

# EXAMPLE



**Unified Zone Development Plan Criterion Compliance Document**

**Project Name and Site Location**

**Project Contact Information**

RELEVANT CODE SECTIONS

**21B.95.050(1) Pedestrian Circulation**

- (a) Town Center mixed-use nodes should incorporate a network of pedestrian and bicycle connections including sidewalks, trails, pathways and open spaces that link all public open spaces, commercial businesses, residential areas and near-by Centerwide or Citywide trails;
- (b) The pedestrian and bicycle network should conform to the adopted Town Center Infrastructure Plan (for the TC-A-1 zone) and the intent of the Town Center Open Space Strategy – Parks, Open Spaces and Trails concept illustrated in Figure 35 and the Conceptual Sammamish Town Center Street Layout, Figures 32 and 33 of the Town Center Plan, although the actual configuration of trails and connections may vary.
- (c) The pedestrian and bicycle network should feature pedestrian amenities and landscaping; and
- (d) The pedestrian and bicycle network must conform to Americans with Disabilities Act (ADA) standards and should incorporate crime prevention through environmental design (CPTED) guidelines.

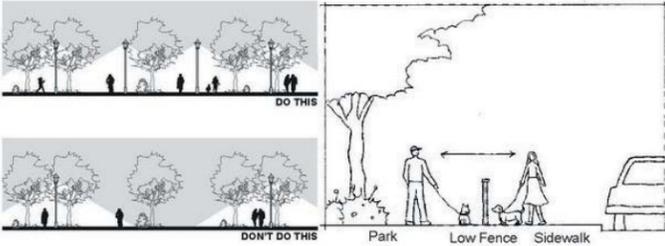
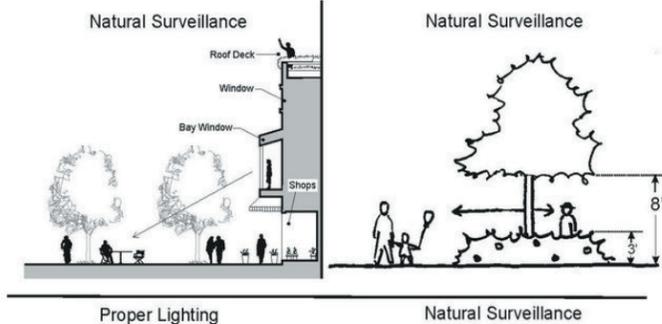


Figure 21B.30.160a Illustrating CPTED principles.



ANALYSIS OF PROJECT PROPOSAL

**Pedestrian Circulation**

The project site has no frontage on 228th Avenue SE so site access and pedestrian connectivity will be achieved through improvements to the existing SE 1st Street along the northern property line of the site. A dedication for the required street improvements is anticipated. These improvements will include new asphalt roadway paving, concrete curbs / gutters / sidewalks, and street trees. The Applicant anticipates a half-street improvement within the project site boundary. The existing site access via ingress/egress easement along the southern 60 feet of the City of Sammamish drainage pond parcel to the west of the project site will be abandoned upon completion of the proposed project's development.

Pedestrian Circulation to and from the site begins from 228th Avenue SE with half street improvements including sidewalk over the City of Sammamish parcel to the site. Street and sidewalk improvements will run along the northern boundary of the site to its eastern end. Sidewalks will be 12 feet wide which provides ample room for multiple pedestrians' use.

**21B.95.050(2) Vehicle Circulation**

- (a) Town Center mixed-use nodes should feature a network of vehicle access roads and drives that conforms to the intent of the Town Center Transportation section and the Conceptual Sammamish Town Center Street Layout, Figures 32 and 33 of the Town Center Plan, although the actual street and vehicular access may vary from those shown in the figures. For the TC-A-1 zone, the adopted Town Center Infrastructure plan takes precedence over the specific sections and visualizations shown in the Town Center Plan;
- (b) The proponent must demonstrate how the vehicular access network can potentially connect to adjacent areas in the Town Center so that access is provided to those properties;
- (c) The vehicular access network should provide more than one route in or out of a site within the mixed-use node to provide improved emergency vehicle access and ease local congestion;
- (d) The vehicular access network should include street trees, landscaping and streetscape elements. Primary circulation routes for through traffic should be routed around high pedestrian areas and not impact central open spaces; and
- (e) The use of innovative street and access configurations (such as "woonerfs" which mix low speed local vehicular traffic with pedestrians) is encouraged where it furthers the objectives of the Town Center Plan and is consistent with the Town Center Infrastructure Plan.

**Vehicular Circulation**

Vehicular circulation around the site surface consists of roadway width aisles (24 feet) that allow for emergency vehicle access to the commercial entry on Level 1. Site size constraints limit circulation to one curb cut on Level 1 serving surface parking and primarily commercial tenants and visitors of the building, and to one curb cut for parking on level P1 serving the subterranean parking garage which is used for residential tenants of the building.

Circulation from 228th Avenue SE occurs on the improved SE 1st Street which will include a 12' wide pedestrian sidewalk, and (2) 12' drive lanes. Additionally, the street frontage will utilize street trees and Type III plant based landscaping and pedestrian amenities such as benches and trash cans.

**21B.95.050(3) Parking and Access.**

- (a) Fulfill the intent of parking standards in this title, especially Chapter 21B.40 SMC;
- (b) Locate parking, especially nonstructured parking, at the periphery of the mixed-use nodes; and
- (c) Exploit joint-use parking opportunities wherever possible.

**Parking and Access**

Parking has been located such that the layout extends as close to the property lines as possible while considering required landscape buffers. Parking quantities meet and exceed minimum requirements as defined in Chapter 21B.40 SMC through a combination of surface and subterranean parking. 187 parking spaces are required per 21B.40.030 and 189 have been provided in response. Of these 189 provided parking spaces, six are ADA accessible spaces and three are proposed as vehicle charging parking spaces.

The surface parking lot is expected to serve as a shared parking environment with the under utilized spaces during evenings and weekends providing overflow parking for residents and their guests. No reduction in required parking has been proposed.

TITLE BLOCK

**RELEVANT CODE SECTIONS**

**ANALYSIS OF PROJECT PROPOSAL**

**21B.95.050(4) Open Spaces.**

(a) TC-A-1, A-2, and A-3 zones should have at least one central open space that acts as a public gathering space and that also includes a significant landscaping element. The central open space may be in the form of a “town square,” “village green,” central plaza or other form but should be ringed with “active edges” (pedestrian-oriented buildings, uses or features that encourage human activity). The central open spaces should encourage a variety of activities such as picnicking, informal and organized gathering, performances, and passive and active recreation (e.g.: small sports court or children’s play area). The open space must be universally accessible (meet or exceed ADA standards) and should incorporate CPTED guidelines. The central open spaces should also feature:

- (i) Site furniture, special paving and amenities;
- (ii) Lighting to encourage evening activities and provide security;
- (iii) Art or other features to provide a distinct design identity;
- (iv) As a general rule, one linear foot of seating per 30 square feet of plaza area (not including green space or landscaping); and
- (v) Areas that are in full sunlight during most of the day;

(b) Public open spaces should not be adjacent to parking, blank walls or spaces or uses without human activity or amenity;

(c) The central open space for TC-A-1 zone should connect directly to the Sammamish Commons, incorporate low impact development/ stormwater management elements based on the watershed sub-basin plan recommendations and take the form of a “green spine” or other configuration that accomplishes similar objectives. See Figure 38 in the Town Center Plan;

(d) The central open space for TC-A-2 zone should connect directly to the wetland/stream corridor in that area;

(e) The central open space for TC-A-3 zone should be configured so that it focuses land development and human activity in that area;

(f) Each mixed-use node should feature a hierarchy of other open spaces connected by the pedestrian network. Open spaces can be in the form of landscaped linear corridors, natural areas, gardens, residential courts and small parks or play areas. See Town Center Plan Open Space Policy OS-1; and

(g) Open space in the TC-A-1 zone must meet the intent of the adopted Town Center Infrastructure Plan.

**Open Spaces**

Within the Town Center A zoning (TC-A2 for our site) open space shall be calculated based on the amount of livable area for the portion of project that contains apartments. Ten percent of the total livable area of the project shall be dedicated to various types of open space on the site, which calculates to 7,653 square feet of required open space. Plateau 120 provides 14,856 square feet and is contained on two sides of the building with the primary space being along the west side of the building with direct connections to the stream buffer. The open space provided is above and beyond the code minimum and is composed to maximize usability to residents and to meld the project into the existing natural landscape. Landscaping has been selected to reduce blank wall facades impacts, develop planter strips at the building facade perimeter, and soften the building at ground level and relate to human scale. The results create inviting and safe environments for users of the street and of the building.

**Crime Prevention Through Environmental Design (CPTED)**

Pedestrian travel around the site is encouraged with a series of sidewalks, paths, and open spaces. The building design contributes to CPTED by having residential units and office space fronting all sides of the building with the ability to have views of the landscape and people experiencing the site. Additionally, consideration has been made for the selection and location of plantings that reduce the opportunities for illicit behavior. Site and open space lighting will further reduce criminal activity by reducing dark places and allowing for views around the site in various light conditions.

**21B.95.050(5) Natural Systems and Environmental Quality.**

(a) Mixed-use node UZDPs should incorporate and implement stormwater management recommendations from sub-basin plans. Where called for, a regional stormwater management system should be implemented;

(b) The project proponent should indicate how low impact development techniques are incorporated into the UZDP (see Town Center Plan Goal NS-1 and supporting policies); and

(c) The mixed-use node development should incorporate natural areas such as wetlands, stream corridors, wildlife corridors and stands of mature trees as amenities into the mixed-use nodes where possible. Opportunities for natural system restoration should be exploited. (See Figure 54 of the Town Center Plan.)

**Natural Systems and Environmental Quality**

Low Impact Design principles have been studied and are planned to be implemented in several ways on the site and in the building pursuant to the goals and requirements of the UZDP and their cost/benefit impact on the project as a whole. The use of pervious paving at the surface parking lot, pervious pavers at open space plazas, rainwater harvesting for plant irrigation, and green roof to reduce water runoff are strategies proposed. The measures selected reduce the volume of the storm vault by 14% and reduce cost at \$16,759 per 1% reduction in volume.

