

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Dennis Lisk, Associate Planner

SUBJECT: 18300 Union Hill Road Parking Garage, File LAND-2013-00178

DATE: April 18, 2013

REQUEST: CONDITIONAL APPROVAL OF SITE PLAN, ARCHITECTURAL ELEVATIONS, LANDSCAPE PLAN, MATERIALS AND COLORS

PROJECT BACKGROUND

I. PROJECT LOCATION

The project site is a 10.7-acre existing office park property, located to the north of Union Hill Road NE and to the south of Bear and Evans Creeks.

II. PROJECT BACKGROUND

This project was last before the Design Review Board on March 21, 2013.

Project Scope: The applicant proposes to construct a new parking garage, along with associated site and landscape improvements.

Project Description: The proposed project is a new multi-story parking garage to service the parking needs of the existing business park. Approximately 312 net new parking spaces would be provided by the new garage. The garage would be constructed to the rear of Buildings D and E, which form a horse-shoe shape in the east-central portion of the property. The garage would be built within an existing parking field that abuts the Shoreline buffer area established for Bear and Evans Creeks.

III. SURROUNDING USES, BUILDING CHARACTER AND DESCRIPTION

The subject site is located adjacent mostly to other commercial, manufacturing, and institutional uses with the exception of the property across Bear Creek to the north, which is an agricultural/open space use. To the west lies the Swedish Medical Office building, to the south across Union Hill Road is the King County Metro Transit facility, and to the east is part of the Cadman mining/manufacturing operation. The area where the new

garage is proposed is generally flat and contains several significant trees within the landscape beds of the parking lot. These trees will be replaced with new landscape trees around the perimeter of the garage, as well as replacement trees within the Shoreline buffer mitigation area north of the proposed garage.

IV. DESIGN REVIEW BACKGROUND ISSUES

The Design Review Board reviewed this project at two pre-application meetings on February 7 and March 21, 2013. The Board conducted an extensive review of the overall design character of the proposed new garage, its orientation and context, colors and materials, and the proposed landscaping before giving its preliminary approval of the current design.

V. STAFF ANALYSIS

The City of Redmond Planning Staff prepared a design checklist (see Attachment) which is derived from the City's design standards. Staff analysis is provided under the "Comments" column.

The staff recommendations below are based on the scores in the design checklist. A score of 3 in the first column means that the specific design standard shall be met by the project design, 2 means that the standard is of some importance, and 1 means the design requirement is optional or not practical for the proposed project. The second column of numbers reflects Staff's numerical representation of whether or not the project met the design requirement. Wherever a design guideline has a score of 3, Staff determined that the project has satisfactorily met or exceeded the requirements of the guidelines. A score of 2 means the project meets the design standard for some parts of the project but will require additional action to address areas of deficiency. The texts in bold indicate areas of deficiency in design that must be further addressed by the applicant. A score of 1 means the project has not met the design requirement. The Staff Recommendations below reflect specific items to rectify design deficiencies to meet the design standards with a score of 1 or 2.

Staff finds that the design of the proposed project meets the goals and intents for the Southeast Redmond neighborhood and complies with the City's site development requirements and design standards.

VI. STAFF RECOMMENDATIONS

The applicant has applied for a Site Plan Entitlement and Shoreline Substantial Development which requires approval by the Design Review Board and the Technical Committee.

The City of Redmond Planning staff recommends that the **Design Review Board** approve of the Building Elevations, Floor Plans, Colors, Materials, Landscape Plan, and Lighting Plan for the proposed parking garage, 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.

ATTACHMENTS:

**18300 Union Hill Road Parking Garage – DRB Submittal
Design Standards Checklist**

Cc: Brent Rogers, NBBJ
Shawn Mahoney, OAC Services



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: Intent Statements which are then followed by Design Criteria.

Intent statements describe the City's objectives for each design standard and *are the requirements that each project must meet*. 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 applies 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 should begin working on completing the Checklist at the earliest opportunity within the design process. 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.

To be completed by Applicant To be completed To be completed by both the

Example

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(a) To use building design to create a transition between development and natural features.	X	X	Applicant: The buildings will be set back away from the wetland and buffers. Staff: Buildings will be setback 30 feet from wetland buffer
(b) To promote a gradual transition between different uses.	NA	NA	
Design Criteria			
(a) Intersections shall be designed to facilitate both pedestrian and vehicular movement.	X		Applicant: Street frontage will include sidewalks along the existing street. Staff: Project must also include bike paths.

