

FOR ADMINISTRATIVE REVIEW ONLY 2022-

City File No:

Title: SG-Transition & Corridor Design Guidelines Checklist
Lakeview Townhomes – 3803 NE 155th St.

Legend:

	The regulation is Not Applicable
	Compliance will be required at a later point
	See Landscape Plans

SECTION	DESIGN GUIDELINE	APPLICANT STATEMENT	STAFF/PAGE COMMENTS
B.1.1	Properties Fronting on Bothell Way Note: no part of this proposal fronts Bothell Way		
B.1.2	Properties Fronting on Side Streets		
	<p>a. Parking areas must occupy not more than 50% of side street front.</p> <p>b. No parking areas are allowed along NE 145th St and 153rd St. ROW within 50' of Bothell Way ROW.</p> <p>c. Service areas and untreated blank walls shall not front a side street.</p> <p>d. Portions of bldgs. facing a side street & within 50' of Bothell Way ROW must feature pedestrian-oriented facades facing side street.</p> <p>e. Bldgs. with ground floor residential units within 20' of ROW must have ground floor elevation at least 3' above sidewalk grade except for designated ADA units. . Buildings with ground floor residential units facing the street must feature a window area of at least 10 square feet for every 30</p>	<p>No parking fronts side street. Driveway width is 20' and lot line is 231.65'.</p> <p>N/A, project located on NE 155th St.</p> <p>No proposed blank walls fronting a side street. Waste containers to be stored in garage of each unit, only staged along NE 155th on pickup day and will be fully enclosed.</p> <p>N/A, greater than 50' from Bothell Way ROW.</p> <p>All ground level residential units have floor elevation greater than 3' above sidewalk grade at point of entry. East-most unit's first residential floor is one story above sidewalk grade.</p> <p>Building frontage = 112' Required glazing area = 10SF * 112'/30' = 38 SF</p>	

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	<p>linear feet of frontage or landscaping with trees, shrubs, and groundcovers, as approved by the code administrator.</p>	<p>Provided glazing area = 325 SF (48.1%) at ground level Landscaping also provided.</p>	
	<p>f. Parking areas must be screened from pedestrian areas, sidewalks, walkways and street ROW.</p>	<p>5' screen provided at south pedestrian area adjacent to parking stalls. Building obscures parking from street ROW</p>	
	<p>g. Non-residential bldgs. within 15' of side street ROW must feature transparency on at least 30% of ground floor façade facing street between 2' and 8' above grade; area between street and bldg. must be landscaped.</p>	<p>48.1% transparency provided at walls within 15' of property line. 2'- 8' frontage area: 675 SF Glazing area within: 325 SF Landscaping provided.</p>	
	<p>h. Building entries must have direct pathway to public sidewalk; such entries should face the street.</p>	<p>Building entries face the street and connect with the sidewalk.</p>	
	<p>i. Areas between street ROW and the front bldg. façade must be landscaped or a pedestrian-oriented space (See C.2.1).</p>	<p>Areas landscaped per item j, k, and l below.</p>	
	<p>j. All bldgs. must be set back from curb line at least 12' to allow for a 4' wide sidewalk plus a 4' wide planter and a 4' wide planting strip.</p>	<p>4' sidewalk and 4' wide landscape area provided, See sheet A0 and landscape plan.</p>	
	<p>j. New development fronting on side street must provide a sidewalk at least 4' wide and a planting strip at least 4' wide alongside street.</p>	<p>4' sidewalk and 4' wide landscape area provided, See sheet A0 and landscape plan.</p>	
	<p>k. The planting strip for new development fronting on side street must include at least one street tree for every 30 feet of frontage and ground cover or shrubs conforming to standards in Section C.3.2.</p>	<p>See landscape plan. 112' of frontage / 30' = 4 street trees.</p>	

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	I. Except where there is a pedestrian-oriented façade, bldgs. on side streets shall be separated from sidewalk by a 4' wide (min.) planting strip with continuous row of shrubs or trees.	See sheet A0 and landscape plan. 4' wide planting area provided, except where stoops and landings occur.	
B.1.3	Properties Fronting on the Planned North-South Access Street (SG-T Zone) Note: Omitted as it only applies to properties between NE 145 th and NE 147th		