Refer to the pages 18 thru 20 of this Design Companion and supporting documents for UZDP application (SEPA & TIR) for more information on LID for Plateau 120.

**21B.95.050(6) Building Scale and Compatibility.**

(a) Building location, orientation, scale and massing should be configured to minimize impacts to surrounding residential areas and public facilities; and

(b) Mixed-use node UZDPs should include some building organization or unifying design concept to unify the node and provide a distinctive development character. This might be accomplished, for example, through orientation of buildings around open space or other feature, use of axial symmetry, vistas, topography, etc., or a hierarchy of building massing (such as a stepped up “wedding cake” formation).

**Building Scale and Compatibility**

The proposed building has been located to present itself in an urban way towards the new street frontage along SE 1st Street while simultaneously pulling away from the west, south, and east property lines. This location maximizes open space and minimizes impacts of height, bulk, and scale to adjacent properties on these sides. Further strategies for reducing building and pedestrian scale include building facade modulation to reduce the apparent mass of the building, while terraced planters and plant based landscape elements soften and scale down the building at street level. The use of stepbacks at the ground levels and at the roof and mezzanine levels also reduce building bulk and the scale of the building is reduced while still accommodating the maximum 92 residential units, commercial area, and associated parking and amenity spaces. These stepbacks are both building and landscape based through the use of tiered planters and undulating and protruding building masses. Consideration has been given to reduce the flat facade size of both the street level facades as well as the portions of the building that are above street and pedestrian level.

Public and private open space such as plazas, yard, covered patios, connections to stream buffer all seek to connect the building spaces to the landscape. Directly adjacent and connected to the residential amenity component of the project, the main public and private open space has various sized sitting areas with covered seating, open seating, expanse of turf lawn, and access to the stream buffer to the west. Along the west facade, planters are located to reduce the presence of the facades and also provide areas for seating and community interaction.

**TITLE BLOCK**

Unified Zone Development Plan (UZDP) Principles - AFFORDABLE HOUSING / EFFICIENT INFRASTRUCTURE

RELEVANT CODE SECTIONS

ANALYSIS OF PROJECT PROPOSAL

**21B.95.050(7) Affordable Housing.**  
Consistent with Chapter 21B.75 SMC that provides regulatory guidance for compliance with affordable housing requirements, the director may review innovative and creative approaches to affordable housing that fulfill the requirements of Chapter 21B.75.

**Affordable Housing**  
Affordable housing is proposed for Plateau 120 pursuant to Chapter 21B.75. The use of bonus units per 21B.25.040 is proposed. Eighteen total affordable housing units are included within the 92 dwelling units proposed in this project.

For additional documentation refer to sheet A0.03 of the Development Set

**21B.95.050(8) Incorporation of Efficient Infrastructure Systems.**  
Incorporate, where it can be demonstrated to be effective, innovative infrastructure systems such as water capture and re-use, solid waste management systems, waste water treatment, etc. If applicable, the applicant may be required to demonstrate that alternate infrastructure systems have been explored. The director may require that the applicant consult with utilities providers to identify possible solutions to the provision of infrastructure services.

**Incorporation of Efficient Infrastructure Systems**  
Efficient site and infrastructure systems were studied and planned for use on Plateau 120. The use of pervious pavement, pervious pavers, rainwater harvesting and re-use for landscaping, and a green roof all combine to reduce the size of the on site retention vault and reduce the amount of storm water runoff into the adjacent stream. The reduced size of the vault relieves the client of the increased financial impact as well as utilizing LID features to the maximum extent feasible. The soil conditions on site restricts the use of more site based LID features due to the lack of percolation ability and hard/virtually impervious soils.

Additional documentation of these systems can be seen in the Civil and Landscape portion of the Development Set, Infrastructure and Natural systems sections of this Design Companion (pages 18-20) as well as other supporting application documents such as the SEPA and TIR.

EXAMPLE

TITLE BLOCK

**RELEVANT CODE SECTIONS**

**21B.20.040 Residential Land Uses**  
 (1) Table of Residential Land Uses.  
 TC-A2 - Apartment - permitted as part of UZDP Development Plan

**21B.20.060 General services land uses**  
 (1) Table of General Services Land Uses  
 TC-A2 - Retail - permitted as part of UZDP Development Plan

**21B.20.080 Retail land uses.**  
 (1) Table of Retail Land Uses.  
 TC-A2 - Retail - permitted as part of UZDP Development Plan

**ANALYSIS OF PROJECT PROPOSAL**

**Residential Uses**  
 Apartment based residential use is allowed pending approval as part of the UZDP application requirements & Chapter 21B.95

**Commercial / Mixed Uses**  
 Commercaill and Retail uses are allowed pending approval as part of the UZDP application requirements & Chapter 21B.95

Commercial space proposed can be a variety of uses as illustrated in tables 21B.20.060 & 21B.20.080.

**Affordable Housing**  
**21B.75.020 Basic Density Provisions**  
 (1) Baseline Affordable Housing. In any residential development (e.g., multiple-family developments (rental or ownership), single-family subdivisions, mixed-use developments) not less than 10 percent of the allocated residential density dwelling units pursuant to SMC 21B.25.030 must be affordable housing units.  
 (2) Affordable Housing Units and Allocated Residential Density. Required affordable housing units pursuant to subsection (1) of this section shall be counted as one-half a dwelling unit for the purpose of calculating allocated residential density pursuant to SMC 21B.25.030  
 (3) Residential Bonus Units/Additional Affordable Housing. The Town Center Plan includes the allocation of 344 residential bonus units (427 total units once the discounted affordable housing units are added per subsection (2) of this section) specified in SMC 21B.25.040.

**21B.25.060 Minimum urban residential density.**  
 Minimum density for residential development in the urban areas designated by the Comprehensive Plan shall be based on the tables in this chapter and adjusted as provided for in SMC 21B.25.090

**21B.25.070 Calculations – Allowable dwelling units, lots or floor area.**  
 Permitted number of units, lots or floor area shall be determined as follows:  
 (1) The allowed number of dwelling units or lots (base density) shall be computed by multiplying the site area specified in SMC21B.25.080 by the applicable allocated residential density number;  
 (2) The maximum density (unit or lot) limits shall be computed by adding the bonus or transfer units authorized by SMC 21B.25.040(1) or Chapter 21B.75 SMC to the allocated residential units computed under subsection (1) of this section;  
 (3) The allowed commercial floor area includes all leasable floor area designed for commercial tenant occupancy, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the interior face of exterior walls. Structured or underground parking areas and areas housing mechanical equipment shall be excluded from commercial floor area calculations; and  
 (4) When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:  
 (a) Fractions of 0.50 or above shall be rounded up; and  
 (b) Fractions below 0.50 shall be rounded down.

**Residential Dwelling Unit Calculations + Affordable Housing**  
 Residential density is calculated per 21B.25.030 by establishing the allocated and minimum residential density and calculating the corresponding maximum residential density. Both calculations are based upon DU/acre. Affordable housing (AH) is proposed for Plateau 120 pursuant to Chapter 21B.75 and the use of bonus units per 21B.25.040 is proposed. Per 21B.75.020(1), baseline affordable housing shall be allocated at 10% minimum of the density provided. In addition to the allocated units per 21B.75.020(2), bonus residential units may be provided up to the zoning density maximum at the ratio of three bonus residential dwelling units for each affordable housing unit provided.

STANDARDS	TC-A
Maximum Residential Density <sup>1,2,3</sup> (DU/Acre)	40 du/ac
Allocated Residential Density <sup>1,3,4,20</sup> (DU/Acre)	16 du/ac
Minimum Residential Density <sup>1,3,5</sup> (DU/Acre)	16 du/ac
Allocated Commercial Area <sup>18</sup>	Variable <sup>6,7</sup>

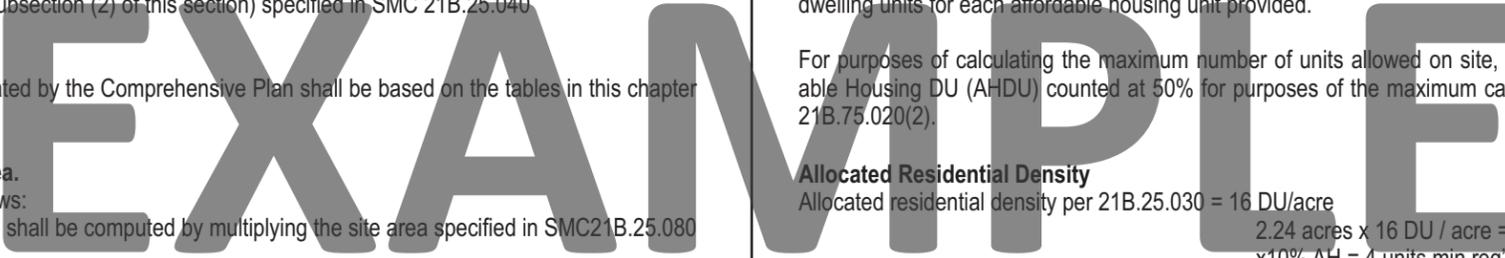
For purposes of calculating the maximum number of units allowed on site, base Affordable Housing DU (AHDU) counted at 50% for purposes of the maximum calculation per 21B.75.020(2).