Demonstrate compliance is required if the Staff has left this box blank indicating that the project is not in compliance Staff comments to illustrate non-

- 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. Conflicts with Site Requirements. 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. Administrative Design Flexibility. 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: 18300 Union Hill Road Parking Garage
(LAND-2013-00178)**

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
21.60.020 Context, Circulation, And Connections			
2160.020(B) Design Contexts			
(1) Intent			
(a) To provide contextual references that can be used to encourage creative and distinctive designs for 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 other parts of the City. Examples include river contour forms; river bench terraces; multiple silhouette ridgelines; and panoramic vistas with associated mountain, lake, river, and ravine forms.		X	
(ii) Historic and Cultural Context. Historic landmarks and the section of Leary Way framed by older historic structures have been 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.		X	
(iii) Architectural Context. This includes buildings with articulated facades, pedestrian-friendly scale and detailing, historic building features or character, and interesting rooflines.		X	
(2) Design Criteria			
(a) Site development should not substantially alter natural landforms.	The project is proposed on a parking lot of an existing office park and does not alter any natural landforms.		
(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.	The project site is not a historic or culturally significant property.		

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	

(c) Developments within an area that is consistent with the goals and vision within the Comprehensive Plan, and have a distinctive common architectural context in terms of building height, roof type, base, cap, windows, entries, and other similar features should carry it forward with consistent architectural types, materials and detailing.

The project is consistent with the Comprehensive Plan and its architectural design is consistent with the existing business within which it will be constructed.

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 visual impact of development on hillsides.		N/A	
(b) To respect natural landforms and to use them to provide definition between various parts of the community and to provide project identity.		N/A	
(2) Design Criteria			
(a) Development on hillsides 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. (ii) Retain existing wind-resilient vegetation along ridgelines.	The project site is flat.		

21.60.020(D) Relationship to Adjacent Properties

(1) Intent			
(a) To promote the functional and visual compatibility between adjacent neighborhoods and different land uses;		X	
(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;		X	
(c) To use building design to create a transition between development and natural features;		X	
(d) To promote a gradual transition between different uses.		X	
(2) Design Criteria			
(a) Coordinate proposed development with surrounding site planning and development efforts on adjacent properties.	The proposed development is consistent with surrounding site planning and development of adjacent properties.		
(b) The site's zoning and other relevant Comprehensive Plan policies shall be considered as indicators of the desired direction for the area and project.		X	

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
<p>(c) Properly link proposed development to existing and planned walkway, trail, street drainage and utility systems, and assure efficient continuation of such systems.</p> <p>(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.</p>			<p>The proposed project will not impact the trail corridor which lies along Bear and Evans Creeks to the north of the development site.</p> <p>The impact of the proposed project with regard to its mass, color and design upon the adjacent open space areas were carefully considered and minimized through color choice and landscaping.</p>
<p>(e) Designs shall minimize impacts to historic structures or sites, and mitigate impacts through such means as:</p> <p>(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.</p> <p>(ii) Use of color on developments adjacent to historic landmark structures that allow the existing historic landmarks to remain prominent within the immediate area.</p> <p>(i) Use of materials or design that emulate existing historic landmarks but which can be differentiated in age from that of the landmark.</p> <p>(iv) Views from the new development may include views of significant features of the historic landmark.</p>		N/A	<p>The project site is not located adjacent to any historic properties or landmarks.</p>
21.60.020(E) Relationship to Street Front.			
(1) Intent			
<p>(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.</p>		N/A	<p>The proposed project will be located toward the rear of the development site behind two existing office buildings.</p>
<p>(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.</p>		N/A	
<p>(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</p>		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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
and entries oriented to the street can enhance pedestrian activity.			
(d) To create an attractive street edge and unified streetscape, and provide pedestrian access where it does not conflict with private property security issues.		N/A	
(2) Design Criteria.			
(a) Building setbacks from public streets should be minimized in commercial developments.			
(b) Buildings should be arranged on site to minimize distances between buildings to create a walkable environment.			
(c) All development shall include site-planning measures to create an attractive street edge and accommodate pedestrian access. (i) Define the street edge with buildings, landscaping or other features. (ii) 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.		N/A N/A N/A N/A	
(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. (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.			
(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,		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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
transparent glazing.			
21.60.020(F) Street Design.			
(1) Intent.			
(a) To balance the needs of vehicular, transit, 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 public open spaces, and that complement the aesthetics of adjacent natural features and buildings.		X	
(2) Design Criteria.			
(a) Design streets to be consistent with terrain, intersection configurations, and connections to streets or adjacent sites. (b) Minimize steep gradients in circulation patterns to the extent allowed by site topography. (c) Promote safety through adequate sight distance, limited driveways on busy streets, and avoidance of difficult turning patterns. (d) Allow safe, efficient access for emergency vehicles (e) Discourage through-traffic and long curvilinear cul-de-sacs, while assuring adequate circulation between neighborhoods. (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. (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.			
(h) Intersections shall be designed to facilitate both pedestrian and vehicular movement.		N/A	
(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		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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
irrigation systems and native drought tolerant landscaping are encouraged. Trees should vary along different streets to prevent excessive planting of any one species.			
(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, decorative lighting, landscaping, public art or street graphics.		N/A	No new streets and bridges are proposed with this project.
21.60.020(G) Transit			
(1) Intent.			
(a) To encourage transit use through building orientation and site design;		N/A	
(b) To provide safe and continuous pedestrian access 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.			
(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. (c) Provide direct access to transit stops from buildings via defined, safe pathway systems. (d) Locate parking lots to the side and rear of buildings. Avoid making pedestrians walk across expansive parking lots to reach transit stops. (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.			

