramic tile, stone, glass			
block, carrera glass, or similar materials.	4		
(E.) Artwork or Decorative Paving. The artwork may	n/a		
be treestanding or attached to the building, and			
sculpture light sculpture water sculpture			
fountain, freestanding sculpture, art in			
pavement, or other similar artwork.			

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achieve the intent.	Evaluation	Evaluation	_
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(iii) Avoid the use of building features or design elements that incorporate corporate themes, logos, or colors which do not reflect the neighborhood and community context.	n/a		
(iv) High-quality and natural materials and methods should be used to accent visible building features (i.e., wood, stone, brick, etc.). Building design should incorporate and display the natural grain or texture of materials. Wood-textured cementitious fiber board is also a preferred alternative to wood products for commercial buildings.	x	Х	
 (v) Colors used on building exteriors should integrate a building's various design elements or features. 	х	Х	
(vi) Accent colors should use color combinations that complement each other.	x	Х	
(vii) Softer, muted or earth-toned colors are preferred; however, brighter colors may be approved when contextually appropriate.	x	Х	
(viii) Use accent colors in a way to enhance or highlight building design, and not in a manner that creates clutter or otherwise detracts from building design	X	Х	
21.60.040(B)(5) Multiple Building Design		1	
(a) Intent.			
To promote integrated multiple-building development that is coordinated with and enhances the surrounding built and natural environment, and is organized to meet the goals of Redmond's development regulations.	x		
(b) Design Criteria			
 (i) Orient buildings to retain and offer views to, from, and through the site, where identified as public view corridors or shoreline views, by taking advantage of topography, building location, and style. 	x	Х	
(ii) Buildings in groups should be related by common styles, materials, roof shapes, or other common or distinctive architectural element. Contrast should be provided by the use of varied materials, color, architectural detailing, building orientation, or building type.	x	Х	
 (iii) Consider solar orientation and climate in siting buildings to promote energy conservation. (iv) Consider site design that minimizes clearing and grading and other disruptions to the natural character of the site. (v) Use site and building design for safety techniques described in RZC 21.60.040(B)(7). 	x	Х	
(vi) Orient buildings, entries, and activities to	X	Х	

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Design Criteria. The Design Criteria are suggested methods to	Applicant	Cable City Staff	COMMENTS
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encourage use of outdoor areas and streets.]		
(vii) Maintain adequate space between buildings to	x	V	
allow for landscaping or buffering. Avoid creating		X	
edging.			
(viii) In residential developments, incorporate open	x		
space, privacy, and separation, while maintaining		Х	
satety, from adjacent units through careful location			
landscaping.			
21.60.040(6) Blank Walls	1		1
(a) Intent.			
through the use of various architectural and	n/a		
landscaping treatments.			
(h) Design Criteria			
(i) Avoid the use of large, blank walls.			
(ii) All blank walls shall be treated in one or more of	n/a		
the following ways.			
(A) Installing windows or a vertical trallis in front of			
the wall with climbing vines or plant materials:	n/a		
(B) Providing a landscaped planting had at least			
five feet, zero inches, wide or raised planter	n/a		
bed at least two feet, zero inches, high and			
three feet wide in front of the wall, with plant			
materials that obscure or screen at least 50			
percent of the wait's surface within three years,			
(C.) Providing artwork (mosaic, mural, sculpture,	n/a		
wall surface;			
(D)Proposing alternative techniques or by	n/a		
providing an architectural justification for the	, a		
blank wall as part of the Design Review			
process.			
21.60.040(7) Building Design for Safety			
(a) Intent	[
To promote building designs which increase safety			
of employees, residents and visitors.			
(b) Design Criteria.			
observation of exterior semi-public and public areas	n/a		
including play areas, open spaces, pathways, and			
parking lots.			
(ii) Areas such as laundry rooms and fitness rooms	n/a		
should incorporate windows to increase visibility			

DESIGN STANDARDS – INTENT	Significant Design Issue Achieved or Not		
Design Criteria. The Design Criteria are suggested methods to	Appli Applicant	Cable City Staff	COMMENTS
achieve the intent.	Evaluation	Evaluation	
(iii) Doors to stairways, parking, and similar areas should be open or have windows to allow users to see through to the other side.	n/a		
 (iv) Increase personal safety by considering the following in the design of building entries. 			
(A.) Avoid hidden building entries and ensure good sight lines into entries.			
(B.) Sufficiently light doorways and alcoves.			
 (v) When security surveillance devices are proposed, they should be designed to blend with the site and buildings to the extent possible. 			
(C) Landscaping			
21.60.040(C)(1) Planting Design			
(a) Intent.			
 (i) Planting design is an integral part of the overall site and community design and should complement the architecture, other site elements and the visual appearance of the neighborhood, as well as the Northwest environment. The landscape plan should help reduce impacts to and create a transition to adjacent natural features, such as critical areas and shorelines. The landscape plan should be based on a well-defined concept addressing criteria for function, design, horticulture, maintenance, and irrigation. (ii) The planting design should be a composition of plant materials that creates an appropriate visual character, such as stylized, formal, informal, or natural. The design should include a suitable combination of trees, shrubs, groundcover plants, vines, lawns and herbaceous material, including native and Northwest-adapted plants. The number, size and arrangement should be carefully selected to balance color, texture, form, line, proportion, and scale in both the horizontal and vertical plane. 	x		
(b) Design Criteria			
 (i) Retention and Enhancement of Existing Vegetation. Preserve as much native noninvasive vegetation as possible, particularly adjacent to buffers of critical areas and shorelines. Replant developed areas with stands of non-dwarf evergreens in natural and random patterns where possible. 			
(ii) Usable Open Space and Public View Corridors. Provide space on site for active or passive recreational purposes. When located in an identified public view corridor, this open space may also provide views through a development to important features, such as the Lake Sammamish, Sammamish River, and the river valley; Bear			