**Allocated Residential Density**  
 Allocated residential density per 21B.25.030 = 16 DU/acre  
 2.24 acres x 16 DU / acre = 36 DU  
 x10% AH = 4 units min req'd AHDU x 50% reduction per 21B.75.020(2) = 2 AHDU reduction allowed  
 32 DU + (4 AHDU - 2 AHDU reduction) = 34 DU allocated density proposed

**Maximum Residential Density + Bonus Residential Housing**  
 Max residential density per 21B.25.030 = 40 DU/acre  
 2.24 acres x 40 DU / acre = 90 DU  
 90 DU max - 34 DU allocated = 56 units max  
 56 DU x 1 AHDU req'd / 3 DU bonus = 14 AHDU required to obtain maximum bonus DU  
 56 DU - 14 AHDU = 42 bonus DU max

**Total Residential Dwelling Units Proposed**  
 Allocated Residential DU 34 DU (32DU + 2 AHDU)  
 Bonus Residential DU (to reach max density) 56 DU (42 DU + 14 AHDU)  
 subtotal = 90 DU (74 DU + 16 AHDU) proposed per calculations = 90 DU max density allowed

Total Residential DU including all AHDU: **92 DU (74 DU + 16 AHDU + 2 AHDU from reduction in density calcs) provided**



**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

**21B.30.150 Site design elements – Street Design.**

(1) Street Design Standards. The streets shall be designed consistent with the goals and policies of the Town Center Plan, the adopted street standards, and the development principles of the Town Center Infrastructure Plan. To meet this standard, project applicants shall use the figures below, reproduced from the Town Center Plan, reproduced as Figure 21B.30.150a, as a guide to determining the appropriate sidewalk width, landscaping elements, and roadway width and configuration until the City develops a more specific set of roadway standards applicable to the Town Center. During the permit application review process, the City will determine the appropriate cross-section(s) for the road(s) being proposed. Some flexibility to the design of the streets may be granted by the City based on unique environmental challenges or where alternative designs can better meet the Town Center Plan's goals and policies.

(4) Low Impact Development. Street design shall include low impact development measures as indicated in the Town Center Infrastructure Plan, Town Center Stormwater Master Plan, unified zone development plan, and/or other applicable street design standards as determined by the City.

(5) Multimodal Transportation. The planning and design of streets shall include consideration of vehicular, transit, bicycle, and pedestrian circulation.

**21B.30.180 Site design elements – Fences and retaining walls.**

Fences are permitted as follows:

(1) Fences up to Three Feet. Fences up to three feet are permitted between any non-pedestrian-oriented street and any building. This standard applies to all properties regardless of whether the frontage is considered a front, street side, or back yard.

(2) Fences up to Six Feet. Fences up to six feet in height may project into the side or back setback, except where otherwise provided in subsection (1) of this section and SMC 21B.30.260

(5) Fences on a Rockery, Retaining Wall, or Berm. Fences located on a rockery, retaining wall or berm outside required setback areas shall not exceed the building height for the zone, measured in accordance with the standards established in the building code (SMC Title 16).

(6) Prohibited Fences. Chain link fences and electric fences are prohibited in the Town Center, except to enclose service areas that are fully screened with landscaping and for public park areas such as dog runs and ball fields. In such cases, the fencing shall be vinyl coated.

(7) Retaining Wall Standards. Retaining walls taller than four feet and visible from a street shall be terraced so that no individual segment is taller than four feet. Terraced walls shall be separated by a landscaping bed at least two feet in width that includes one shrub every three lineal feet of retaining wall.

**21B.30.120 Site design elements – Pedestrian amenities.**

(1) Durable Pedestrian Furniture. Pedestrian furniture provided in public spaces shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.

(2) Streetscape Amenity Requirements for Pedestrian-Oriented and Mixed-Use Streets. Streetscape amenities shall be included along all designated pedestrian-oriented streets and mixed-use streets. For each 100 cumulative lineal feet of pedestrian-oriented street frontage, at least three of the desired amenity elements listed below shall be included. At least one element shall be seating. Along designated mixed-use streets, at least two amenity elements shall be included unless otherwise noted. The type, location, and design of chosen amenities shall contribute to a well-balanced mix of features on the street, as determined by the director. All amenities below are valued at one amenity element unless otherwise noted. Desired amenities include:

(a) Seating. Each six feet of seating area or four fixed individual seats count as one amenity element. Seating areas should generally be located in areas that provide views of pedestrian activity. Seating ledges shall be at least 12 inches wide to qualify;

(b) Trash Receptacles. To qualify as an amenity, at least one trash receptacle is needed per 100 linear feet of sidewalk.

(c) Permanent landscaping elements including planting beds, large containers, and other landscaping elements that add visual interest to the sidewalk as determined by the director;

(d) Special pavement patterns and/or tree grates;

(e) Bicycle racks;

(f) Informational kiosks (worth two amenity elements);

(g) Transit shelters (worth two amenity elements unless provided by applicable transit agency);

(h) Decorative clocks (worth two amenity elements); amenity elements);

(i) Artwork as approved by the arts commission (worth two amenity elements);

(j) Special lighting; and

(k) Other amenities that meet the intent as determined by director.

Features above that are already required by code, and/or obstruct pedestrian movement shall not qualify as an amenity to meet this standard.

(3) Seating Requirement. For developments in TC-A and B zones with residential units not on pedestrian-oriented or mixed-use streets, provide one bench or seating area for every 600 feet of street frontage

**ANALYSIS OF PROJECT PROPOSAL**

**Infrastructure**

The site planning for Plateau 120 has coordinated the street design in accordance with requirements for the supply and mitigation of water, sewer, and storm water. In order to provide the necessary improvements and extend utilities from 228th Avenue SE through SE 1st Street as required, the roadway itself is being completely improved from the intersection of 228th Avenue SE through to the east end of the site. The road design respects the existing stream by adjusting its crossing design to minimize its impact on the stream. Stormwater is managed through the large vault proposed to capture both storm water from the new road as well as serving to collect the run off from the parking and hardscape areas of the project site.

**LID**

LID measures were both studied and implemented in the planning for site utility and infrastructure. Due to the nature of the soil being highly resistant to drainage there were few opportunities to use site based water and drainage mitigation methods. All measures implemented represent a balance of technical and economic considerations to make the maximum reduction on the site's ecological impacts. The complete description of all LID measures is included on page 20 of this Design Companion.

**Fences and Retaining Walls**

The use of fences and retaining walls are limited in scope in the Development Set documents. Strategic planning allows for only a couple locations where these elements are required to retain grade. Rockeries are proposed along the south east property line adjacent to the parking. The rockery is designed to be a maximum of 3 feet high in that location.

Additionally small retaining walls and rockeries are proposed to allow for terracing and stepped planters that define the public and private spaces at the west end of the building. These will allow for level patios and public plazas and will also allow for a pedestrian connection to turf/grass areas as well as to the adjacent stream buffer. Heights of rockeries and retaining walls have been considered and conform to Chapter 21B.30.180 and other landscape zoning code requirements. Additionally, plant based landscape/softscape is proposed to screen these elements and further define the landscape of individual spaces. Refer to the Landscape series of drawings in the Development Set.

Landscaping is proposed pursuant to the buffer requirements specified in Chapter 21B.35 as opposed to using physical fence at property lines. The use of fencing is not currently proposed.

**Pedestrian Amenities**

Providing a pedestrian-oriented street frontage is a key design consideration for this project. The use of benches/seating, small plazas, and trash cans conforming to Chapter 21B.30.120 are proposed along SE 1st Street. Street trees with tree grates are provided along the entire street frontage. Internally within the project site, bike racks for visitors are provided in the surface parking area.

The street frontage along SE 1st Street is depicted on pages 14 & 15 of this Design Companion. These street level renderings show the pedestrian experience in relation to the building, landscape, and the street improvements and accurately convey the quality of the pedestrian environment created by the project. Refer to L-1 Landscape Plan in the Development Set for additional information on the type and location of these amenities.

**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

**21B.30.060 Site planning – Pedestrian and nonmotorized vehicle circulation.**

Project applicants shall be prepared to demonstrate that the proposal includes an integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system, trail network, and adjacent properties. Specific standards:

(2) Access to Sidewalk. All buildings shall have clear pedestrian access to a public sidewalk. Where a use fronts onto two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets. The walkway shall be at least six feet wide. The director may require wider pathways where significant pedestrian activity is expected. Exceptions will be granted for sites with existing physical constraints that prevent conformance with the standard, as determined by the director.

(3) Entrances. Developments shall adapt building access to site conditions for level, convenient, clearly identified pedestrian entry.

(4) On-Site Connections. Pedestrian paths or walkways connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site shall be provided.

(5) Future Connectivity. For sites abutting vacant or underdeveloped land, the director may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of 200 to 300 feet in the TC-A and TC-B zones would meet the intent statements above and be scaled consistent with the Town Center vision.

(6) Parking Lot Pathways. A paved walkway or sidewalk shall be provided for safe walking areas through surface parking lots greater than 180 feet long (measured either parallel or perpendicular to the streetfront). Walkways shall be provided for every three parking aisles or a distance of less than 180 feet shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement.

(7) Americans with Disabilities Act. All pathways shall conform to the Americans with Disabilities Act (ADA).

**21B.30.070 Site planning – Internal vehicular circulation.**

(1) Vehicular Circulation. Developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides opportunities for future connections to adjacent parcels, where applicable.

(2) Internal Access Roads. Interior access roads in multi-building commercial or multifamily developments shall look and function more like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides. The use of these features will be determined for developments in the TC-A zones through the unified zone development planning process (see Chapter 21B.95 SMC), depending on the size and configuration of the development and nature of uses and the circulation system. The director may approve innovative and special street designs, such as a woonerf people street, provided pedestrian safety and other street functions are achieved.

(3) Driveway Standards and Guidelines for All Nonresidential and Multifamily Development.

(a) Driveways to surface parking lots are prohibited on pedestrian-oriented streets, unless there are no alternatives, as determined in the unified zone development planning process;

(b) Driveways shall be restricted to no more than one entrance and exit lane per 300 lineal feet (lf) of frontage. Properties with less than 300 lineal feet of frontage shall be restricted to one entrance and exit lane for vehicular access. For corner properties, the separate street frontages shall be measured separately unless both streets are classified as an arterial or collector;

(c) Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection;

(d) Driveway widths shall be minimized per the director to reduce pedestrian conflicts. Driveway lanes shall be no wider than 11 feet per entry or exit lane unless the director determines wider lanes are appropriate for the use and that the design does not significantly impact vehicular circulation, public safety, pedestrian movement, or visual qualities; and

(e) All dedicated truck loading zones and service areas for commercial businesses, except for on-street loading zones and businesses under 20,000 square feet that use parking spaces for incidental deliveries, shall be in the back of the building and shall not face a pedestrian or residential street. For related standards on loading zones, see SMC 21B.40.070.