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(f) Focus the location of buildings onsite to concentrate present and future transit use and to encourage residential use of transit. (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.			
(h) If the development will have a retail use, locate the storefront close to the transit stop. (i) Security walls and fences should include gates that employees can open from both sides to provide access to and from transit stops.			
21.60.020(H) Pedestrian and Bicycle Circulation.			
(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.		X	
(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 to another manufacturing or industrial use. Barriers that limit future pedestrian access are prohibited. Gates that limit access to employees are permitted.			
21.60.020(I) Vehicle Entrances and Driveways			
(1) Intent.			
(a) To provide safe, convenient vehicular access to sites without diminishing pedestrian access and visual qualities		X	
(2) Design Criteria.			

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(a) Minimize parking lot entrances, driveways, and other vehicle access routes onto private property from a public right-of-way.			
(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	
(c) Joint driveways between adjacent developments should be provided when the proposal meets the following: <ul style="list-style-type: none"> (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.			
21.60.020(J) Parking Lot and Structured Parking Location and Design			
(1) Intent.			
(a) To encourage parking design that provides for distribution of parking in a balanced manner across the project site plan, avoiding where possible a concentration of all of the parking in front of the building;		X	
(b) To provide for clear internal vehicle circulation patterns and consideration of pedestrian walkways in parking lots;		X	
(c) To set standards for paving, lighting, and other design elements;		X	
(d) To provide for joint entrances and exits;		N/A	
(e) To reduce the negative impacts of parking and circulation facilities on highly visible public open spaces, such as shorelines and other natural open spaces.		X	
(2) Design Criteria.			
(a) Locate parking where possible behind buildings and away from areas of public visibility and shorelines.			
(b) Integrate parking area design with landscape design in a way that reduces the visual impact of impervious surfaces and provides adequate screening of parking from public view, while allowing sufficient visibility to enhance safety. Parking areas should provide for landscaping next to buildings and alongside walkways.			

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(c) Reduce pavement areas for vehicular use by avoiding the use of parking aisles with parking located only along one side.			
(d) Convenient, clearly identified pedestrian access shall be provided from the interior of parking areas and street front walkways. See Figure 60.10 below.		X	
(e) Site layout for individual parcels should be designed to provide reciprocal vehicular and pedestrian access to and from adjoining lots in order to achieve a unified circulation plan which minimizes curb cuts and provides pedestrian connections between uses.			
<p>(f) Parking – Structured.</p> <p>(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.</p> <p>(ii) Facades of parking structures shall include a landscape treatment in addition to architectural screening from the SR 520 corridor.</p> <p>(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.</p> <p>(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.</p> <p>(v) Provide walkways in parking floors which have curbs or other barriers to protect from vehicular intrusion.</p> <p>(vi) For security, pedestrian routes shall be visible and avoid enclosed, hidden areas. Emergency call boxes should be available.</p> <p>(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</p>		<p>X</p> <p>X</p> <p>X</p> <p>N/A</p> <p>X</p> <p>X</p>	

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	

screening.			
------------	--	--	--

21.60.030 Community Space

21.60.030(B) Pedestrian Plazas.

