Council Meeting Date: January 14, 2008 **Agenda Item:** 9(a)

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Plan Area 2 Legislative Rezone for the Ridgecrest Commercial Area
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Joseph W. Tovar, FAICP, Director

PROBLEM/ISSUE STATEMENT:

The small Ridgecrest commercial area currently has few uses that serve the neighborhood. In addition, there is a large vacant building, surrounded by a chain link fence that is unsightly. The Council directed staff to go out to the community last year and develop ideas about redevelopment of the business area that would serve the neighborhood. The Planning Commission has developed a proposal for a zoning change that would accomplish these goals.

FINANCIAL IMPACT:

If the neighborhood business district becomes more vibrant, it will serve the community and increase the attraction of the Ridgecrest neighborhood as a place to live. This would maintain the property values in the neighborhood resulting in the maintenance of existing property tax collections. In addition, new construction and new retail business development would result in increased tax revenues.

RECOMMENDATION

This item is on the agenda for City Council review and discussion and no action is required at this meeting.

Approved By: City Manager ___ City Attorney ___

INTRODUCTION

This proposal implements many of the Council goals— the Economic Development Goal (Goal 2), the Housing Goal (Goal 5), the Environmentally Sustainability Goal (Goal 6), and the Land Use/Transportation Goal (Goal 7). It has been the result of numerous public meetings and a great deal of public interaction.

In addition to supporting citywide goals, the proposal will provide a number of benefits to the Ridgecrest community. It will encourage the development of vacant and under-utilized sites and encourage increased vibrancy of a neighborhood commercial district. It will provide moderate income housing options for those who want to stay in or move to the Ridgecrest neighborhood. It encourages neighborhood walkability and viability by providing someplace for people to walk to and a "third place" to meet neighbors.

Due to market forces, the community amenities or moderate income housing that the community desires are not likely to occur without incentives. The incentives incorporated in the proposed regulations include

- Relaxation of the current housing density limit if parking demand is met
- An additional floor for housing units (allowing a 6-story building on a portion of the site)
- Protection of the single-family neighborhood by increasing the transition standards. Additional building stepbacks are required on upper floors if the building is higher than 35' tall in areas that abut single-family homes.

If the zoning is not modified, staff's understanding of the current development market is that commercially zoned properties in the Ridgecrest area will either a) remain underdeveloped or b) develop as townhomes. In either case, the community is not likely to see development of a "third place", moderate income housing, or additional neighborhood-serving retail uses.

BACKGROUND

The proposal creates a new zoning category for the commercial area in the Ridgecrest neighborhood (See **Attachment A)**. The zone will be named Planned Area 2 (PLA2). To implement the new zone, the Commission recommends a set of development standards to implement the vision of the residents of Ridgecrest (**Attachment B**). The new development regulations encourage the construction of mixed-use, mid-rise buildings in order to transition the commercial area from its current suburban form (one story buildings surrounded by parking) to a more urban form that includes ground floor retail, public spaces, and underground parking. The proposal represents an initial attempt to develop a form-based code, including regulations about building size, building bulk, setbacks/stepbacks and architectural treatments.

The impetus that spurred the creation of the new zoning category was the community desire to accomplish the following:

- Redevelopment of a large site with a vacant building.
- Development of a "third place" that encourages the community to gather and have interactions with others
- A development that includes neighborhood sustainability features. These include features such as: encouraging walkable neighborhoods and environmental

sustainability features, such as use of solar energy and "green" construction techniques.

- A development offers an opportunity to provide housing choice options for people who wanted to move from their nearby single-family home but stay in the neighborhood.

In early 2007, the City retained a University of Washington Urban Design class to create and illustrate development concepts on two sites in the Ridgecrest Commercial Area. The class visited the sites, presented preliminary findings to the community, refined ideas, and then presented the concepts in a community forum.

The students' work with the community is the basis for the staff proposal for a new zone on the four corners of the Ridgecrest Commercial Area.

The students concluded that this commercial area is viewed as an important asset in the Ridgecrest community. There is a strong desire to encourage development on these sites that benefit the community.

The staff proposal not only supports the outcomes of the UW student work; it also supports the core ideas of Council Goal 6 (Environmental Sustainability Strategy) and the concepts about walkability, mixed-use, and community connectivity discussed at the speakers series by Mr. Hinshaw, Mr. Sher, and Mr. Burden.

The Planned Area 2 (PLA-2) zoning map and Development Code proposal has had a strong public participation component. Since the end of the summer, staff met twice with the public and six times with the Planning Commission to discuss the proposals and their subsequent revision.

On January 3, the Commission adopted the recommendation on a 7-0 vote (two Commissioners were absent).

Key elements of the proposed zoning district

There are some several aspects of the development regulations that deserve additional discussion: building heights, transitional requirements from single-family residential, sustainability features, architectural standards and review, and parking management. They are discussed below.

Building heights

This area is currently zoned NB (Neighborhood Business). The district's Comprehensive Plan designation would also permit a zoning of either Community Business (CB) or Regional Business (RB). The existing zoning would permit a 50 foot height in a mixed-use building. A CB zone would permit 60-foot heights and an RB zone would permit 65-foot heights. With the one exception noted below, existing development regulations do not require design review or any public amenities to attain the increased height.

In the proposal, building heights are tied to specific incentives. For example; to achieve a building of 4 stories, the building must contain a mix of commercial and residential uses. (This is the same requirement that currently exists in Neighborhood Business zones)

To achieve 5 stories, the development must provide additional benefits to the residents and the surrounding community. These include requirements for active recreation space, public art, fountain or other water element, public plaza, and a requirement that the development to be "built green".

To achieve the maximum height of 6 stories, the building must contain at least 20% affordable housing units.