**ANALYSIS OF PROJECT PROPOSAL**

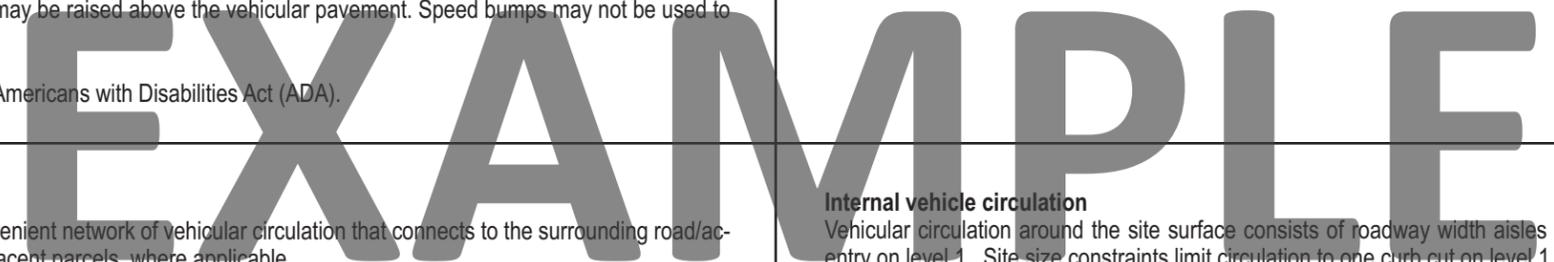
**Pedestrian and non motorized vehicle circulation**

Pedestrian access to Plateau 120 was a primary consideration during the site planning of the project. The residential entry at level P1 is connected by a welcoming entry plaza with stairs over 12 feet in width as well as a five foot wide accessible ramp from the sidewalk on SE 1st Street at the western end of the project site. At the eastern end of the building, a second pedestrian walkway five feet in width connects the sidewalk to the south courtyard of the building and in turn, the commercial uses and residential leasing office on level L1. All points on the site are accessible and will be constructed to ADA conforming standards. Walkways within the site are typically six feet in width or greater with curbs or other separation to keep vehicles separate from pedestrians. An interior connection from the upper level courtyard and surface parking lot on level L1 connects to the residential open space below at level P1 and the adjacent stream and buffer area by a public stairway.

Future connectivity to adjacent yet undeveloped sites is anticipated in several locations. The project site will connect at the eastern frontage of SE 1st Street to the adjacent street improvements which will include sidewalks and roadway. Future internal connections to the east and to the south are largely anticipated to be improbably as these sites are currently owned by Lake Washington School District and the site is understood to be the location of a future school. However, connections to trail networks are supported at the lower level P1 where existing pedestrian paths crossing the stream and City detention pond are already present.

**Internal vehicle circulation**

Vehicular circulation around the site surface consists of roadway width aisles (24 feet) that allow for emergency vehicle access to the commercial entry on level 1. Site size constraints limit circulation to one curb cut on level 1 serving surface parking and primarily commercial tenants and visitors of the building along SE 1st Street, and to one curb cut for level P1 serving the subterranean parking garage which is used by the residential tenants of the building. Total frontage length allows for two curb cuts per Chapter 21B.30.070. Driveway widths have been kept to the minimum size and the driveways in each case have been separated as much as practical from points of residential entry or pedestrian congregation such as the residential entry plaza on level P1. Circulation from 228th Avenue SE occurs on the improved SE 1st Street which will include a 12' wide pedestrian sidewalk, and two 12' drive lanes. Additionally, the street frontage will utilize street trees and ample building- and ground-based landscaping and pedestrian amenities such as benches and trash cans.



**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

**21B.30.080 Site planning – Side and back yard compatibility.**

The following specific requirements take precedence over the minimum setback requirements listed in SMC 21B.25.030.

(1) Specific Side and Back Yard Setback Requirements.

(a) TC-A Zones and Other Unified Zone Development Plan Sites.

(i) Zero feet for windowless fire walls up to 35 feet in height are allowed unless provisions for taller fire walls are allowed through a unified zone development plan.

(ii) Ten feet minimum for all other buildings and portions of buildings over 35 feet high unless otherwise permitted by an adopted unified zone development plan.

(2) Solar Access and Privacy for Multifamily Dwelling Units.

(a) Buildings or portions thereof containing dwelling units whose only solar access is from the applicable side of the building (facing towards the side property line) shall be set back from the applicable side or back property lines at least 15 feet;

(5) of this section for buffers and setbacks for interface between TC-A and TC-C and TC-A and E zones. Other ways to provide separation include artistically treated walls and dense vegetated screens. Where this chart conflicts with another standard in these regulations, the widest dimension shall apply.

**21B.30.090 Site planning – Open space.**

(2) Open Space Requirements for Nonresidential Uses.

(a) All nonresidential development, including commercial portions of mixed-use development, shall provide pedestrian-oriented open space as determined in the unified zone development planning process described in Chapter 21B.95 SMC. For nonresidential developments in the TC-A-4 and A-5 zones, the pedestrian open space shall be at least equal to one percent of the net developable site area plus one percent of the gross non-residential building floor area, exclusive of structured parking; and

(b) All other portions of the site not occupied by building, pavement for circulation or human activity, or pedestrian open space shall be landscaped open space meeting the requirements in Chapter 21B.35 SMC.

(3) Open Space Requirements for Multifamily Uses (Excluding Townhouses and Cottage Housing).

(a) The intent of these standards is to provide a variety of private and common open spaces to serve the development. All multifamily development, including multifamily portions of mixed-use development, shall provide open space at least equal to 10 percent of the building living space, not counting corridors, lobbies, etc. The required open space may be provided in a combination of the following ways.

(i) One hundred percent of the required open space may be in the form of common open space available to all residents and meeting the requirements of SMC 21B.30.160(3)(a). Common open space may be in the form of courtyards, front porches, patios, play areas, gardens or similar spaces;

(ii) Up to 50 percent of the required open space may be provided by private or common balconies meeting the requirements of SMC 21B.30.160(3)(b);

(iii) Up to 50 percent of the required open space may be provided by shared roof decks located on the top of buildings which are available to all residents and meet the requirements of SMC 21B.30.160(3)(c); and/or

(iv) Up to 25 percent of the required open space may be provided by common indoor recreation areas meeting the requirements of SMC 21B.30.160(3)(d).

(b) All other portions of the site not occupied by building, pavement for circulation or human activity, or pedestrian open space shall be landscaped open space meeting the requirements in Chapter 21B.35 SMC.



**ANALYSIS OF PROJECT PROPOSAL**

**Side and back yard compatibility**

Although no setback requirements are applicable for this type of project in this zone, the site's constraints and need to orient the building towards the SE 1st Street created natural setback opportunities on all sides of the building. Solar access for the project as a result was maximized due to the building's separation from adjacent property lines which works in a mutually beneficial way to all adjacent parcels and their future development. All areas between the proposed building and the property lines was landscaped in accordance with UZDP requirements. Refer to L-1 Landscape Plan in the Development Set for documentation and conformance of these requirements.

**Open Space**

The landscaped open space requirements per Chapter 21B.030.160 tabulate to a minimum of 7,653 square feet and are fully documented on sheet A0.03 of the Development Set. Open space has been provided above and beyond the code minimums with more than 11,500 square feet planned via a wide variety of open spaces on all sides of the building at street level. 100% of the required open space proposed occurs at street levels and is accessible from both the building and the public sidewalk. These public and private open spaces occur principally on level L1 adjacent to the commercial entry and on level P1 adjacent to residential entry amenity spaces. Additionally private rooftop open space for residential tenants is proposed on the westerly roof overlooking the open space and City pond below. Internally within the building on level P1, a number of private residential indoor recreational facilities including a fitness center and two resident lounges complement the adjacent outdoor open space opportunities.

Per 21B.30.100 areas where native vegetation is retained may be counted as landscape area. However, the existing City storm water pond immediately west of Plateau 120 remains but is not being counted as part of the required landscaped area for purposes of meeting 21B.30.090.

**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

**21B.30.030 Site planning – Streetfront Orientation**

(3) Properties Adjacent to Residential Streets.

(a) Standards below apply to all development except for single detached dwelling units and duplexes. (See SMC 21B.30.260 through 21B.30.280 for related site planning standards.)

(b) Developments shall feature at least 10 feet of landscaping, pedestrian-oriented space, or a combination thereof, between the sidewalk or front property line and any building, parking area, or service area. Exceptions and departures:

(i) See SMC 21B.25.170 for projections and structures allowed within the setback area.

(ii) Reduced setbacks shall be permitted where the director determines that the proposed streetfront design will create an attractive, safe, and comfortable pedestrian environment and the privacy and comfort of residents are ensured. The finished ground floor elevation of dwelling units within 10 feet of the sidewalk should be elevated at least 30 inches above the level of the sidewalk to increase privacy of residents while enhancing the residents' ability to observe activity on the street.

(c) Required landscaping types between the sidewalk and any building, parking area, or service area shall include:

(i) Type II, III, or IV landscaping (or a combination thereof) is required between sidewalk and any building. However, landscaping types and species shall be utilized and maintained to maximize for views between windows and the street for safety, as determined by the director;

(ii) Type III landscaping is required between sidewalk and any parking lot; and

(iii) Type I or Type II landscaping may be used to screen any unwanted views, such as service areas or mechanical equipment.

Alternative landscaping types will be considered provided the director determines that the landscaping achieves design and environmental goals and policies of the Town Center Plan, especially:

(iv) To maintain existing vegetated corridors and restore degraded corridors; and

(v) To create a hierarchy of public and private open spaces.

(d) Buildings shall feature pedestrian entrances that face the streets. Exceptions and departures:

(i) Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street.

(ii) For street corner sites, the pedestrian entries may be placed on either or both streets.

(iii) Residential buildings with entrances that are visible from the street and which connect to the street by a clear and well-lit pathway are acceptable.

(e) Parking Standards.

