

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Ordinance No. 492, Planned Area 2 Legislative Rezone for the Ridgecrest Commercial Area
DEPARTMENT: Planning and Development Services
PRESENTED BY: Joseph W. Tovar, FAICP, Director

PROBLEM/ISSUE STATEMENT:

At the January 14 Council meeting, staff presented the Planning Commission recommendation on the proposed new planned area legislative rezone for the Ridgecrest commercial area. The City Council continued discussing this item on January 28, February 19, and February 25. For the March 3 meeting, staff developed

- a revised set of regulations that reflect Council direction for items discussed on February 25 and staff recommendations for the items that the Council did not reach last week, and
- a revised Policy Options matrix which summarizes changes to the regulations, references specific subsections, and proposes amendatory language for Council members to consider. The items with amendatory language are on pages 1 and 4. These are items that did not receive consideration last week.

The intent of numbering the proposals on the Policy Option matrix is to assist the Council in its deliberation. For example, if a Council member wants to consider item 1c, the member would make a motion to adopt "Motion 1c". Then the Council would refer to item 1c on the Policy Options matrix and see the specific amendatory language for their consideration.

Many of the items discussed last week are included in the revised draft of the regulations. They are noted on the matrix, and have an added notation, 'no additional action is necessary'.

This report is available to the public via the City's website and/or city hall.

RECOMMENDATION

Staff recommends that Council adopt Ordinance No. 492, rezoning the Ridgecrest Commercial Area and creating Planned Area 2.

Approved By:

City Manager 

City Attorney 

CITY COUNCIL POLICY OPTIONS MATRIX

A. BUILDING SIZE AND DESIGN/TRANSITION ISSUES

Proposal	Sense of Council	Comment	Possible motion
The following items had support of at least four council members at the February 25 meeting. Item 1 has been added to the draft document because it had the most support. Items 1a-1c are options that may receive additional discussion if the Council desires.			
1. 6 stories with 2:1 setbacks above 35 ft from R -6 zones.	5 votes	This option had the most support at Feb. 25 meeting	Language is in draft ordinance –no additional action is necessary See 20.91.030 (B)
1a. R-24 zoning for 100 feet adjacent to single-family zones, 2:1 setback above 35 feet	4 votes	A majority of council supports this	Remand to the Planning Commission for review; this option was not in the original scope.
1b. Maximum of 5 stories	4 votes	A majority of council supports this.	Modify Table 20.91.030 (B) – Dimensional Standards, Building Height (Max) to read "Up to 5 stories or 55' if public bonus features are provided.", FAR to read "3.75", and Modify 20.91.060 (B) Height Incentives as follows: "Eliminate B(2). Change the reference in B(3) from 6 stories to 5 stories"
1c. Hybrid option: 6 stories with an additional 10 ft setback above 35', then 1:1 setbacks to 6 stories	4 votes	A majority of council supports this	Modify Table 20.91.030B – Dimensional Standards, Building Height (Max) in two places: 1) Buildings must be 20 feet from property lines at 35 foot building height abutting all R-6 zones. Above 35 feet, there will be an additional 10 foot setback, then the building to setback ratio will be 1:1. 2) Buildings on E 163 rd across from R-6 zoning can be 35 feet high at the property line; above 35 feet, there will be an additional 10 foot setback, then the building to setback ratio will be 1:1.