In addition to the maximum height limit on the entire site, heights for individual structures are further restricted through the use of a Floor-Area Ratio (FAR) provision. A floor-area ratio limits height by limiting the development potential on a site. PLA-2 has an FAR of 4.75 which limits the average building height to less than 5 stories. Therefore, if part of the property is developed with 6 story structures, other parts of the property will be effectively limited to 4 story structures.

Transition requirements

Since three of the corners of the Ridgecrest Commercial Area abut single-family zoned property, the community and the Commission wanted to be certain that the development code addressed the transition between new development and existing homes.

The transition requirements differ somewhat depending on whether development is directly adjacent to single-family zones, across the street from single-family zones or adjacent to multifamily zones.

When the PLA-2 zone directly abuts R-6 zones, a 20 foot setback is required when the building reaches 35 feet in height. Above 35 feet, the setback to height ratio becomes 1:1 (1 foot in height equals a 1 foot stepback) until the maximum height of 65 feet is reached.

When the PLA-2 zone abuts 5th Ave NE, NE 165th Street, or parcels zoned for multifamily, the building must stepback 10 feet above the fourth story.

When the PLA-2 zone fronts a local street but is across from R-6 zoning, the building is permitted to go up to 35 feet high at the property line. Above 35 feet, a 1:1 setback ratio is required

In addition to the setback/stepback standards, buildings that directly face single-family residential must use architecture to resemble townhome type development. The point of this requirement is provide additional visual mitigation from the more intense development and create a natural transition from single-family. Also, the regulations require façade articulation (breaks in the façade) to break up the building mass.

In comparison to the proposal, the existing NB zoning would permit a 50 foot high structure if it is setback 20 feet from the property line adjacent to single-family residential zoning. The NB zoning would require an 8-foot stepback above the fourth story. There is no requirement for façade articulation to buffer the effects of new development.

Sustainability features

In order to meet the City Council's Goal 6, the Planning Commission proposed new regulations regarding sustainability. Items such as green streets, Flexcar (or other car sharing programs), and "built green" requirements are all new to the City's development code in the PLA-2 zoning district.

One aspect of sustainability is that the regulations envision and encourage development of an urban form, not a suburban form in PLA-2. It is expected that there will be little, if any, on-grade parking. Most parking will be in structures or underground. In an urban form, there is not likely to be a grass lawn or a hedge between the building and the street. More likely there will be street trees, as required by code. More impervious service is permitted, but water runoff will be strictly controlled by a combination of the City's Engineering Development Guide as well as requirements identified in the Built Green Manual. In addition, the regulations envision a green-street treatment for 163rd Street that utilizes some of the existing vegetation and treatments such as rain gardens, bio-swales and other measures to control ground water runoff.

Architectural review

New to the zoning code will be an administrative review process (ADR). Built into the new language of the PLA-2 is the requirement for greater design standards than currently required. An ADR process allows staff to review a proposal and approve it if it meets the intent of the district. The ADR process will have a public comment component built into it.

Parking Management Plan

Throughout the PLA-2 discussions before the community and the multiple Planning Commission hearings, it was clear that the residents of the Ridgecrest area are concerned about the lack of parking around the commercial center. The Crest Theater does not provide enough parking for its patrons, so at times during the week, movie goers park along several streets near the theater. This situation has existed for many years.

Because of this, when new development is proposed in the PLA-2, a parking management plan will be required. The plan will analyze the parking demand of the proposed development and show where the parking will be accommodated. This analysis will occur as part of the ADR process.

The parking requirements in this zone are slightly less than those required in most other commercial areas in the city. The requirement in PLA-2 is for 1 car for each studio and one bedroom unit and 1.5 cars for each larger unit. The Commission believes that, even though this ratio is somewhat less than requirements in other multi-family residential zones, it will be workable because of the emphasis on the parking management plan and the requirement for a car sharing program.

DISCUSSION

The Commission discussed the proposal over the course of six meetings. The Commission heard from many people and has concluded that the negative comments largely fall into one of two areas:

1. Concerns about building mass (height and bulk)
2. Concerns about parking overflow into neighborhoods

The Commission agrees that the proposal will likely result in structures that are taller and larger than the one-story structures that currently exist in the neighborhood business area. However, it is almost a certainty that any redevelopment occurring in this area will be taller than one story and larger than the existing development. A townhouse option, the most likely development scenario under the current zoning, will be approximately 35 feet tall. If a mixed use development is constructed, the existing zoning would permit a 50-foot building.

The proposed zoning would permit a building that is 65 feet tall on a portion of the site, and a building could only attain that height if the community receives the following amenities: a mixed use building, sustainability features, third place features and provision of moderate income housing. In addition, the building would be required to meet transition standards that are more stringent that those in the current code. The Commission believes that the benefits that accrue to the community, if redevelopment occurs, are worth the tradeoffs of a taller structure on the site.