(i) Parking lots (including structured parking of more than two vehicles) shall be located behind, to the side, back, or underneath buildings. No more than 50 percent of the street frontage shall be occupied by surface or structured parking. Exceptions may be considered by the director provided the building/parking area location takes advantage of unique site features and the design treatment along the street minimizes the visual impacts of parking areas on the streetscape and adds visual interest to pedestrians;

(ii) Where alleys are present, vehicular access shall be from the alley;

(iii) One shared driveway access is permitted from residential streets for each building. Additional driveways may be permitted at the director's discretion where such driveways do not negatively impact the pedestrian environment; and

(iv) Individual private driveways and garages onto a public street are prohibited. Such private garages may be accessed off of internal private streets.

(f) For residential uses, the standard for transparency is 15 percent and applies to all vertical surfaces of the facade facing the street as determined by the director.

**ANALYSIS OF PROJECT PROPOSAL**

**Streetfront Orientation**

Southeast 1st Street is designated as a Residential Street per Figure 21B.30.030a. In response, the proposed building was located an average of 16'-8" from the back of sidewalk to provide the requisite landscaping and pedestrian-oriented space in front of the building. Type III landscaping is provided along the building frontage to serve as a visual separator and to soften the appearance of the building elevation. Where the surface parking lot to the east abuts the street, Type III landscaping is provided to screen when viewed from the street. The surface parking lot is located predominantly behind the proposed building. The portion of the parking lot which does front on the street comprises only 93 feet or 17% of the street frontage. No residential uses other than the residential entry lobby and amenities on level P1 front on SE 1st Street.

EXAMPLE

**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

**21B.30.100 Site planning – Stormwater facility planning.**

(1) Policy Intent. This section is intended to implement the Town Center Plan natural systems section in Chapter IV by directing project proponents to conform to Town Center Stormwater Master Plan and unified zone development plan recommendations, employing low impact development techniques, and where feasible, treating stormwater management facilities as visual, open space and natural resources.

(2) Adherence to Sub-Basin Plans and Unified Zone Development Plan.

(3) Low Impact Development (LID) Requirements. The project shall adhere to the low impact development standards and requirements in the Stormwater Master Plan for the Town Center.

(a) Rain gardens and similar landscape measures to treat stormwater may be counted as part of landscaped open space, pedestrian-oriented space, and common open space for the purpose of meeting the requirements of SMC 21B.30.090; provided, that the director finds that they are located and designed to enhance the visual, pedestrian-oriented or residential qualities of the development as well;

(b) Green roofs may be counted for up to 50 percent of the required multifamily residential open space required in SMC 21B.30.090(3) if there is access for residents to the roof and elements, such as seating to allow them to enjoy the space;

(c) Stormwater ponds meeting the requirements of subsection (4) of this section may be counted as landscaped area in meeting the requirements of SMC 21B.30.090; and

(d) Areas where native vegetation is retained may be counted as landscaped area in meeting the requirements of SMC 21B.30.090.



Figure 21B.30.100a. Examples of integrating stormwater management systems into development.

**21B.30.140 Site design elements – Mechanical equipment and service areas.**

(1) Service Enclosure Space Standards. The storage space for the collection of trash and recyclables shall be provided on-site. The applicant shall demonstrate to the director's satisfaction that the service area is adequate to handle the anticipated trash containers and equipment and does not conflict with the primary pedestrian entrance to the building. The following provisions in subsections (1)(a) through (d) of this section provide guidance for trash and service space:

(a) One and one-half square feet per dwelling unit in multiple-dwelling developments except where the development is participating in a county-sponsored or approved direct collection program in which individual recycling bins are used for curbside collection;

(b) Two and one-half square feet per every 1,000 square feet of building gross floor area in office, educational and institutional developments;

(c) Four square feet per every 1,000 square feet of building gross floor area in manufacturing and other nonresidential developments; and

(d) Six square feet per every 1,000 square feet of building gross floor area in retail developments.

(2) Service Element Location Standards and Guidelines.

(a) Service and storage areas shall be located to minimize impacts on the pedestrian environment and adjacent uses. Such areas may not be located in any required setback areas.

(b) Multifamily Service Element Location.

(i) Service elements should generally be concentrated and located where they are accessible to service vehicles and convenient for tenant use. For buildings with more than 20 dwelling units, the trash/service area shall be located within the building.

(ii) Collection points located in separate buildings/structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.

(c) For nonresidential uses, storage space may be allocated to a centralized collection point. Nonresidential buildings greater than 30,000 gross square feet of floor area shall provide a trash/service area within the building.

(4) Roof-Mounted Mechanical Equipment and Other Systems.

(a) Roof-mounted mechanical equipment should be located so as not to be visible from the street, public open space, parking areas, and from the ground level of adjacent properties. Screening features should utilize similar building materials and forms to blend with the architectural character of the building. SMC 21B.25.180 provides exceptions to height limits for any screening necessary to hide or enclose roof-mounted equipment.

(b) Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so as not to be visible from adjoining and nearby streets and minimize visual impacts from private internal streets, open spaces, and pedestrian walkways.

**ANALYSIS OF PROJECT PROPOSAL**

**Storm water Facilities**

Storm water is planned to be captured and retained on site through the use of a subterranean retention vault. The vault is necessary to capture, filter, and slowly release water into the watershed. Vault size reductions have been utilized as part of LID further evaluated on page 20 of this Design Companion

**LID (Low Impact Design)**

LID measures were both studied and implemented in the planning for site utility and infrastructure. Due to the nature of the soil being highly resistant to drainage there were limited opportunities to use site based water and drainage mitigation methods. Areas of permeable pavers were however utilized in the landscape design to reduce the vault sizing. At the roof of the building, a green roof will be installed over a portion of the raised mezzanines and rain harvesting for irrigation and landscape features. LID features further evaluated on page 20 of this Design Companion.

**Mechanical equipment and service areas**

Refuse and recycling storage facilities are located at the eastern end of the proposed building to allow roll-out conveyance of dumpsters from the building to pickup in SE 1st Street. The required area for storage is calculated per 21B.30.140 at approximately 200 square feet required but the project is including over 760 square feet in storage area to fully enclose all dumpsters and include also area for totes for compostable wastes as well. Consideration has been made for the building management team to transport the bins to vehicles for transport to the appropriate facilities. Within the building, residential tenants will enjoy the use of chutes to add convenience for those on upper floor levels. Refer to the Architectural Plans of the Development set for more on the design of these spaces.

**Roof-mounted and other mechanical equipment**

Mechanical equipment such as elevator pressurization fans and associated equipment is anticipated to be roof-top located. Where provided, this equipment will be screened from public view with fixed screening matching the building's architectural materials and finish aesthetics.

Electrical meters and other service / utilities points of access are proposed to be internally located within the proposed building with exception to the pad-mounted transformer supplying primary electrical service to the project.

**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

**ANALYSIS OF PROJECT PROPOSAL**

**21B.30.130 Site design elements – Internal pedestrian paths.**

- (1) Internal Pathway Standards and Guidelines.
  - (a) All internal pedestrian walkways shall have at least six-foot-wide unobstructed walking surfaces. Walkways adjacent to a building entrance or pedestrian-oriented facade shall be at least 12 feet wide from the building to the face of the curb.
  - (b) Where walks are adjacent to parking areas, they shall be set back or widened so that overhanging parked vehicles do not narrow the pathway width to less than six feet. See also subsection (2)(b) of this section for landscaping requirements.
- (2) Landscaping along Pathways.
  - (a) Pedestrian walks shall be separated from structures at least three feet for landscaping, except where the adjacent building features a pedestrian-oriented facade or other treatment, such as the use of a trellis with vine plants on wall or sculptural, mosaic, bas-relief artwork, or other decorative wall treatments, that adds visual interest at a pedestrian scale that is acceptable to the director.
  - (b) All internal walkways along pedestrian-oriented building fronts and walkways on the edge of parking areas shall feature at least one street tree (on average) for every 30 feet of walk. Trees may be sited to maintain entry sign visibility.

**Internal Pedestrian Paths**

Accessible pathways providing ADA-conforming circulation from the building's access points to the public sidewalks is proposed. The use of ramps and gently sloping sidewalks connect to the street as well as to public and private pedestrian amenities along SE 1st Street and to open spaces within the site. Within the surface parking lot area, pathways accessing surface parking conform to Chapter 21B.030.130 through the use of separated access sidewalks, raised curbs, bump stops, and landscaping strips to protect internal pedestrian access paths.

**21B.30.190 Site design elements – Lighting.**

- (1) Site Lighting Levels.
  - (a) All publicly accessible areas shall be lighted with average minimum and maximum levels as follows:
    - (i) Minimum (for low or nonpedestrian and vehicular traffic areas) of one-half foot-candle;
    - (ii) Moderate (for moderate or high volume pedestrian areas) of one to two foot-candles; and
    - (iii) Maximum (for high volume pedestrian areas and building entries) of four foot-candles;
  - (b) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided; and
  - (c) Site lighting shall be metal halide or LED unless an alternative is approved by the director.
- (2) Light Quality and Shielding.
  - (a) All fixtures in the Town Center shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher lighting fixtures may be considered with the approval of the director;
  - (b) All fixtures over 14 feet in height shall be fitted with a full cut-off shield conforming to "dark sky" standards;
  - (c) Pedestrian-scaled lighting (light fixtures no taller than 14 feet) is required in areas of pedestrian activity, including "pedestrian-oriented open spaces" and "collective open spaces." Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety;
  - (d) Lighting is not permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
  - (e) Uplighting of vegetation, other objects, or the sky is prohibited; and
  - (f) Solar-powered and high-energy-efficient lighting is encouraged. The director may allow a modest lowering of light level standards for solar-powered lights

**Site Design - Lighting**

Site lighting is a key design consideration due to the site's size, variation in open spaces and frontage types, and need to balance pedestrian and vehicle safety with security as well as proper shielding of lighting and preventing glare. The design strikes this balance by using a variety of approaches to address these needs. The use of pole based lighting at the parking lots, bollard based lighting for pathways and parking areas, and lowered pathway lighting allow for a diversity of experience while maintaining safety. Where required due to mounting heights, fixtures will be selected which meet "dark sky" requirements for shielding from glare.

A site lighting plan has been included in the Development Set of drawings; refer to sheet LI-1.

**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

**21B.30.200 Building design – Character.**

(1) The Town Center Plan allows for a diversity of architectural style. The focus is to promote architecture with a strong sense of human scale, fine detailing, quality materials, sensitive to the environment, oriented to pedestrians, and designed appropriate to the site’s unique context. This approach is intended to allow for a diversity of architectural styles provided they meet the design standards of this chapter.