B. AMENITIES AND SITE DESIGN ISSUES

The following items had support of at least 4 council members and have been included in the draft ordinance.			
Proposal	Sense of Council	Pros and Cons	Possible motion
2. 5 th Ave NE and NE 165 th Plaza - Create public space on corner - Soften building mass by the corner	4	Pro - Reduces apparent mass of building at prominent corner and creates visual interest and pedestrian vitality at intersection. Con - adds cost and reduces building floor area at the corner of PLA 2A.	Language in draft document directs staff to draft design guidelines dealing with this issue. 20.91.050 (2)(f) No additional action is necessary
3. Public plaza should include covered areas to provide weather protection for pedestrians	4		Language in draft document directs staff to draft design guidelines dealing with this issue. 20.91.060 (C)(5) (d) No additional action is necessary
4. Add new language for sustainability including: provision of bike racks, bus passes, using native, non-invasive plants	5		Language is in draft document. 20.91.060 (C) (6) (c) No additional action is necessary
5. Add requirement to make indoor meeting space available for rent to non-profit organizations on ground floor	5	Pro - space of non-profit organizations would contribute to "third place" energy to complement retail uses and open-air public plaza. Con - Limits profitability of rents for retail on the ground floor	Language is in draft document. 21.91.060 (C) (3) No additional action is necessary
6. Add requirement to limit maximum percentage of non-commercial uses in storefronts facing 5 th Avenue NE	5		Language in draft document states that commercial uses should occupy at least 50% of the available street frontage on 5 th Avenue NE 21.91.050 (B)(1)(a)(iii)
7. Require that 163 rd street frontage be residential	4		Language has been added to draft document 20.91.050 (B)(2)(g)(iii) No additional action is necessary

C. PARKING ISSUES

Proposal	Sense of Council	Pros and Cons	Comment	Possible motion
8. Owner should provide bus passes	4	Pro: Would re-enforce the self-selection of new residents who would be more likely to use transit. Con: Adds costs and conditions to operating practices instead of physical improvements are difficult to enforce	Recommended. Building owner will offer METRO bus passes to 50% of the units for first two years of the project	Language is in draft document 20.91.070 (C) No additional action is necessary
The following items were recommended by staff but not reviewed by Council on February 25. They have been included in the draft ordinance.				
9. Modify parking standards		Standards to be more rigorous than PC recommendation, but slightly less than current standards—in combination with Flexcar and bus passes, will support sustainability goal	Recommended. Staff recommends: 1.0 for studio 1.3 for one-bedroom 1.6 for two-bedroom	Language is in draft document 20.91.070 (E) No additional action is necessary
10. Place time limits on 5 th Avenue on-street parking		Would ensure turnover of spaces near retail businesses	Recommended. Staff suggests that this be included as part of the neighborhood parking plan.	This is not in draft document.. It has been added to "staff direction", # 16 below.
11. Alternative language to #13 and 14			Staff recommends language to state that building occupancy will be restricted if off-site parking spaces are lost and not replaced by other agreements to provide additional parking.	Language is in draft document 20.91.070 (I). Also included is language that says that at least <u>2/3</u> of the required <u>parking must be located on-site.</u> No additional action is necessary

The following have were not discussed by the Council at the February 25 meeting. If Council decides to add these, they will be added by motion.

12. Tandem parking for long-term parking			Not recommended. Tandem parking might be a viable option to use in some cases—for example, employees of a commercial establishment. The parking management plan might offer this as an option.	Motion to add to 21.91.070 (c): Tandem parking arrangements will not be used,
13. Off-site parking shall be a permanent part of the development			Not recommended See #11 for staff recommendation	Motion to modify 20.91.070 (l) to read: "The remainder of the required parking may be located off-site if the developer can provide a permanent parking arrangement acceptable to the Director.
14.. Cost of parking space shall be included in rent.			Not recommended.	Motion to add 20.91.070 (j) to read : "The cost of parking will be included in the rental unit price.

D. INFRASTRUCTURE ISSUES AND OTHER IDEAS

Proposal	Proposed by	Pros and Cons	Staff recommendation	Possible motion
These were not discussed by Council at the February 25 meeting. They would not be enacted by ordinance, rather by direction to staff.				
Infrastructure				
15. Add impact fee to fund intersection improvements including corner treatment	Ryu	Pro: Creates synergy among corners in creating a "people place" Con: Impact fee must be tied to an overall impact fee program. State law only allows a fee that is proportional to a project's impact, not other future project's impacts	Council may decide to discuss this at its goal-setting retreat	Motion to direct search for additional funding sources when developing plan for intersection improvements at 165 th and 5 th Ave. NE.
Other				
16. Direct staff to: - Develop a neighborhood parking plan, including analysis of the viability of placing time restrictions on portions of 5th Avenue NE - Develop plan for 165th/5th Ave NE ROW and intersection improvements - Discuss with Crest owner how to maintain Crest as a viable community asset - Encourage police substation to move to new development.	Several Councilmembers		Recommended The staff supports this direction. These will be added as direction to the CMO and staff; separate and distinct from adoption of the zoning ordinance.	Motion to direct staff to take actions listed on item 16