DESIGN STANDARDS – INTENT	Significant Design Issue Achieved or Not		
See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to	Appli Applicant	cable City Staff	COMMENTS
achieve the intent.	Evaluation	Evaluation	
Creek; or panoramic mountain views.	n/a		
(iii) Transition. Provide plantings that provide a clear transition in design between adjacent sites, within a site, and from native vegetation areas. To lessen impacts and provide transitions to natural areas, use native plants as much as possible adjacent to the buffers of critical areas and shorelines. Design foundation plantings to create an effective change from public to private space and from the vertical to horizontal plane at building edges.	x	Х	
(iv) Mitigation of Adverse Visual Impacts. Provide planting to soften the visual impact of less desirable development and structures, such as large blank walls, dumpster areas, service areas, and large areas of pavement.	n/a		
(v) Definition or Emphasis. Use planting to highlight significant site features and to define site use areas and circulation corridors without interfering with the use of such areas. Examples include site and building entrances, pedestrian walkways, and focal points, such as gathering areas or plazas.	x	Х	
(vi) Safety. Use planting landscaping which minimizes disruption of sight lines along pathways.	x	Х	
(vii) Water Conservation. Plants and techniques that reduce water consumption are encouraged.	x	Х	
(viii) Design. Plants should be selected and arranged according to the following design criteria:	x	х	
(A.) Variety. Select a variety of plants providing interest, accent and contrast, using as many native species as possible.			
(B.) Consistency. Develop a planting design conforming to the overall project design concept and adjoining properties.			
(C.) Appropriateness. Select plants with an awareness of their growth requirements, tolerances, ultimate size, preferences for soil, climate and sun exposure, and negative impacts.			
(D.) Density. Provide adequate plant quantity, size, and spacing to fulfill the functional and design objectives within the stipulated time.			
21.60.040(C)(2) Parking Lot Landscaping			
(a) Intent.			
(i) To improve the aesthetic appearance of parking lots;	n/a		
(ii) To reduce the summertime heat and glare buildup within and adjacent to parking lots;	n/a		
(iii) To provide landscaped areas within parking areas	n/a		

DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and	Significant Design Issue Achieved or Not Applicable		COMMENTS
Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Applicant Evaluation	City Staff Evaluation	COMMENTS

	in addition to landscape buffers around the perimeter of parking lots;	n/a
(iv)	To provide screening and break up the expanse of paved areas.	n/a
(b)	Design Criteria.	
(i)	Cluster interior parking lot landscaping when possible to conserve significant portions of existing tree cover as an amenity to the site. (See also Chapter 21.30 RZC, Landscaping.)	n/a
(ii)	Disperse interior parking lot landscaping throughout a parking lot when no significant existing vegetation exists.	
(iii)	Shade trees shall be used to shade parking lots and driveways to reduce summer heat loads.	n/a
(iv)	Provide landscaped areas within parking areas in addition to landscape buffers around the perimeter of parking lots to effectively screen vehicles.	n/a
(v)	All parking lots shall be planted with sufficient trees so that within 10 years 50 percent of the surface area of the lot is shaded. Additionally, parking lots shall be screened from streets by non-bermed landscaped treatments.	n/a

(D) Accessory Standards.

21.60.040(D)(1) Screening for Garbage/Recycling Enclosures and Rooftop Mechanical.