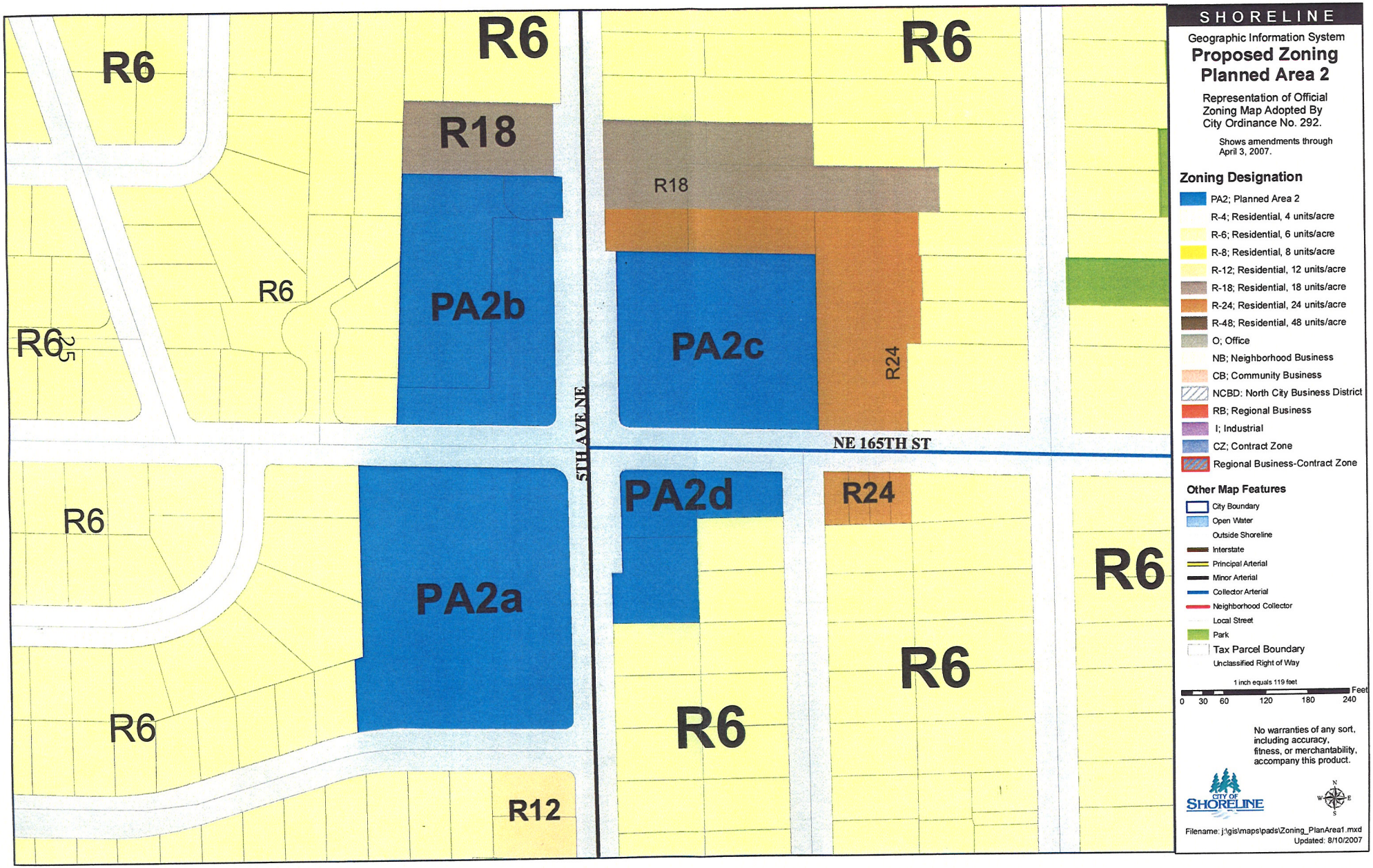
The issue of parking is important to the community and to the Commission. The Commission concluded that the issue of Crest parking overflow and the parking that will be required by a new development are two separate issues. Both issues need to be addressed at some point but the only parking issue that can be addressed in this zoning change is the issue of parking for new development. The Commission believes that the parking ratio proposed in the regulations, together with an approved parking management plan, will provide enough spaces to serve the residents of the structure and patrons who will want to use the retail services that will locate within the structure.

RECOMMENDATION

No action is required. An ordinance adopting the regulations will be on the January 28 Council agenda for action.

ATTACHMENTS

A. Propos ed Zoning Map with New Zoning Designations
B. Propos ed Development Code Section 20.91 – Planned Area 2
C. Drawing of Single-Family Residential (R-6) Transition Standards


R6
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5TH AVE NE
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PA2c
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NE 165TH ST
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R6
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R6
SHORELINE
Geographic Information System
Proposed Zoning
Planned Area 2
Representation of Official Zoning Map Adopted By City Ordinance No. 292.
Shows amendments through April 3, 2007.
Zoning Designation
PA2; Planned Area 2
R-4; Residential, 4 units/acre
R-6; Residential, 6 units/acre
R-8; Residential, 8 units/acre
R-12; Residential, 12 units/acre
R-18; Residential, 18 units/acre
R-24; Residential, 24 units/acre
R-48; Residential, 48 units/acre
O; Office
NB; Neighborhood Business
CB; Community Business
NCBD: North City Business District
RB; Regional Business
I; Industrial
CZ; Contract Zone
Regional Business-Contract Zone
Other Map Features
City Boundary
Open Water
Outside Shoreline
Interstate
Principal Arterial
Minor Arterial
Collector Arterial
Neighborhood Collector
Local Street
Park
Tax Parcel Boundary
Unclassified Right of Way
1 inch equals 119 feet
Feet
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No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.
CITY OF SHORELINE
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Updated: 8/10/2007

Chapter 20.91
Ridgecrest Commercial Planned Area 2

Sections:

20.91.010 Purpose and Scope
20.91.020 Planned Area Zones and Permitted/Prohibited Uses
20.91.030 Density and Dimensional Standards
20.91.040 Administrative Design Review
20.91.050 Design Standards
20.91.060 Height Incentives
20.91.070 Parking
20.91.080 Signs
20.91.090 Outside Lighting

20.91.010 Purpose and Scope

A. The purpose of this chapter is to establish development standards for Ridgecrest Commercial Planned Area 2. These standards are intended to implement a new vision for this area by replacing or modifying the regulations of SMC Chapter 20.50 – General Development Standards and revising permitted uses. The Ridgecrest Commercial Planned Area 2 standards are designed to:
    1. Be a form based code which provides flexibility, yet ensures the character of a project's building and site design is supportive of the adjacent public spaces and uses.
    2. Create lively mixed use and retail frontage in a safe, walkable, transit-oriented neighborhood environment.
    3. Provide for human scale building design.
    4. Contribute to the development of a sustainable neighborhood.