ORDINANCE NO. 492

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE DEVELOPMENT CODE BY ADDING A NEW CHAPTER 20.91 THAT ESTABLISHES REGULATIONS FOR A NEW PLANNED AREA ZONE IN THE COMMERCIAL AREA OF THE RIDGECREST NEIGHBORHOOD AND AMENDING THE CITY'S OFFICIAL ZONING MAP CHANGING THE ZONING FROM NEIGHBORHOOD BUSINESS (NB) TO PLANNED AREA 2 (PLA 2); AMENDING SMC 20.40.020 AND AMENDING SMC 20.40.030

WHEREAS, the City of Shoreline initiated a legislative rezone of commercially zoned property in the Ridgcrest neighborhood reclassifying the property from Neighborhood Business (NB) to Planned Area 2 (PLA 2); and

WHEREAS, the City of Shoreline conducted extensive public participation and review process of the proposed chapter and the reclassification, holding a public hearing before the Planning Commission on November 1, 2007, November 15, 2007, November 29, 2007 and January 3, 2008; and

WHEREAS, on January 3, 2008, the Planning Commission recommended adoption of a new development code chapter creating a new PLA 2 zone and recommended approval of the reclassification to PLA 2 of the commercially zoned properties located at 16268, 16325, 16511 and 16535 5th Avenue NE and 412, 509, 525 and 602 NE 165th Street; and

WHEREAS, the City Council considered the Planning Commission recommendation on January 28, 2008, February 19, 2008, February 25, 2008, and March 3, 2008; and

WHEREAS, the City Council finds that the amendments adding the PLA 2 zone is consistent with the Comprehensive Plan, is not adverse to and is in the interest of citizens and property owners; and

WHEREAS, the City Council has amended the Planning Commission recommendation to adopt a new development code chapter creating a new PLA 2 zone and to reclassify to PLA 2 the properties located at 16268, 16325, 16511 and 16535 5th Avenue NE (parcel numbers 7304301405, 7301300185, 5727500243 and 5727500242) and 412, 509, 525 and 602 NE 165th Street (parcel numbers 5727500260, 7304301415, 7304301420 and 6163901780);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE DO ORDAIN AS FOLLOWS:

Section 1. Amendment to Development Code - New Chapter. A new chapter 20.91, Ridgcrest Commercial Planned Area 2, is adopted into the Shoreline Municipal Code to read as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 2. Amendment to Zoning Map. The Official Zoning Map of the City of Shoreline is hereby amended to change the zoning classification of 16325 5th Avenue NE (parcel number 7301300185) from NB to PLA2a, 16511 and 16535 5th Avenue NE (parcel numbers 5727500243 and 5727500242) and 412 NE 165th Street (parcel number 5727500260) from NB to PLA2b, 602 NE 165th Street (parcel number 6163901780) from NB to PLA2c, and 16268 5th Avenue NE (parcel number 7304301405) and 509 and 525 NE 165th Street (parcel numbers 7304301415 and 7304301420) from NB to PLA2d, zone as shown in Exhibit B attached hereto and incorporated by reference.

Section 3. Amendment to Development Code. SMC 20.40.020, *Zones and map designations*, is hereby amended as follows:

20.40.020 Zones and map designations.

The following zoning and map symbols are established as shown in the following table:

ZONING	MAP SYMBOL
RESIDENTIAL	
(Low, Medium, and High Density)	R-4 through 48 (Numerical designator relating to base density in dwelling units per acre)
NONRESIDENTIAL	
Neighborhood Business	NB
Office	O
Community Business	CB
Regional Business	RB
Industrial	I
Special Overlay Districts	SO
North City Business District	NCBD

<u>Planned Area</u>	<u>PLA</u>
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Section 4. Amendment to Development Code. SMC 20.40.050, *Special districts*, is hereby amended as follows:

20.40.050 Special districts.

A. Special Overlay District. The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district (Chapter 20.100 SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations.