(1) Intent.

(a) To provide plazas that attract shoppers to commercial areas. In heavily used pedestrian areas, or in areas where increased pedestrian activity is desired, the area shall be designed as a pedestrian plaza.		N/A	The proposed project is a parking garage. No pedestrian plazas are proposed.
(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	Pedestrian plazas are provided within other parts of the office park within which the proposed parking garage will be located.

(2) Design Criteria.

(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 shaded 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,			

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
kiosks, etc. (C.) Fountain			
(iv) A Pedestrian Plaza shall not have: (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.		N/A	
21.60.030(C) Pedestrian Facilities and Amenities.			
(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.		X	
(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.		X	
(d) To encourage and facilitate the use of alternative modes of transportation.		X	
(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: (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		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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
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: (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 feature approved by the City.		N/A	
(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.			
(d) Site design should avoid creating potential entrapment areas.			
(e) Buildings should be arranged on the site to overlook pedestrian routes and parking areas to			

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
allow for informal surveillance of these areas.			
(f) Housing units, offices or other uses that allow for informal surveillance should surround courtyards and open spaces.			
(g) Arrange a mixture of uses to minimize isolated areas that may be unsafe.			
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, unified, consistent architectural concept;		X	
(ii) To ensure that buildings portray a sense of high architectural integrity;		X	
(iii) To ensure that new buildings are appropriately designed for the site, address human scale, and become a positive element in the architectural character of the neighborhood;		X	
(iv) To ensure that new buildings use high-quality building materials and architectural finishes in a manner that exemplifies craftsman quality and durability;		X	
(v) Consider solar orientation and climate in siting buildings to promote energy conservation.		X	
(b) Design Criteria.			
(i) Building design should support the vision for the area as defined in the Comprehensive Plan, and development regulations.			
(ii) The architectural composition, scale, elements, and details of a building should relate to the site's 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:			
(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			

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	

<p>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.</p>
<p>(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.</p>
<p>(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.</p>
<p>(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.)</p>
<p>(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.)</p>

21.60.040(B)(2) Building Scale.			
(a) Intent.			
(i) To ensure new development is compatible with the 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 intent of the City’s design review criteria;		X	
(ii) To ensure buildings are based on human scale (the 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	
(ii) Integration. Large buildings should integrate			

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
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.			
(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.		N/A	
(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 dimensional 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	
(A.) Tripartite Articulation. Provide tripartite building articulation (building top, middle, and base) to provide pedestrian scale and architectural interest.			
(B.) Window Treatments. Provide articulated window treatments in facades visible from streets and public spaces for architectural 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).			
(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).			
(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).			
(E.) Landscaping. Provide a trellis, tree or other landscape feature within each interval. (See also RZC 21.32, Landscape Design).			
(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-			

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	

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.

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

(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 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.

(B.) A sloped or gabled roofline segment of at least 20 feet in width and no less than three feet vertical in 12 feet horizontal.

(iii) Rooftops **shall** incorporate features which soften rectilinear forms and mechanical equipment and rooftop penthouses **shall** be architecturally incorporated into the design of rooflines or into the overall building design

X

21.60.040(B)(4) Building Details, Materials and Colors.

(a) Intent.

To provide visual interest, distinct design qualities, and promote compatibility and improvement within surrounding neighborhoods and community development through architectural detailing and the use of sustainable and high-quality materials.

X

(b) Design Criteria.

(i) Use building materials of high durability and high quality. The use of brick is encouraged on walls or as accents on walls. Large areas of rough-cut wood, wide rough-cut lap siding, or large areas of