**21B.30.210 Building design – Architectural scale.**

(2) Building Articulation – Townhouses and Multifamily Residential Buildings. Residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no more than 35 feet along all facades facing a street, park, common open space, and common parking areas:

- (a) Repeating distinctive window patterns at intervals no more than 35 feet;
- (b) Vertical building modulation. Minimum depth and width of modulation is 18 inches and four feet, respectively, if tied to a change in color or building material and/or roofline modulation as defined in subsection (3) of this section.
- (c) Change of roofline, as described in subsection (3) of this section;
- (d) Horizontal modulation (upper level step-backs). To qualify, the minimum horizontal modulation (setback) shall be five feet;
- (e) Articulation of the building’s top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline. The maximum articulation interval does not apply to this method;
- (f) Other methods that effectively reduce the perceived scale of the building and add visual interest as determined by the director; and/or
- (g) Building elements such as balconies, bay windows, porches, canopies, chimneys, or other repetitive feature.

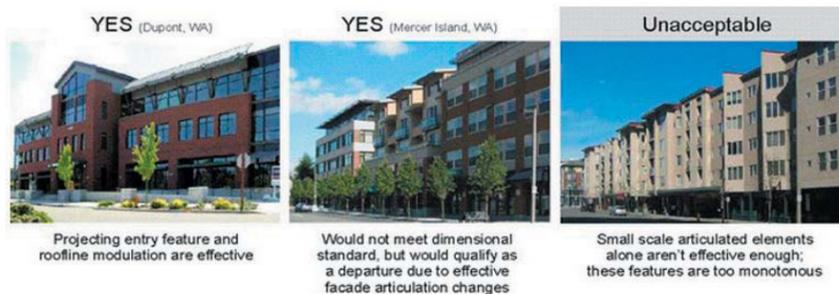
(3) Roofline Modulation.

- (b) The width of any continuous flat roofline should extend no more than 120 feet without modulation. Modulation shall consist of one of the following:
  - (i) A change in elevation of the visible roofline of at least four feet if the particular roof segment is less than 50 feet wide and at least eight feet if the particular roof segment is greater than 50 feet in length;
  - (ii) A sloped or gabled roofline segment of at least 20 feet in width and no less than four feet vertical in 12 feet horizontal;
  - (iii) A combination of the above; or
  - (iv) Other modulation measures approved by the director.

(4) Maximum Facade Width. The maximum facade width (the facade includes the apparent width of the structure facing the street and includes required modulation) is 120 feet. Buildings exceeding 120 feet in width along the streetfront shall be divided by a minimum 30-foot-wide modulation of the exterior wall, so that the maximum length of a particular facade is 120 feet. Such modulation shall be at least 20 feet or deeper and extend through all floors. Other design features will be considered by the director that effectively break up the scale of the building and add visual interest. The director may waive this provision for special conditions, such as a parking garage or institutional building if the structure is screened from view or located in a visually obscure location. In order to grant such a waiver, the director shall find that the building’s use and purpose warrant a continuous building perimeter.

**21B.95.050(6) Building Scale and Compatibility**

- (a) Building location, orientation, scale and massing should be configured to minimize impacts to surrounding residential areas and public facilities; and
- (b) Mixed-use node UZDPs should include some building organization or unifying design concept to unify the node and provide a distinctive development character. This might be accomplished, for example, through orientation of buildings around open space or other feature, use of axial symmetry, vistas, topography, etc., or a hierarchy of building massing



**ANALYSIS OF PROJECT PROPOSAL**

**Building Character**

Plateau 120 is rooted in both the current site as well as forward-looking with respect to the future of the Northeast Quadrant of Sammamish Town Center. Given the urban nature of the A-2 zoning and the need to respond to future development along SE 1st Street, the project takes a modern architectural stance in proposing true mixed use development with clean lines and distinct masses by combining residential housing containing both market rate and affordable housing dwelling units with commercial office space adjacent to an existing stormwater detention pond. The result is a building with commercial uses at ground level supporting elevated residential levels above to preserve their privacy. The long term evolution of SE 1st street and development of the remaining parcels along this street will prove the success of this design in the current time.

**Building Scale and Modulation**

The building design responds to the Town Center design requirements by exceeding the minimum of three required building articulation requirements and providing substantial elements of most of the types of modulation features as follows:

- The building is initially composed as a ground-related base level which nests into the gently sloping site. This base supports a “floating” commercial level which is encased in a continuous ribbon of glass. This level in turn supports the residential tower above with a prominently-projecting eave line.
- The window lines of the residential tower are matched to the pattern of residential units behind. Consistency in window types ensures the project keeps a contemporary look while establishing architectural consistency in the design.
- The vertical modulation of the residential tower is staggered in numerous locations to reduce apparent bulk and massing. This modulation is provided both with bay windows which project forward and with overall facade modulation along the building face to create the greatest visual depth across the facade plane. Changes in color are used in addition to the vertical modulation to enhance the design. The upper level’s projecting eave line also projects inward to follow the modulation of the tower below, breaking up the roof line itself to avoid visual monotony.
- Horizontal modulation is included both at the separation of the various levels of the building’s transitional levels as well as at the roof line. Stepbacks at both the commercial level inwards from the base below as well as at the overhanging tower above clearly articulates the commercial level itself and identifies the residential uses above. Rooftop level modulation is also used at the upper level loft units where the loft projections step back approximately 15 feet on average from the exterior facade below.

**Building Location, Orientation, and Nodes**

As noted earlier, the building has been placed to relate to SE 1st Street in an urban fashion while maximizing daylighting for residents and minimizing resulting impacts as well on adjacent properties. The design focuses on creating a mixed-use project which will become a destination both for Town Center residential dwelling as well as establishing a strong commercial node in the same location. Both uses can utilize the extensive ground level open space and enjoy the local wooded landscape.

**Building Height and Affordable Housing Height / Story Bonus**

The building conforms to height requirements by proposing a five story building with top-level mezzanine units which meets the maximum height allowed under 21B.25.030 Table (1). Additional height of one level is allowed pursuant to providing affordable housing in accordance with 21B.75.030(2) so long as the overall building height does not increase above the maximum for the zone. The base height limit for this project site is 60 feet and with the affordable housing increase the maximum height limit increases to 70 feet and six stories. The building is approximately 68 feet tall as calculated per zoning measurement requirements.

STANDARDS	TC-A
Maximum Height <sup>16</sup>	60 – 70 ft <sup>17</sup>

**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

**21B.30.220 Building design – Details.**

(1) Details Toolbox. All nonresidential and mixed-use buildings shall be enhanced with appropriate details. All new buildings shall employ at least one detail element from each of the three categories below for each facade facing a street or public space. For example, a large building with multiple storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the standards.

- (a) Window and/or Entry Treatment.
  - (i) Display windows divided into a grid of multiple panes;
  - (ii) Transom windows;
  - (iii) Roll-up windows/doors;
  - (iv) Other distinctive window treatment that meets the intent of the standards;
  - (v) Recessed entry;
  - (vi) Decorative door;
  - (vii) Arcade;
  - (viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry; and/or
  - (ix) Other decorative or specially designed entry treatment that meets the intent of the standards.
- (b) Building Elements and Facade Details.
  - (i) Custom-designed weather protection element such as a steel or glass canopy, or cloth awning;
  - (ii) Decorative, custom hanging sign(s);
  - (iii) Decorative building-mounted light fixtures;
  - (iv) Bay windows, trellises, towers, and similar elements; and/or
  - (v) Other details or elements that meet the intent of these standards, as determined by the director.
- (c) Building Materials and Other Facade Elements.
  - (i) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework;
  - (ii) Artwork on building (such as a mural) or bas-relief sculpture;
  - (iii) Decorative kick-plate, pier, belt course, or other similar feature;
  - (iv) Hand-crafted material, such as special wrought iron or carved wood; and/or
  - (v) Other details that meet the intent of the standards as determined by the director.

(2) Window Design. Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the director where buildings employ other distinctive window or facade treatment that adds a sense of depth to the facade and/or visual interest to the building.

(3) Principal Building Entrances. The principal building entrances of all commercial, mixed-use, and multifamily buildings shall feature the following improvements, unless the director determines an alternate solution better provides a safe, comfortable, and inviting entrance:

- (a) Pedestrian Covering. Building entrances shall be covered by at least 50 square feet of pedestrian weather protection and be at least six feet wide. Entries are encouraged to satisfy this requirement by being set back into the building facade;
- (b) Lighting. Pedestrian entrances shall be lit to at least four foot-candles as measured on the ground plane for commercial buildings and two foot-candles for residential buildings;
- (c) Building or Business Name. Primary commercial use entries shall be identified with respect to building and/or business;
- (d) Visibility. Building entrances shall be visible from the roadway and/or major public pedestrian pathway;
- (e) Transparency. Primary commercial use entries shall feature glass doors or glazing near the door so that the visitor can view people opening the door from the other side;
- (f) Security. To the extent feasible, entries shall be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance); and
- (g) Architectural or Artwork Enhancements. Primary building entrances shall be enhanced by two or more of the following measures, which can be used to concurrently satisfy subsection (1) of this section, Details Toolbox:
  - (i) Special or ornamental doors, windows, or other architectural elements;
  - (ii) Special paving or materials (e.g., decorative tile work);
  - (iii) Special architectural lighting;
  - (iv) Landscaping;
  - (v) Artwork as approved by the arts commission; and/or
  - (vi) Other similar feature approved by the director.

**ANALYSIS OF PROJECT PROPOSAL**

**Building Detailing and Design Elements**

Streetfront landscape detailing at the residential building entry includes a rock wall to announce the main entry and storefront entries with transom windows. The exterior facades facing SE 1st Street are adorned with a number of bay windows and stepped planters to break up the facade length and create visual interest. The northern facade of the residential mail and bike rooms provide a wall location ideal for incorporating building-mounted artwork or mural as visible from the sidewalk.

See page 15 in the Design Companion for a view of the rendered streetscape.