B. North City Business District (NCBD). The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must comply with the standards specified in Chapter 20.90 SMC.

C. Planned Area (PLA). The purpose of the PLA is to allow unique zones with regulations tailored to the specific circumstances, public priorities, or opportunities of a particular area that may not be appropriate in a city-wide land use district.

Section 5. Effective Date. This ordinance shall go into effect five days after passage, and publication of the title as a summary of this ordinance.

PASSED BY THE CITY COUNCIL ON MARCH 3, 2008

Mayor Cindy Ryu

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

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 will apply. When it is unclear which regulations apply, then the presumption will 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 will 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:

D R A F T

Planning Commission Recommendation
March 3, 2008 version

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 will 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 will apply the density and dimensional standards for NB zones.
- B. Developments in Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more will 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. Above 35', building to setback ratio will be 2:1
	Buildings must be 10' from all property lines above the 4th story abutting 5 th Ave NE, NE 165 th Street and all other MF zones.
	Buildings on NE

DRAFT

January 14, 2008
Page 2 of 14

	163 rd , across from R-6 zoning, can be 35' high at the property line; above 35' the building to setback ratio will be 2:1.
Building Height, Min	2 Stories
Building Height, Max	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 will 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 will 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.

DRAFT

January 14, 2008
Page 3 of 14

B. **Standards for Approval.** When design review is required, the applicant will 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 will apply the design standards for NB zones.

B. Developments in the Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more will 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.
- iii. Commercial uses will occupy a minimum of 50% of the available street frontage on 5th Avenue NE.

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 will 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;

DRAFT

January 14, 2008
Page 4 of 14

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

iv. Mature trees and shrubs will 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 will be designed and furnished to accommodate the intent in a manner approved by the Director. Weather protection will 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 will:
 - 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.

DRAFT

January 14, 2008
Page 5 of 14

- 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 will provide overhead weather protection for pedestrians with a marquee, awning, building projection or other

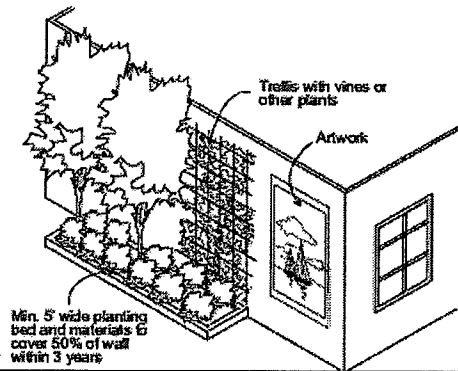


permanent structural element, over approximately 80 percent of the frontage of the subject property. The weather protection must cover at least 6 feet of the width of the sidewalk and be located a minimum of 10 feet above the walkway. The width may vary (not less than 3 feet) to accommodate street trees,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

- iii. Ground floor facades of all structures facing a public sidewalk will be transparent nonreflective glass windows.
- iv. Ground floor building facades fronting public sidewalks will 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 will 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.



DRAFT

January 14, 2008
Page 6 of 14



c. Facade Articulation

- i. Intent: To reduce the apparent bulk of multistory buildings by providing visual variety.
- ii. All facades will 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 will be broken down into smaller units through the use of a combination of 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 will be 3-5 feet in depth, 10 feet long and occupy at least 20 percent of the length of the façade.

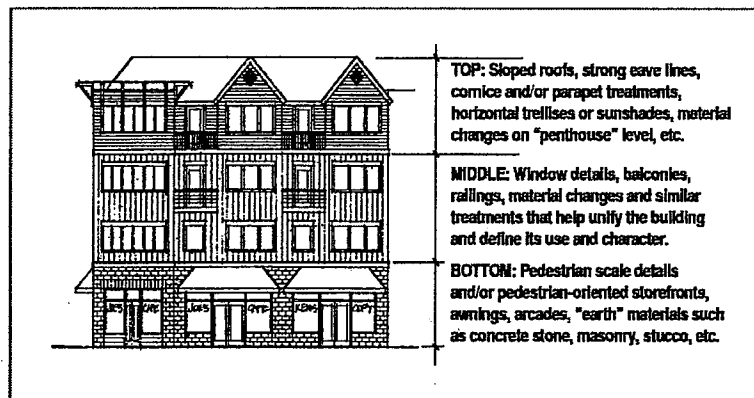
d. Vertical Differentiation

- i. Buildings will 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 will distinguish a “top” by emphasizing a distinct profile or outline with a:
 - parapet;
 - cornice, upper level set-back;
 - pitched roofline;
 - strong eave lines;