B. If provisions of this chapter conflict with provisions elsewhere in the Shoreline Municipal Code, the provisions of this chapter shall apply. When it is unclear which regulations apply, then the presumption shall be that the regulations of this chapter take precedence with the ultimate determination to be made by the Director.

20.91.020 Permitted/Prohibited Uses

A. In order to implement the vision of the Comprehensive Plan and the neighborhood visioning project, the Ridgecrest Commercial Planned Area 2 is adopted as shown on the official zoning map.

B. NB uses shall apply in Ridgecrest Commercial Planned Area 2 for developments less than 1.5 acres.

C. All uses provided for under Chapter 20.40 SMC are permitted for developments 1.5 acres or more in Ridgecrest Commercial Planned Area 2 except the following:

1. Adult use facilities;
2. Gambling uses;
3. Vehicle repair, service and/or sales unless entirely within an enclosed building;
4. Wastewater treatment facilities;
5. Wrecking yards;
6. Warehousing, self-storage warehouses and wholesale trade;
7. Outdoor material storage, including vehicles. Material storage shall be allowed only within a fully-enclosed structure.
8. Shipping containers;
9. Other uses the Director determines to not comport with the intent of the district as expressed in SMC 20.91.010(A).

20.91.030 Density and Dimensional Standards

A. Developments in Ridgecrest Commercial Planned Area 2 that are less than 1.5 acres shall apply the density and dimensional standards for NB zones.

B. Developments in Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more shall apply the following density and dimensional standards:

1. **Setback, Height, and Floor Area Ratio Standards**

Table 20.91.030B –Dimensional Standards

Standards	Planned Area 2
Setback for building base	5' adjacent to Residential zones, 0' abutting the public right-of-way.
Setback/stepbacks from property line for buildings	Buildings must be 20' from property lines at 35' building height abutting all R-6 zones. After 35', building to setback ratio shall be 1:1
	Buildings must be 10' from all property lines above the 4th story abutting 5th Ave NE, NE 165th Street and all other MF zones.
	Buildings on NE

	163rd, across from R-6 zoning, can be 35' high at the property line; above 35' the building to setback ratio shall be 1:1.
Building Height, Min Building Height, Max	2 Stories Up to 6 Stories or 65' if public bonus features are provided [1,2]
Floor Area Ratio (FAR)	4.75[2]
Density	Unit total limited by height, FAR and parking requirements[2]

[1] See 20.91.060 for building height incentives.
[2] Only for Planned Area 2a. NB standards for height, FAR and density shall apply to development 1.5 acres or more in 2b, 2c and 2d.

2. **Impervious Area.** Impervious area is 100 percent.

3. **Additional Height Provisions.**
   a. Mechanical penthouses, stair/elevator overruns and antennae (not including WTF's) may be excluded from building height calculation, provided they are no more than 15 feet above the roof deck and satisfy the criteria in SMC 20.19.050(B)(2)(g).
   b. Wireless Telecommunication Facilities ("WTF") may be excluded from building height calculation, provided they are no more than 15 feet above the roof deck, are entirely shrouded and satisfy the criteria SMC 20.19.050(B)(2)(g).
   c. Roof elements such as pitched roofs, gables and dormers may be excluded from building height calculations.
   d. Features providing environmental sustainability such as solar panels, wind turbines, and associated equipment are excluded from height standards, provided they are no more than 10 feet above the roof deck.

20.91.040 Administrative Design Review

A. **Applicability.** Administrative design review shall be required for developments in Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more and that meet one of the thresholds in SMC 20.50.125.

B. **Standards for Approval.** When design review is required, the applicant shall demonstrate that plans satisfy the criteria in SMC 20.91.050 unless approved as a design departure by the Department Director consistent with the intent of each subsection.

C. **Design Departures.** A permit applicant wishing to modify any of the standards in this chapter may apply for a design departure. A design departure will be approved if it is consistent with the intent of each subsection and it meets or exceeds the standard design objective. The Director's decision may be appealed to the Hearing Examiner with substantial weight given to the Director's decision.

20.91.050 Design Standards

A. Developments in the Ridgecrest Commercial Planned Area 2 that are less than 1.5 acres shall apply the design standards for NB zones.

B. Developments in the Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more shall apply the following design standards:

1. **Site Design.**
   a. **Accommodation of Street Level Commercial**
      i. Intent: To provide commercial services to the residents of the Ridgecrest Neighborhood by requiring first floors adjacent to the street be constructed to accommodate commercial services.
      ii. Buildings fronting 5th Avenue NE are required to build to the specifications for ground level commercial. Ground level commercial may include live/work units that satisfy the criteria in SMC 20.91.050(2)(i). There may be non commercial occupation of the ground level.