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	

<p>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.</p>	
<p>(ii) Enhance buildings with appropriate details. The following elements are examples of techniques used on buildings to provide detail.</p>	
<p>(A.) Detailed Treatment of Windows and Doors. Examples include decorative lintels, sills, glazing, door design, molding or framing details around all windows and doors located on facades facing or adjacent to public streets or parks.</p>	
<p>(B.) Ornamentation. Examples include ornamental railings, grillwork, landscape guard, and trellises.</p>	
<p>(C.) Distinctive Light Fixtures. Examples include lights with a decorative shade or mounting</p>	
<p>(D.) Varied Building Materials. Examples include patterned masonry, shingle, brick, or stone. Also, individualized patterns or continuous 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.</p>	
<p>(E.) Artwork or Decorative Paving. The artwork may be freestanding or attached to the building, and may be in the form of mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, freestanding sculpture, art in pavement, or other similar artwork.</p>	
<p>(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.</p>	
<p>(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.</p>	
<p>(v) Colors used on building exteriors should integrate a building's various design elements or features.</p>	
<p>(vi) Accent colors should use color combinations that complement each other.</p>	
<p>(vii) Softer, muted or earth-toned colors are preferred; however, brighter colors may be approved when</p>	

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
contextually appropriate.			
(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			
21.60.040(B)(5) Multiple Building Design			
(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.		N/A	
(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.			
(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.			
(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).			
(vi) Orient buildings, entries, and activities to encourage use of outdoor areas and streets.			
(vii) Maintain adequate space between buildings to allow for landscaping or buffering. Avoid creating fragmented and unrelated landscape strips and edging.			
(viii) In residential developments, incorporate open space, privacy, and separation, while maintaining safety, from adjacent units through careful location of building entrances, windows, fences, walls, and landscaping.			
21.60.040(6) Blank Walls			
(a) Intent.			
To reduce the appearance and mass of large walls through the use of various architectural and landscaping treatments.		X	
(b) Design Criteria.			
(i) Avoid the use of large, blank walls.			
(ii) All blank walls shall be treated in one or more of		X	

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
the following ways:			
(A.) Installing windows or a vertical trellis in front of the wall with climbing vines or plant materials;			
(B.) Providing a landscaped planting bed at least five feet, zero inches, wide or raised planter 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 wall's surface within three years;			
(C.) Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface;			
(D.) Proposing alternative techniques or by providing an architectural justification for the 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.		X	
(b) Design Criteria.			
(i) Building design should allow for informal observation of exterior semi-public and public areas including play areas, open spaces, pathways, and parking lots. (ii) Areas such as laundry rooms and fitness rooms should incorporate windows to increase visibility (iii) Doors to stairways, parking, and similar areas should be open or have windows to allow users to see through to the other side. (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		X	

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
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 Creek; or panoramic mountain views.			
(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.			
(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.			
(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.			

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	

- (vi) Safety. Use planting landscaping which minimizes disruption of sight lines along pathways.
- (vii) Water Conservation. Plants and techniques that reduce water consumption are encouraged.
- (viii) Design. Plants should be selected and arranged according to the following design criteria:
 - (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;		X	
(ii) To reduce the summertime heat and glare buildup within and adjacent to parking lots;		X	
(iii) To provide landscaped areas within parking areas in addition to landscape buffers around the perimeter of parking lots;		X	
(iv) To provide screening and break up the expanse of paved areas.		X	
(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.)			
(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.		X	
(iv) Provide landscaped areas within parking areas in addition to landscape buffers around the perimeter of parking lots to effectively screen vehicles.			
(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		X	

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	

landscaped treatments.			
------------------------	--	--	--

(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 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.		X	
(ii) To mitigate the off-site visual impacts of service and mechanical equipment areas when siting alone does not adequately mitigate impacts.		X	
(b) Design Criteria			
(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 adjacent properties.		X	
(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.		X	
(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.		X	
(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: (A.) The screening materials shall be of material		X	

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
<p>requiring minimal maintenance and shall be as high as the equipment being screened.</p> <p>(B.) For ground-mounted equipment, landscaping may be used if a solid screen is provided at time of planting.</p> <p>(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.</p>			
<p>(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.</p> <p>(vi) Design and select landscaping and structural materials of sufficient size, quantity, and height to effectively screen service elements and to make those elements meet the requirements of (c) above.</p> <p>(vii) Screening should incorporate landscaping.</p>			
<p>(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.</p> <p>(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.</p>		X	
21.60.040(D)(2) Storm Water Facilities.			
(a) Intent.			
(i) To provide options for storm water facilities that are visually attractive;		N/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.			

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		COMMENTS
	Applicant Evaluation	City Staff Evaluation	

(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.			
(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.			
(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 landscaped with native plants, and should include snags, nest boxes or other habitat features as appropriate for the scale, function and location of the facility.		N/A	

O:/steven/land use group/design checklist-new 2012.doc