DRAFT

January 14, 2008
Page 7 of 14

- horizontal trellises; and
 - different facade material than that used predominantly in the “middle.”
- iii. Buildings with more than 2 stories above elevation of the nearest public sidewalk will 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” will be the first story above grade. The “middle” will 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 occupying the corner of 5th Avenue NE and NE 165th Street will be designed to encourage pedestrian activity.
- iii. Buildings located at corners will serve as gateways to the neighborhood distinguishable from the rest of the buildings. Corner entries and/or architectural treatment will be used to emphasize the corner location.
- iv. Buildings will occupy at least 75 percent of the street front.
- v. Buildings will have their principal entrance on the street frontage line.

f. NE 165th and 5th Ave NE Building Corner Treatment

- i. Intent: To provide visual interest, mitigate building bulk, provide for pedestrian amenities and outside meeting areas, and add to pedestrian vitality at the corner of 5th Avenue NE and 165th Street NE.

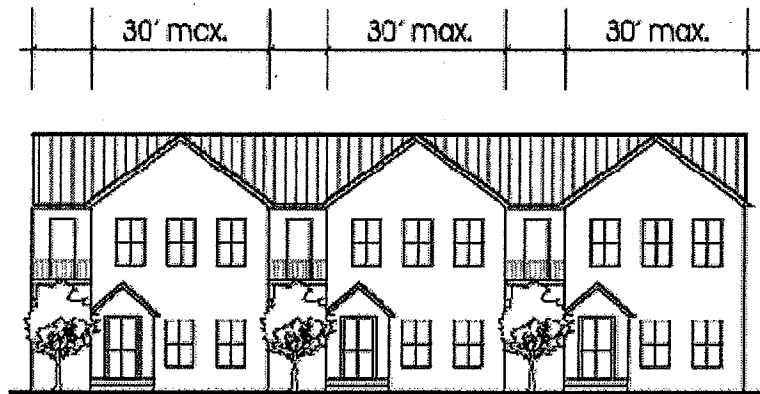
DRAFT

January 14, 2008
Page 8 of 14

- ii. Buildings occupying the corner of 5th Avenue NE and NE 165th Street will be designed to encourage pedestrian activity and pedestrian amenities. Pedestrian amenities include weather protection, substantial sitting areas, courtyard type flooring and lighting.
- iii. Buildings located at corners will serve as gateways to the neighborhood distinguishable from the rest of the buildings. Corner entries and/or architectural treatment will be used to emphasize the corner location.
- iv. Examples of design requirements can be found in the PLA2 administrative design guidelines.

g. Buildings fronting on NE 163rd Street

- i. Intent: To provide additional visual relief from more intense development across from R-6 zones.
- ii. If building is separated by a local street, building facades across from R-6 zones or single-family development will incorporate townhouse design elements.
- iii. Buildings located across from R-6 zones or single-family development will be used for residential living units.
- 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.



DRAFT

January 14, 2008
Page 9 of 14



h. 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 will 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 will 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 will 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 will 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.

i. Parking Structures

- i. Intent: To reduce the visual impact of above-ground parking structures.
- ii. Parking structures at ground-level will be fully enclosed except for vehicle entrances.

DRAFT

January 14, 2008
Page 10 of 14

- iii. Parking levels above ground level will have openings totaling no more than 65 percent of the façade area. All openings will 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 devices approved by the Director that meet the intent of this section.

j. **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 will only apply to developments in the Ridgcrest 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. Will not be used for parking or storage.
- c. May be located out of doors, on top of, or within a structure.
- d. Will 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.