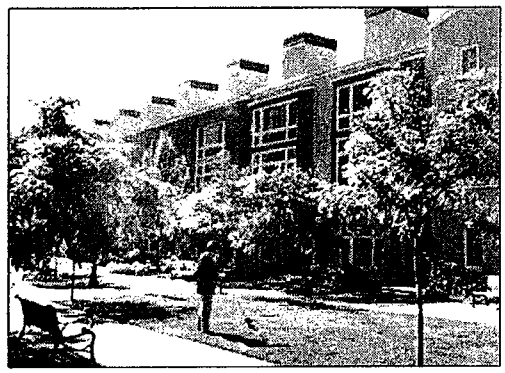
   b. **Facades - 5th Avenue NE, NE 165th Street**
      i. Intent: To create frontage which encourages pedestrian use, promotes a sense of security by providing "eyes on the street" and creates visual connections between activities inside and outside of buildings.
      ii. Facades fronting on the 5th Avenue NE and NE 165th shall include a minimum of 50 percent of the façade area 2 feet -12 feet above grade, comprised of windows with clear nonreflective glass allowing visual penetration of at least 2 feet into the building if used for commercial uses.

   c. **Buffering**
      i. Intent: To soften the visual impact of multi-use buildings adjacent to single-family homes.
      ii. Decorative features such as plantings and/or trellises are to cover at least 50 percent of the building base on the side at the time of construction;

iii. Stamped and painted concrete (decorative treatments to the building base) shall be used on building fascia not covered by plantings to provide a visual relief to single-family residences.

iv. Mature trees and shrubs shall be used on portions of the property abutting the right-of-way to soften the appearance of the building.

v. Retaining existing vegetation is encouraged to create a visual buffer to existing single-family residential



d. Driveway Access

i. Intent: To ensure development reduces potential automobile conflicts on adjacent residential properties. Design ingress and egress points in a manner to reduce automobile impacts to adjacent residential uses.

ii. Limit egress to NE 165th and 5th Avenue NE.

e. Transit stops

i. Intent: To ensure development of sites adjacent to transit stops is designed to support, complement and accommodate the stop and promote use of the stop.

ii. Development on parcels that front locations on 5th Avenue NE designated for a public transportation stop shall be designed and furnished to accommodate the intent in a manner approved by the Director. Weather protection shall be included in the design.

f. Entry Courtyard

i. Intent: To provide a distinctive, safe and readily identifiable main pedestrian entry for the complex with a public right-of-way frontage.

ii. Entry courtyards shall:

1) Abut and be visibly prominent from a public sidewalk by including at least two of the following design elements:

- recess
- overhang
- portico/porch
- stone, masonry or patterned tile paving in entry
- ornamental building name or address
- landscape pots or boxes
- fixed seating

2) Be at least 100 square feet in area with dimensions no less than 10 feet.

3) Provide weather protection on at least two sides or overhead with walls, canopies, awnings, or landscaping.

2. **Building Design** All of the following elements of building design will be approved through the administrative design review process under SMC 20.91.040.

a. **Pedestrian enhancements and transparency**

i. Intent: To provide pedestrians with protection from the elements, visual connections between activities inside and outside of buildings, and visual interest.

ii. All street fronting buildings over 35 feet tall shall provide overhead weather protection for pedestrians with a marquee, awning, building

projection or other permanent structural element, over approximately 80 percent of the frontage of the subject property. The weather protection must cover at least 6 feet of the width of the sidewalk and be located a minimum of 10 feet above the walkway. The width may vary (not less than 3 feet) to accommodate street trees, streetlights, etc.

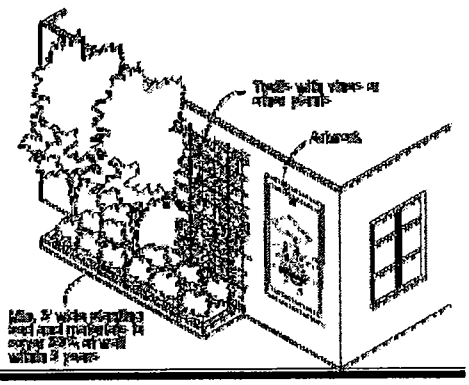
iii. Ground floor facades of all structures facing a public sidewalk shall be transparent nonreflective glass windows.

iv. Ground floor building facades fronting public sidewalks shall use planters, signage, architectural details and other techniques to create variety and interest.

b. **Blank walls**

i. Intent: To reduce the negative visual impact of walls without openings or windows by ensuring there are features that add visual interest and variety to the streetscape.

ii. Blank walls more than 30 feet in length shall be treated to provide visual interest. Treatment includes installing trellises for vine and plant materials, providing landscaped planting beds that screen at least 50 percent of the wall, incorporating decorative tile or masonry, or providing artwork on the wall.



c. **Facade Articulation**
   i. Intent: To reduce the apparent bulk of multistory buildings by providing visual variety.
   ii. All facades shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or similar features to divide them into human scale proportions.
   iii. All facades longer than 30 feet shall be broken down into smaller units through the use of a combination or projections, offsets, recesses, covered doorways, balconies, covered box or bay windows, staggered walls, stepped walls and overhangs. Changing materials and colors may be used to embellish the articulation but alone are not enough to provide the required amount of articulation.
   iv. Projections and recesses shall be 3-5 feet in depth, 10 feet long and occupy at least 20 percent of the length of the façade.

d. **Vertical Differentiation**
   i. Buildings shall distinguish a "base" through the use of:
      - pedestrian scale details;
      - articulation;
      - overhangs;
      - masonry strips and cornice lines; and
      - "earth" materials such as stone, masonry, or decorative concrete.
   ii. Buildings shall distinguish a "top" by emphasizing a distinct profile or outline with a:
      - parapet;
      - cornice, upper level set-back;
      - pitched roofline;
      - strong eave lines;