**Window Design**

Windows at the elevated residential levels will be PVC (vinyl) windows finished in a contrasting color to the body finish. The window openings are further developed by breaking up each opening in a contemporary asymmetrical composition of lights to break down the opening scale as well as align with siding joints where possible.

**Building Entrances**

The residential entry is accessed from SE 1st Street and provided with a recessed entry vestibule to provide the necessary overhead protection both inside and within the entry vestibule itself. Lighting within the building as well as on the pathways of the plaza leading from the sidewalk to the front door will be designed to meet the requisite lighting levels. The project signage identifying Plateau 120 will be mounted at the residential lobby entry for tenants and guests. Additional signage identifying the leasing office and the commercial businesses and their entry lobby will be visible from SE 1st Street at the L1 level.

Visibility and transparency are important design considerations for maintaining pedestrian security adjacent to the project site. The residential building entrance off SE 1st Street is clearly visible from the roadway and sidewalk and the commercial level L1 has two entry points, one near the sidewalk off SE 1st Street and the other at the central courtyard adjacent to the surface parking lot. All three entries will feature storefront-style glass entry openings to maximize transparency and view. Additionally, the entries are located immediately below residential units above to maintain "eyes on the street" observation from residential tenants in the building. All entries also feature accent paving and decorative landscaping. See Landscape drawings and page 14 for typical examples of entry design.

**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

**ANALYSIS OF PROJECT PROPOSAL**

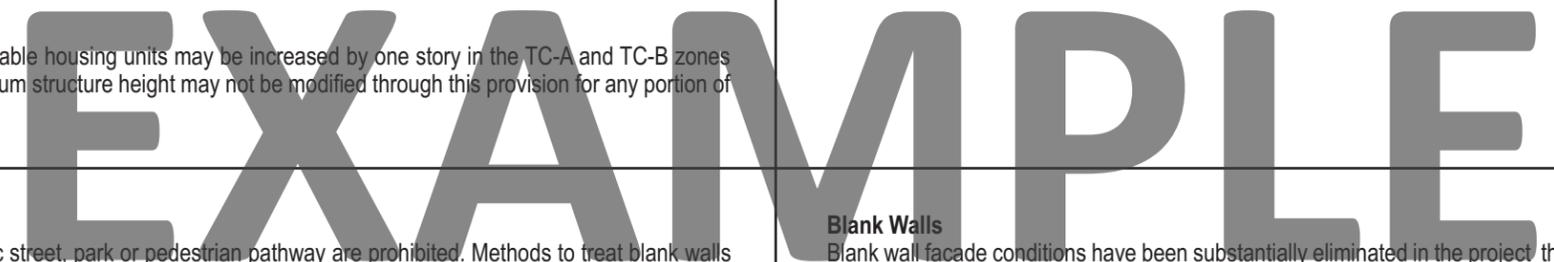
**21B.30.230 Building design – Exterior materials and colors.**  
 (1) Complementary and Quality Materials. The intent of guidelines in this section is that Town Center buildings complement each other in design character and exhibit a high-quality, low-maintenance exterior finish. Generally speaking, materials and colors, except for natural materials such as wood, brick, and stone, should not be employed to call attention to the building. Industrial materials, such as metal manufactured panels, glazing, and concrete, should be finished, detailed, and colored to at least meet industry standards and specifications and should exhibit a high degree of craftsmanship in fabrication and installation. Adhere to the director's direction regarding materials and colors not covered in this section or where there is a question of quality appropriateness of a proposed material or color.

**Exterior Materials & Colors**  
 The cladding of the building is proposed to be long lasting and durable to minimize ongoing maintenance and repair. The materials shown on page 11 of this Design Companion are typical of multi-family and mixed used developments both in Sammamish as well as the greater Seattle Region. The typology of the building is such that many materials used on a single family or low rise building are not applicable and do not meet the scale that works for a larger building. Colors selected fit within the restrictions set forth in the code as well as relating to the site context and to the context of a modern Sammamish. The use of color combined with the varied materials of the building allow modulation and accent to be expressed both physically and visually on all sides of the building.

**21B.25.180 Height – Exceptions to limits.**  
 The following structures may be erected above the height limits set forth in SMC 21B.25.030:  
 (1) An additional two feet in height is allowed for structures with green roofs occupying at least 50 percent of the area of the roof;  
 (2) Roof structures housing or screening elevators, stairways, tanks, rooftop wind generators, ventilating fans or similar equipment required for building operation and maintenance may exceed the height limit by up to 10 feet in the TC-A and TC-B zones provided the design meets the provisions of SMC 21B.30.140;  
 (3) Fire or parapet walls may exceed the height limit by up to 10 feet in the TC-A and TC-B zones provided the design meets the building design provisions of Chapter 21B.30 SMC

**Building Height**  
 Plateau 120 conforms to building height limits as defined by Chapter 21B.25.180 and illustrated on sheet A0.03 of the Development Set. The building has no portions of roof or occupied space above the limit of 486' with the exception of one elevator penthouse which conforms to the height limits specified in Chapter 21B.25.180(2)  
 A building height increase is proposed as previously documented in the affordable housing analysis on page 26 of this Design Companion.

**21B.75.030 Modifications to Dimensional Standards**  
 (2) Structure Height. Maximum height for structures containing affordable housing units may be increased by one story in the TC-A and TC-B zones consistent with setback requirements in Chapter 21B.30 SMC. Maximum structure height may not be modified through this provision for any portion of a structure that is adjoining a TC-C, D or E zone.



**21B.30.240 Building design – Blank walls.**  
 (2) Blank Wall Treatments. Untreated blank walls visible from a public street, park or pedestrian pathway are prohibited. Methods to treat blank walls can include:  
 (a) Display windows at least 18 inches deep and integrated into the facade. Tack on display cases do not qualify as a blank wall treatment. Figure 21B.30.030c shows an example of a tack on display case;  
 (b) Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 75 percent of the wall's surface within three years;  
 (c) Installing a vertical trellis in front of the wall with climbing vines or plant materials; and/or  
 (d) Special building detailing that adds visual interest at a pedestrian scale as determined by the director. Such detailing shall use a variety of surfaces; monotonous designs will not meet the intent of the standards.

**Blank Walls**  
 Blank wall facade conditions have been substantially eliminated in the project through the use of terraced planters, planting beds, and varied material treatments. Along the north facade on SE 1st Street, landscaping planters block the concrete garage walls to conceal the vast majority of any blank walls present. The streetscape renderings on pages 13-15 show the use of plantings and planters to soften the building edge and to blend the between building and landscape.

**21B.30.250 Building design – Parking garage design.**  
 (1) Parking Garage Design.  
 (a) Parking garages shall be designed to obscure the view of parked cars at the ground level with parking preferred to the back of buildings or underground.  
 (b) Ground-level parking garages facing pedestrian-oriented streets are not allowed. Ground-level parking may be allowed on mixed-use streets if street trees approved by the City are provided.

**Parking Garage Design**  
 The subterranean parking garage is totally concealed from street-level view for both pedestrians and vehicles along SE 1st Street. The garage was nestled into the sloping site to reduce exposure of the garage structure and where necessary, additional terraced landscape planters were added to eliminate any blank wall conditions. At the western end of the garage, the residential entry lobby and amenities were placed to further obscure the garage from view. The only area of garage exposure above grade is along the southerly property line where perimeter landscaping was added to screen the surface parking lot stalls in the rear of the building. Above grade, a surface parking lot has been properly placed in the rear of the building such that view of surface parking stalls is largely obscured.

**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

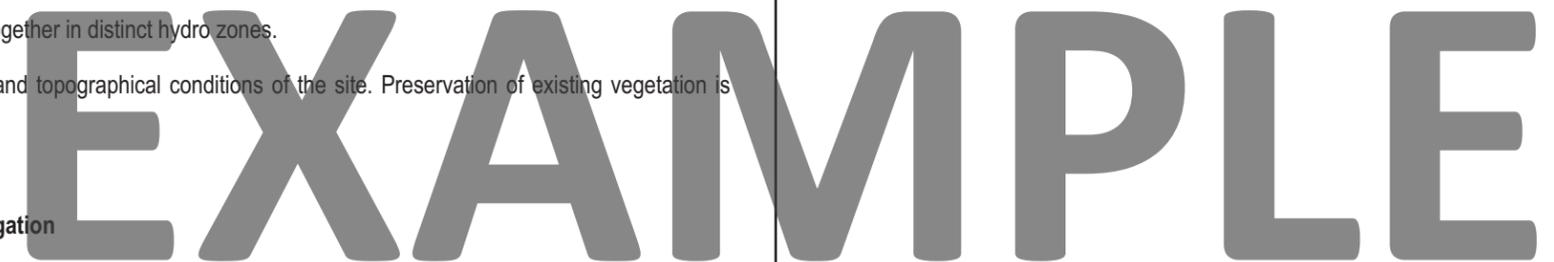
**SMC 21B.95.050(4) Open Spaces**  
 (a) TC-A-1, A-2, and A-3 zones should have at least one central open space that acts as a public gathering space and that also includes a significant landscaping element. The central open space may be in the form of a "town square," "village green," central plaza or other form but should be ringed with "active edges" (pedestrian-oriented buildings, uses or features that encourage human activity). The central open spaces should encourage a variety of activities

**Chapter 21B.35 - Development Standards - Landscaping and Irrigation**  
 All new landscape areas proposed for a development shall be subject to the following provisions:  
 (1) Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).  
 (2) All new turf areas, except all-weather, sand-based athletic fields, shall:  
     (a) Be augmented with a two-inch layer of stabilized compost material or a four-inch layer of organic material with a minimum of eight percent organic material cultivated a minimum of eight inches deep; or  
     (b) Have an existing organic content of eight percent or more to a depth of six inches as shown in a soil sample analysis. The soil analysis shall include:  
 (3) Landscape areas, except turf or areas of established groundcover, shall be covered with at least two inches of stabilized compost to minimize evaporation.  
 (4) Plants having similar water use characteristics shall be grouped together in distinct hydro zones.  
 (5) Plant selection shall consider adaptability to climatic, geologic, and topographical conditions of the site. Preservation of existing vegetation is encouraged.  
 (6) Green roof landscaping standards pursuant to SMC 21B.35.030  
**Chapter 21B.35 - Development Standards - Landscaping and Irrigation**  
**21B.35.200 Tree retention requirements.**  
 (3) Within environmentally sensitive areas and associated buffers in TC-A zones, significant trees and other vegetation shall be retained subject to the requirements of Chapter 21A.50 SMC

**ANALYSIS OF PROJECT PROPOSAL**

**Open Space**  
 Within the Town Center A zoning (TC-A2 for our site) open space shall be calculated based on the amount of livable area for the portion of project that contains apartments. 10% of the total livable area of the project shall be dedicated to various types of open space on the site (7,653 square feet req'd). The open space of Plateau 120 is contained on two sides of the building with the primary space being along the west side of the building with direct connections to the wetland/stream buffer that traverses the site. The open space provided is above and beyond the code minimum, refer to landscape drawings and A0.03 of the Development Set for location and area information. Plants have been proposed to reduce blank wall facades, soften the building at ground level and relate to human scale, and create inviting and safe environments for users of the street and of the building.