(a)	Intent.		
(i)	To reduce the visual and physical impacts of	n/a	
	service areas, mechanical equipment, trash and		
	recycling containers, and other similar uses on		
	other on-site uses, the street environment, adjacent		
	shoreline areas and other public open spaces, and		
	adjacent properties, while maintaining accessibility		
	for service providers and users.		
(ii)	To mitigate the off-site visual impacts of service	n/a	
	and mechanical equipment areas when siting alone		
	does not adequately mitigate impacts.		
(b)	Design Criteria		
1.27	Design Onterna		
(i)	Services and outdoor storage areas, large utility	n/a	
(i)	Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste	n/a	
(i)	Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and	n/a	
(i)	Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and mechanical equipment) shall be located away from	n/a	
(i)	Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and mechanical equipment) shall be located away from highly visible areas, such as streets, pedestrian	n/a	
(i)	Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and mechanical equipment) shall be located away from highly visible areas, such as streets, pedestrian walkways, and public shoreline areas, to minimize	n/a	
(i)	Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and mechanical equipment) shall be located away from highly visible areas, such as streets, pedestrian walkways, and public shoreline areas, to minimize visual, noise, or physical impacts on the site, street	n/a	
(i)	Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and mechanical equipment) shall be located away from highly visible areas, such as streets, pedestrian walkways, and public shoreline areas, to minimize visual, noise, or physical impacts on the site, street environment, adjacent public open spaces, and	n/a	

DESIGN STANDARDS – INTENT	Significant Design Issue Achieved or Not		COMMENTS
Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Applicant Evaluation	Cable City Staff Evaluation	COMMENTS
 (ii) All garbage receptacles and recycling bins not located within parking garages shall be enclosed by a freestanding enclosure that is architecturally consistent with the building. Locate waste receptacles in areas convenient for on-site use and accessible for collection. 	n/a		
(iii) Service elements and outdoor storage areas (dumpsters, refuse, and recycling collection areas) shall be screened from view with a solid visual barrier using materials and colors consistent with the design of the primary structure(s) on the site and at a minimum shall be as high as the service element being screened. Utility cabinets and small- scale service elements may be screened with landscaping or structures.	n/a		
(iv) All mechanical equipment, including air conditioners, heaters, vents and similar equipment, rooftop and ground-mounted, shall be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening shall be located so as not to interfere with operation of the equipment. All mechanical equipment shall meet the applicable requirements of the Uniform Mechanical Code and Uniform Plumbing Code and:	n/a		
(A.) The screening materials shall be of material requiring minimal maintenance and shall be as high as the equipment being screened.	n/a		
(B.) For ground-mounted equipment, landscaping may be used if a solid screen is provided at time of planting.	n/a		
(C.) For rooftop equipment all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit- mounted screening is allowed but less desirable. Wood generally shall not be used. Louvered designs are acceptable if consistent with building design style.	n/a		
(v) Design screening with consideration of views from adjoining hillsides and from other areas of high public visibility, such as streets and shoreline areas, with special consideration for views from SR 520, Redmond Way, other major arterials, Marymoor Park, and the Sammamish River Trail.	n/a		
(vi) Design and select landscaping and structural materials of sufficient size, quantity, and height to effectively screen service elements and to make			

D	ESIGN STANDARDS – INTENT	Significant Design Issue Achieved or Not		COMMENTS
Design Cri achieve the	Criteria. The Design Criteria are suggested methods to the intent.	Applicant Evaluation	Cable City Staff Evaluation	COMMENTS
	those elements meet the requirements of (c) above.	n/a		
(vii)	Screening should incorporate landscaping.	n/a		
(viii)	 All utility meters shall be fully screened from view from a public right-of-way. If enclosed in cabinets visible from public rights-of-way, exterior surfaces shall be finished with material compatible and complementary to the architecture of the building. (A.) Screening structures shall comply with the Building Code and a building permit may be required. Applicants may wish to contact the Building Division for all requirements. 	n/a n/a		
			•	
21	.60.040(D)(2) Storm Water Facilities.	1		
(i)	Intent. To provide options for storm water facilities that are	n/a		
(1)	visually attractive;	11 <i>7</i> a		
(ii)	To incorporate open storm water facilities into project site design and landscaping as a design amenity for active or passive recreation;	n/a		
(iii)	To avoid potential hazards between persons and storm water facilities.	n/a		
(b)	Design Criteria.			
(i)	Design storm water facilities to appear as naturally occurring features.	n/a		
(ii)	 Storm water facilities shall be designed to address the following: (A.) Incorporate screening elements and landscaping into biofiltration swale design so the swale is located and designed as an attractive landscaping feature. 	n/a		
	(B.) The swale or pond shall be oriented so it does not impede pedestrian circulation or shared parking between two or more properties.	n/a		
	(C.) Trees may be planted near biofiltration swales as long as they are a minimum of eight feet from the swale and they will not inhibit vegetative growth within the swale.	n/a		
	(D.) Drainage swales shall be planted with shrubs or grasses (sedges, for example) which are tolerant to standing water or wet conditions.	n/a		
	(E.) Pedestrian bridges are acceptable where such crossings are necessary.	n/a		
	(F.) Incorporate landscaping and screening to visually enhance the swale without reducing maintainability and sun exposure.			
	(G.)Adjacent to natural shoreline areas, above- ground stormwater facilities shall be	n/a		

DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and	Significant D Achieve Appli	esign Issue d or Not cable	COMMENTS
Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Applicant Evaluation	City Staff Evaluation	OCIMILENTO
landscaped with native plants, and should	n/a		
include snags, nest boxes or other habitat			
features as appropriate for the scale, function			
and location of the facility.			

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