DRAFT

January 14, 2008
Page 11 of 14

- 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 will be appropriate for the space occupied and large enough to be appreciated in full from at least 10 feet away.

3. Indoor Meeting Space

- a. Intent: To provide space for non-profit organizations to contribute to "third place" energy to complement commercial, residential and pedestrian synergy.
- b. Users may include community associations, neighborhood groups, after school programs, non-profit meeting space, and other programs that benefit the community at large.

4. Fountain or other water element

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

5. Plaza, public

- a. Intent: To provide for public gathering places supportive of a pedestrian-friendly environment.
- b. Will be accessible to the public.
- c. Will be readily accessible from a public sidewalk.
- d. Some portion will provide protection from adverse wind and rain.
- e. Will be signed to identify the enclosed plaza is available for public use.
- f. Will include permanent and substantial sitting areas for at least 5 people.
- g. Will be coordinated with or connected to the site's primary pedestrian entrance.
- h. Will be at least 2,000 square feet in area (1600 sq. ft in contiguous area with a minimum dimension of 20 feet).
- i. Will be enclosed on at least two sides by a structure or by landscaping which creates a wall effect.
- j. Will provide opportunities for penetration of sunlight.
- k. Will 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.

6. Sustainability Features

DRAFT

January 14, 2008
Page 12 of 14

- a. Intent: To ensure that new construction incorporates new and innovative building techniques to reduce demand on energy and stormwater systems.
- b. Development will 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.
- c. Low-impact development techniques will be incorporated for all new development within PLA2. Some combination of the following low-impact development techniques will be employed: Rain gardens, permeable pavement, rainwater harvesting, vegetated roof, road design that promotes walking and bicycling, bike racks, increase access to and connection between public transportation modes and use of native non-invasive plant species.

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 will 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 will 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. As part of the parking management plan Metro bus passes will be made available to 50% of the units for the first two years of project occupancy.
- 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 will be appropriately designated and signed.
- E. Minimum parking spaces required for residential uses are 1 space for studio units, 1.3 spaces for 1-bedroom units and 1.6 spaces for 2-bedroom units.
- F. Provisions will 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 will conform to the all of the parking design standards under SMC 20.50.410-.420
- H. On-site surface parking lot will be screened from public right-of-way and adjacent residential land uses. Screening can consist of locating parking behind buildings or by opaque landscaping.

DRAFT

January 14, 2008
Page 13 of 14

I. 2/3rds of the required parking spaces will be located on-site. The remainder of the required parking may be located off-site if the developer can secure parking through an agreement acceptable by the Director. Building occupancy will be restricted if, at any time, parking spaces off-site are lost and not replaced by other agreements. A notice will be recorded to the title of any property stating these requirements.