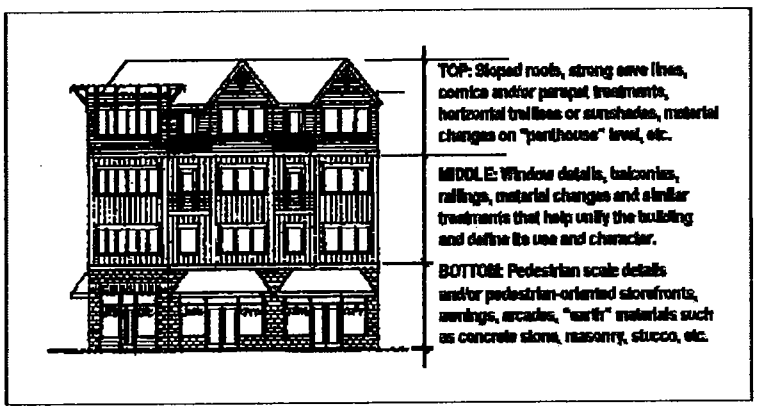
- horizontal trellises; and
- different facade material then that used predominantly in the "middle."

iii. Buildings with more than 2 stories above elevation of the nearest public sidewalk shall also distinguish a "middle" through:

- material and/or color changes that differ from the base and top;
- windows details, treatments and patterns;
- balconies or alcoves; and
- decks and/or railings.

iv. The "base" shall be the first story above grade. The "middle" shall be stories between the base and top and the "top" is the highest story.

v. All applications for new construction are required to submit detailed building elevations.



e. **Street Frontage Standards**

i. Intent: To provide pedestrian relief from the elements, provide special enclosure and add design interest on 5th Avenue NE and 165th Street NE.

ii. Buildings shall occupy at least 75 percent of the street front.

iii. Buildings shall have their principal entrance on the street frontage line.

f. **Buildings adjacent to R-6 zones**

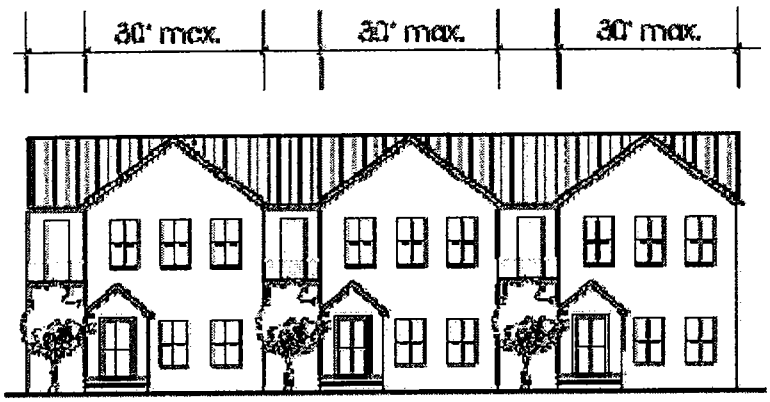
i. Intent: To provide additional visual relief from more intense development adjacent to R-6 zones.

ii. Buildings facades within 30 feet of adjacent R-6 zones shall incorporate townhouse design elements for those portions facing R-6 zones.

iii. If building is separated by a local street, building facades within 20 feet of adjacent R-6 zones shall incorporate townhouse design elements.

iv. Townhouse design elements are bay windows, stoops, stairways up to entry doors from public sidewalks, porches, patios, balconies, railings,

sloped roofs, cornices, and other elements that meet the intent of this section as approved by the Director.



g. **Service areas and mechanical equipment**
   i. Intent: To screen rooftop mechanical and communications equipment from the ground level and from other structures. On-site service areas, loading zones, garbage collection, recycling areas, and similar activities shall be located in an area that minimizes unpleasant views from adjacent residential and commercial uses.
   ii. Utility vaults, ground mounted mechanical units, satellite dishes, and other similar structures shall be screened on all sides from adjacent streets and public view. This does not include pedestrian-oriented trash receptacles along walkways.
   iii. Fences designed for privacy, security, and/or screening shall be made of material that is compatible with the building design.
   iv. Fences for screening and security purposes that are adjacent to the public right-of-way may be used only in combination with a trellis, landscaping,

or other design alternatives to separate such fences from the pedestrian environment.

v. Mechanical units, utility equipment, elevator equipment, and wireless telecommunication equipment (except for the antennae) located on the roof shall be:

- Incorporated into the roof design; and
- Thoroughly screened, including from above when not in conflict with International Building Code or equipment specifications, by an extended parapet wall or other roof forms that are integrated with the architecture of the building. Environmental features do not have to be screened.

h. **Parking Structures**

i. Intent: To reduce the visual impact of above-ground parking structures.

ii. Parking structures at ground-level shall be fully enclosed except for vehicle entrances.

iii. Parking levels above ground level shall have openings totaling no more than 65 percent of the façade area. All openings shall be screened with garden walls (structures designed to support vegetation growing across the opening); vegetation designed to grow on the façade and over the openings, louvers, expanded metal panels, decorative metal grills, opaque glass, or other devises approved by the Director that meet the intent of this section.

i. **Live/Work Units**

i. Intent: To accommodate retail/office space and living units fronting on public right-of-way. Live/work units provide flexibility to business owners who want to live where they work.

ii. Ground floor units facing a public sidewalk are required to be plumbed and built to be adapted for commercial use.

20.91.060 Height Incentives

The following height incentives shall only apply to developments in the Ridgecrest Commercial Planned Area 2a:

A. Intent: To require installation of features that benefit the public by creating a more inviting and livable community.

B. Building height may be modified based on the following criteria:

1. The building may increase to 4 stories if approximately 80 percent of the building base fronting 5th Avenue NE is developed with nonresidential uses and/or live/work units.
2. The building may increase to 5 stories if the standards in SMC 20.91.060(B)(1) and SMC 20.91.060(C)(1)-(5) are provided.

3. The building height may increase to 6 stories if the standards in SMC 20.91.060(B)(1) and SMC 20.91.060(C)(1)-(5) are provided, and 20 percent of the total numbers of units are affordable housing, as defined in RCW 84.14.010.