**Landscape and Irrigation**  
 A variety of landscape environments are proposed as part of the Development proposal. Included are plants that are local and adapted to the geographic and climactic conditions of the region to provide a continuity with the surrounding landscape.  
 Bordering the stream buffer area, a turf field is proposed and shall be constructed to the requirements specified in Chapter 21B.35.  
 Additionally, a tray based green roof that is 5,713 square feet will occupy the roof above the 5th floor mezzanines. Irrigation and drainage will be provided.  
**Tree Retention**  
 All significant trees within the stream buffer west of the proposed building will be retained as required per 21B.35.030. These are located on the landscape plans on page 17 of this packet and illustrated in the aerial rendering on page 16.



**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

**21B.40.030 Computation of required off-street parking spaces.**

(1) Except as modified in SMC 21B.40.070(2) through (4), off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down

(2) It is the City's intent to provide property owners in the Town Center a wide variety of options for meeting parking requirements, including joint-use parking, off-site parking, on-street parking, parking management/transportation demand management measures, and other techniques that provide adequate access to Town Center uses but minimize the amount of space occupied by parking. An applicant may request a modification of the minimum required number of parking spaces by providing a parking study that demonstrates that parking demand can be met with a reduced parking requirement. In such cases, the director may approve a reduction of up to 100 percent of the minimum required number of spaces

(5) In any development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified.

(a) Off-street parking areas shall contain at least one bicycle parking space for every 12 spaces required for motor vehicles

**21B.40.060 Parking for the disabled.**

Off-street parking and access for physically disabled persons shall be provided in accordance with the regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, and Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Disabled

**21B.40.070 Loading space requirements.**

(3) For buildings without individual businesses over 20,000 square feet, loading space may be provided by on-street designated loading zones upon approval of the director

**21B.40.110 Off-street parking plan design standards.**

(2) The minimum parking space and aisle dimensions for the most common parking angles are shown on the chart below. For parking angles other than those shown on the chart, the minimum parking space and aisle dimensions shall be determined by the director. Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and two-way aisles shall be at least 20 feet wide.

(3) Any parking spaces abutting a required landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area.

(5) Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located and constructed in accordance with the provisions of the City of Sammamish public works standards as adopted by Chapter 14.01 SMC

**ANALYSIS OF PROJECT PROPOSAL**

**Parking**

Parking & computation of required off-street parking spaces:

Total parking required is 187 stalls and 189 are provided within the project in both a subterranean garage and a surface parking lot. Both are accessed off SE 1st Street. The subterranean parking garage is reserved for residents of the building and includes typical compact-sized stalls as well as tandem and three electrical vehicle (EV) parking spaces. The surface parking lot provides both compact and standard space sizes and includes two standard accessible and two van accessible spaces. The surface parking lot is expected to serve as a shared parking environment, with the under utilized spaces during evenings and weekends providing overflow parking for residents and their guests. No reduction in required parking has been proposed.

In addition to automobile parking the project offers multiple locations and amenities for the users of bicycles. Total bicycle parking required is 16 (1 per 12 vehicle spaces per 21B.30) spaces and 63 spaces are provided within the project. Bicycle parking is located on the interior at level P1 in a bicycle parking room which accommodates 42 lockers and 18 hanging wall racks. Additionally, three sheltered bicycle racks for visitor and tenant use is provided in the surface parking lot.

Provided parking is as follows:

**PARKING PROVIDED**

PARKING CALCULATIONS		
LEVEL	COUNT	TYPE
LEVEL P1	93	COMPACT
LEVEL P1	5	STANDARD
LEVEL P1	2	VAN ACCESSIBLE
LEVEL P1: 100	100	
LEVEL 1	39	COMPACT
LEVEL 1	46	STANDARD
LEVEL 1	2	STANDARD ACCESSIBLE
LEVEL 1	2	VAN ACCESSIBLE
LEVEL 1: 89	89	
Grand total:	189	

**BICYCLE PARKING**

BICYCLE PARKING	TYPE	COUNT
LEVEL P1	BICYCLE LOCKER	42
LEVEL P1	BICYCLE RACK	18
LEVEL P1		60
LEVEL 1	BICYCLE RACK	3
LEVEL 1		3
Grand total:		63

**Parking for disabled**

Accessible parking stalls are provided on the project site in accordance with applicable codes. Three accessible parking stalls are provided in the surface parking lot and two are provided within the subterranean parking garage. Van accessible stalls are provided in both locations.

**Loading Spaces**

Off street loading space for both residential and commercial tenants can be accommodated at the surface parking lot in areas outside of the required emergency vehicle turnaround areas. No load/unload zone at the street is proposed due to ROW improvement restrictions.

**Off-street parking design**

Parking has been provided at the designated code minimum dimensions except in portions of the subterranean parking garage. A code departure for this area has been requested. Parking aisle dimensions were reduced here from the code minimum 24' to 22' in width and parking stall sizes restricted to largely compact stalls which are shorter in depth. The reduced aisle width is proposed to reduce the overall site and environmental impacts by reducing soil export and excavation as well as reducing concrete used in the construction of the garage itself.

Additional stall width of 18" or greater as required has been provided for parking stalls adjacent to landscaped areas abutting the surface parking stalls.

Driveways as proposed will be constructed to City of Sammamish standards. The two site access points off SE 1st Street are required to be located 100 feet apart minimum and they are located 160 feet apart as proposed. Refer to A1.00 in the Development Set for documentation

**TITLE BLOCK**

**RELEVANT CODE SECTIONS**

**21B.45.080 Table of allowed sign types and design review.**

(1) Table of Allowed Sign Types and Design Review for Town Center Zones. (shown below)

(2) Sign Conditions.

- (a) Only allowed as part of a unified zone application approved pursuant to Chapter 21B.95 SMC; and provided, that no sign shall extend into the vehicle travel lanes.
- (b) Only allowed in the TC-A-4 and in the TC-A-5 zones.
- (c) Also subject to the community bulletin board standards of SMC 21B.45.130

**21B.45.110 General sign design standards.**

Pictures and figures included in each subsection below are intended to illustrate part or all of the design requirements and limitations discussed in the subsection containing each picture. Care has been taken to ensure that the pictures are consistent with the standards. However, where the picture includes features that are not consistent with design standards contained within the written standard, the written standard prevails.

(1) General Requirements.

- (a) All signs shall be constructed primarily of nonreflective materials;
- (b) Building-mounted sign frames and other support structures shall be concealed or integrated into the building's architectural character in terms of form, color, and materials such that they are not easily visible;
- (c) Building-mounted signs must be in proportion to the size and design of the architectural features of the building facade (see pictures contained in SMC 21B.45.140, Compatibility and design review);
- (d) All signs, except directional signs and community banners, shall be on-premises signs;
- (e) Maximum height for building-mounted signs shall not extend above the highest exterior wall upon which the sign is located; provided, that blade signs shall not exceed the roofline of the building along the facade that the blade sign is attached to;
- (f) Total sign area for primary and secondary wall signs associated with uses occupying the ground level of a building shall not exceed 10 percent of the ground-level building facade associated with the sign; provided, that no single sign shall exceed an area of 24 square feet;
- (g) Total sign area for primary and secondary wall signs associated with uses that do not occupy the ground level of a building (e.g., the use is on the second or third story) shall not exceed five percent of the building facade associated with the use; provided, that no single sign shall exceed an area of 20 square feet;
- (h) Tenants are allowed one primary sign regulated by this chapter per building facade that contains a public entry (open during all business hours), up to a maximum of two facades;
- (i) Tenants are allowed three secondary signs regulated by this chapter per building facade that contains a public entry (open during all business hours);
- (j) Wall sign width shall not exceed a width of two-thirds of the lineal width of the building facade associated with the sign;
- (k) Signs shall not cover windows, building trim, or architectural ornamentation;

Sign Types	TOWN CENTER ZONES	
	ROW	TC-A
<b>Building-Mounted Signs:</b>		
Blade	2(a)	1
Opaque/Painted		2
Channel Letter/Shadow		2
Hanging		1
Marquee/Awning		2
Window		1
<b>Freestanding Signs:</b>		
Community Banner	1	
Directional (Pedestrian)	2	1
Directional (Vehicle)	2	1
Monument		2(b)
Changing Message Center		



Figure 21B.45.110a. Acceptable and unacceptable sign examples.

Table of Allowed Sign Types and Design Review for Town Center Zones. (shown below)

**ANALYSIS OF PROJECT PROPOSAL**

**Signage**

The use of signage within the TC-A2 zoning will be restricted in the use of several types of signage both on the building and free standing on the site. The use of building mounted graphics and signage is emphasised in the code and that is the design route we have chosen for major building signage for Plateau 120. Following the guidelines in the code (not all sections are shown here) we proposed to use indirect lighting pointed at the signs and building to eliminate light leak to the sky as well as neighboring properties. An address sign is also proposed at the west side of the north elevation adjacent to the main pedestrian entry on level P1. See architectural building elevations and renderings for signage location at main pedestrian points along SE 1st Street.

Within appropriate guidelines, additional pedestrian and vehicle freestanding direction signage will be utilized along SE1st Street as a means of way-finding to entry points into the building and site.