20.91.080 Signs

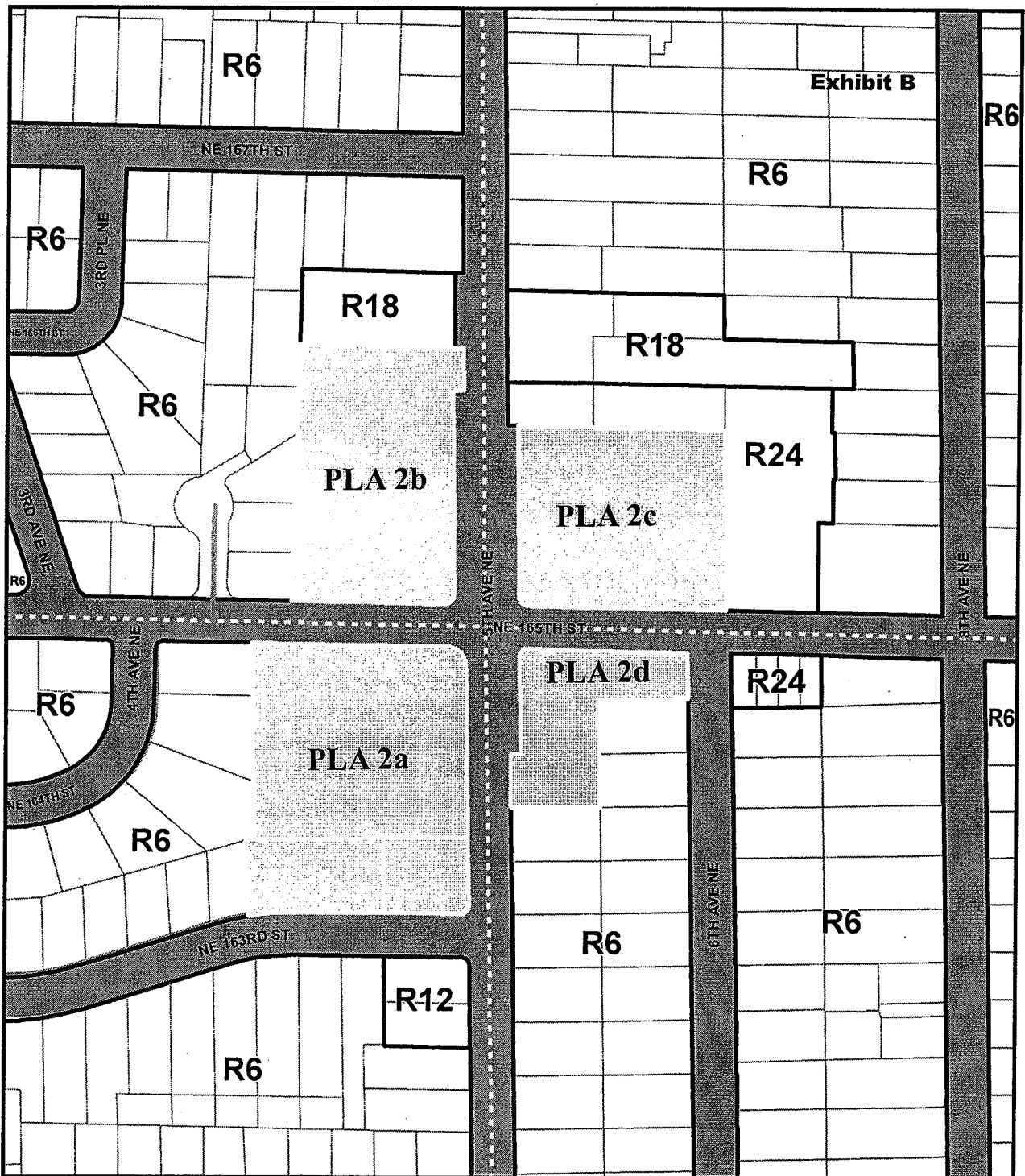
Development proposals in the Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more require submittal and approval of a master sign plan through the administrative design review process set forth in SMC 20.91.040.

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 will:
 - 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 will be well lit to provide inviting access and safety. Building-mounted lights and display window lights will contribute to lighting of pedestrian walkways and gathering areas.
- E. Light post height will not exceed 15 feet.
- F. Outside lighting will 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.

DRAFT

January 14, 2008
Page 14 of 14



Planned Area 2 (PLA 2)

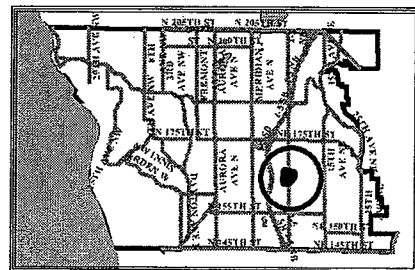
Zoning Legend

R4	Residential, 4 units/acre	NB	Neighborhood Business
R6	Residential, 6 units/acre	NCBD	North City Business District
R8	Residential, 8 units/acre	CB	Community Business
R12	Residential, 12 units/acre	O	Office
R18	Residential, 18 units/acre	RB	Regional Business
R24	Residential, 24 units/acre	RB-CZ	Regional Business-Contract Zone
R48	Residential, 48 units/acre	I	Industrial
CZ	Contract Zone		

Feature Legend

	- Map Tile Lines		- Unclassified ROW
	- City Boundary		- Parcel Line

μ



0 62.5 125 250 375 500 Feet

No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.