C. **Height Incentive Requirements:**

1. **Active recreation area**
   a. Intent: To provide recreational opportunities for residents in an area of the City that has little public park space in support of high density development.
   b. Shall not be used for parking or storage.
   c. May be located out of doors, on top of, or within a structure.
   d. Shall include an area of at least 600 contiguous square feet with a minimum dimension of 20 feet.

2. **Art, Public**
   a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.
   b. Must be displayed near the main pedestrian entrance to a building and be visible and accessible from a public sidewalk or within a public plaza.
   c. The scale of the artwork shall be appropriate for the space occupied and large enough to be appreciated in full from at least 10 feet away.

3. **Fountain or other water element**
   a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.
   b. Shall be located outside of the building.
   c. The sum of the dimensions of the smallest possible cube surrounding the water when in motion shall be at least 30 feet.
   d. Shall be publicly visible and accessible from the main pedestrian entrance to a building or along a perimeter sidewalk or pedestrian connection.
   e. Water shall be maintained in a clean and noncontaminated condition.
   f. Water shall be in motion during daylight hours.

4. **Plaza, public**
   a. Intent: To provide for public gathering places supportive of a pedestrian-friendly environment.
   b. Shall be accessible to the public.
   c. Shall be readily accessible from a public sidewalk.
   d. Shall provide protection from adverse wind.
   e. Shall be signed to identify the enclosed plaza is available for public use.
   f. Shall include permanent and substantial sitting areas for at least 5 people.
   g. Shall be coordinated with or connected to the site's primary pedestrian entrance.
   h. Shall be at least 2,000 square feet in area (1600 sq. ft in contiguous area with a minimum dimension of 20 feet).

i. Shall be enclosed on at least two sides by a structure or by landscaping which creates a wall effect.
j. Shall provide opportunities for penetration of sunlight.
k. Shall be lighted at night.
l. The property owner must grant the public a permanent easement ensuring public access over the plaza during normal business hours. The owner must record the easement with the county.

5. **Sustainability Features**
   a. Intent: To ensure that new construction incorporates new and innovative building techniques to reduce demand on energy and stormwater systems.

   Development shall be Built Green, as amended, or other sustainability standards approved by the Director that meet the sustainability intent of the King County Built Green program at a minimum of the three-star standard.

20.91.070 Parking

A. Intent: To provide adequate parking for a mix of uses on and around the Ridgecrest Commercial Planned Area 2. The parking management plan shall make reasonable provisions to accommodate parking demand generated by on-site uses.

B. All development proposals in the Ridgecrest Commercial Planned Area 2 require a parking management plan.

C. The parking management plan shall address parking impacts, ways to reduce parking demand and incentives for alternative transportation such as bike racks, bike lockers, and a minimum number of transit passes available for residents.

D. Parking spaces may be shared:
   1. When different uses share a common parking facility;
   2. The uses have peak parking demand periods that do not overlap more than 2 hours; and
   3. Shared parking areas shall be appropriately designated and signed.

E. Minimum parking spaces required for residential uses are 1 space for studio and 1-bedroom units and 1.5 spaces for 2-bedroom units. Reductions to parking requirements up to 30 percent may be applied for in developments in 1.5 acres or more and approved by the Director.

F. Provisions shall be made for a car sharing program (like Flexcar), as approved by the Director, and include a car on-site as well as car-sharing only parking spaces.

G. Parking areas in developments 1.5 acres or more shall conform to the all of the parking design standards under SMC 20.50.410-.420

H. On-site surface parking lot shall be screened from public right-of-way and adjacent residential land uses. Screening can consist of locating parking behind buildings or by opaque landscaping.

I. A majority of the parking area shall be located on-site. The remaining parking shall be on-site or within 1000 feet of the site on private property not used as single-family residential.

J. No more than 50 percent of the required minimum number of parking stalls may be compact spaces.

20.91.080 Signs

Development proposals in the Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more require submittal and approval of a master sign plan through the administrative design review process set forth in SMC 20.91.040.

20.91.090 Outside lighting

A. Intent: To create a walkable human scale neighborhood environment by providing adequate and appropriate lighting for pedestrians.

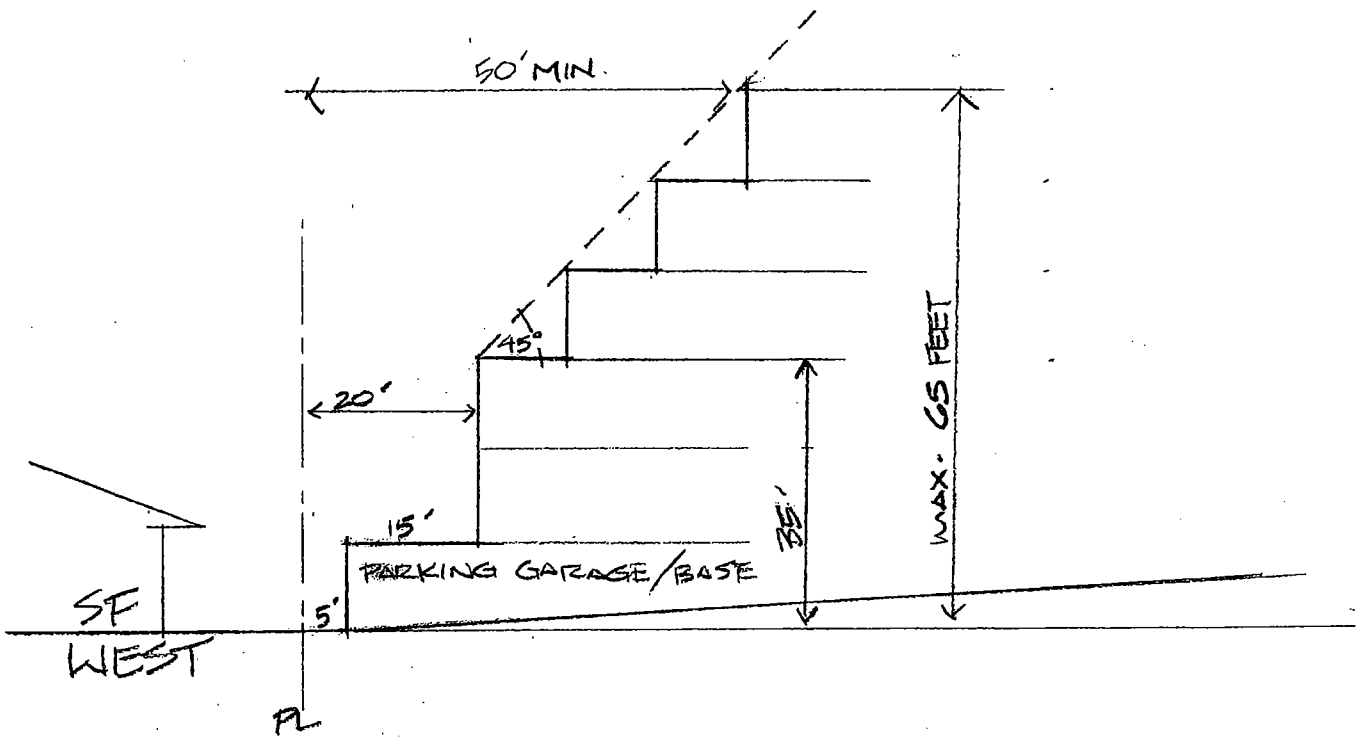
B. The standards for outdoor lighting apply to all development proposals in the Ridgecrest Commercial Planned Area 2.

C. The outdoor lighting shall:
   1. Accent structures or provide security and visibility;
   2. Be shielded to confine emitted light to within the site ; and
   3. Be located so it does not have a negative effect on adjacent properties or rights-of-way.

D. All building entrances shall be well lit to provide inviting access and safety. Building-mounted lights and display window lights shall contribute to lighting of pedestrian walkways and gathering areas.

E. Parking area light post height shall not exceed 25 feet.

F. Outside lighting shall be minimum wattage metal halide or color corrected sodium light sources which emit "natural" light. Non-color-corrected low-pressure sodium and mercury vapor light sources are prohibited.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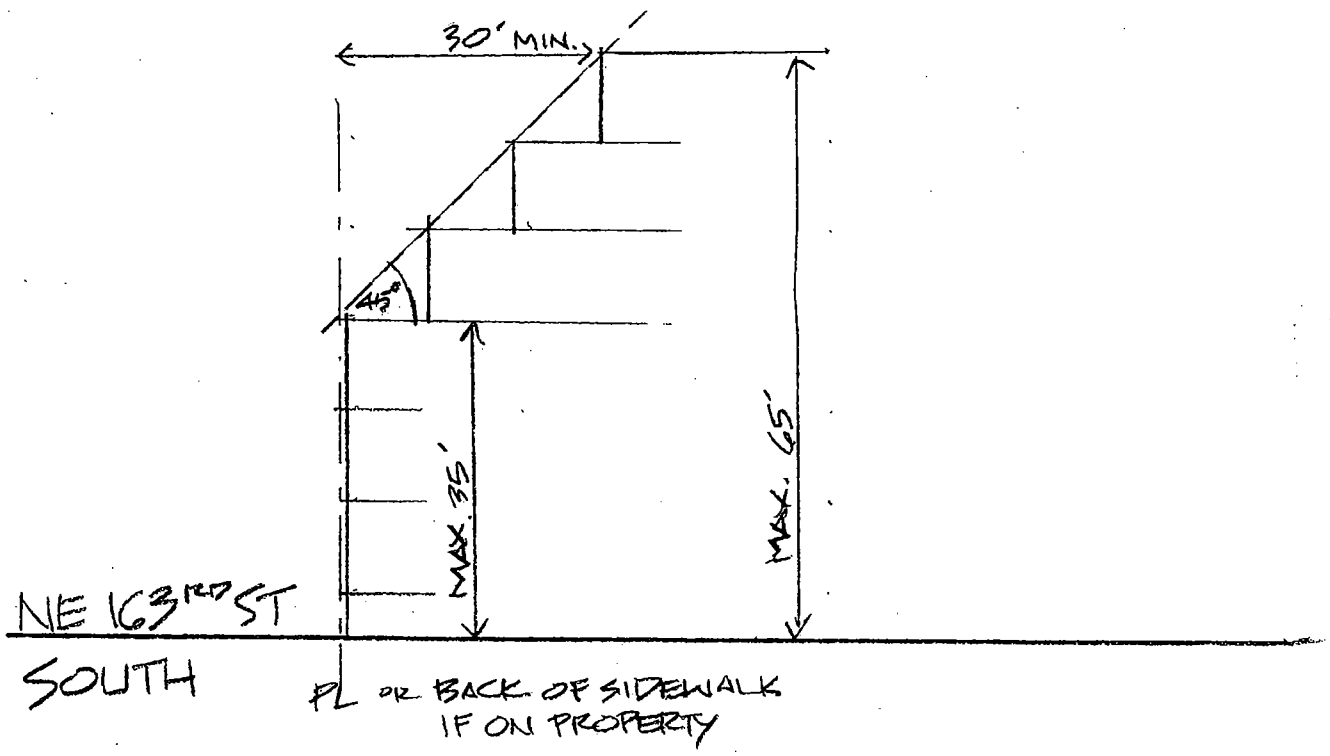
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