B.2.1 Pedestrian Circulation			
	a. Where practical, provide pedestrian access onto the site from all streets on which the use is located.	Pedestrian access via sidewalks. See sheet A0 and landscape plan.	
	b. Bldg. must include universally accessible, clearly identified pedestrian entry.	Unit entries all feature 5' canopy. No ADA units proposed—Multi-story units.	
	c. For multiple bldgs., provide for pedestrian circulation between all bldgs.	N/A	
	d. Provide direct pedestrian access to adjacent properties if code administrator determines it is feasible and desirable.	N/A	
	d. New developments shall provide opportunities for future pedestrian connections to adjacent properties through use of pathway stub-outs, bldg. configuration and/or parking lot layout.	Only access is via NE 155 th St. South side of property contains steep slopes.	
B.3.1	North-South Access Street Note: Omitted as it only applies to properties between NE 145 th and NE 147th		
B.3.2 Vehicular Connections			
	a. Provide street trees and sidewalks on all internal access streets.	Internal sidewalk with street trees @ 10' O.C. provided at entry driveway	
	b. Primary vehicular access to corner lots shall be located on side streets and sufficiently distant from intersection.	N/A, not a corner lot.	

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	<p>c. Code administrator may require modification of proposed vehicle access points and internal circulation to minimize cut-through traffic.</p>	N/A, cut through traffic not possible.	
	<p>d. Provide street trees and sidewalks on all internal access streets to increase their function and appearance.</p>	Internal sidewalk with street trees @ 10' O.C. provided at driveway	
B.4.1	Unifying Site Planning Concept Note: Omitted as project is only one building and under 45,000sqft.		
B.5.1	Service Areas		

	<p>a. Service areas shall be located to avoid negative visual, auditory, olfactory or physical impacts on street environment and adjacent residential properties.</p>	Proposed trash pick-up point is located greater than 15' from adjacent residential property with vegetated buffer and driveway separating trash pickup area from residential property. Waste receptacles are to be stored in unit garages and staged in the provided pickup area.	
	<p>b. Exterior loading areas and service vehicle drives for commercial uses shall not be located within 20' of a SF residential zone; internal service areas may be located across the street from a SF zone.</p>	No commercial service provided.	
	<p>c. Service areas must not be visible from sidewalk and adjacent properties.</p>	See item B.1.2.c response, areas are fully enclosed.	
	<p>d. Ground-mounted mechanical equipment must be located and screened to minimize visual and noise impacts to pedestrians on streets and adjoining properties.</p>	N/A no ground mounted mechanical equipment proposed.	

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	<p>e. Roof-mounted mechanical equipment must be located and screened so the equipment is not visible from the ground level of adjacent streets or properties within 20' of the structure.</p> <p>f. Locate and screen utility meters, electrical conduit and other service/utility apparatus so they are not visible from adjoining properties and nearby streets.</p>	No proposed rooftop equipment.	
	<p>g. Service areas used by residents shall be located to avoid entrapment or other conditions where personal security is a problem.</p> <p>h. Exterior service areas must be screened, but screening requirements may be reduced by code administrator at access points for service areas inside bldgs.</p>	<p>N/A, each unit contains its own services.</p> <p>Trash storage is contained in each respective unit and staged in the screened street-side enclosure for pickup</p>	
B.5.2	Screening of Service Areas and Mechanical Equipment		
	<p>a. A structural enclosure shall be constructed of masonry or heavy gauge metal and have a roof. The walls must be sufficient to provide full screening from the affected roadway or use. The enclosure may use overlapping walls to screen dumpsters and other materials. Gates should be made of heavy-gauge, site-obscuring metal.</p> <p>b. Collection points should be configured so that the enclosure gate swing doesn't obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into the ROW.</p> <p>c. Weather protection of recyclables shall be ensured by weather-proof containers or by a roof.</p>	<p>Trash storage is contained in each respective unit garage.</p> <p>Collection point is located curbside and will be screened with landscaping.</p> <p>Trash storage is contained in each respective unit garage.</p>	
B.5.3	Underground Utility Lines		

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	All on-site utility lines must be located underground.	Utility lines located underground	
B.6.1	Integration of Storm Water Facilities into Site Design		
	a. Incorporate the biofiltration system, including LID features, as part of the landscape features.	Stormwater drainage design is routed to storm sewer.	
	b. Locate biofiltration swales, ponds, or other approved biofiltration systems as part of a landscape screen	Stormwater drainage design is routed to storm sewer.	
	c. Where topography is favorable, locate the biofiltration swale, wet pond, or other approved system as part of the required internal parking area landscaping.	N/A	
	d. Use appropriate plant species.	No exterior storm retention proposed.	
B.6.2	Pavement Minimization		
	Pavements for site features other than motor vehicle circulation and parking shall be permeable where soil conditions make it feasible.	Permeable paving proposed at pedestrian oriented and common outdoor areas. See A0 Site Plan.	
B.6.3	Storm Water Infiltration		
	Applicant must demonstrate that infiltration through LID practices has been used as part of overall stormwater handling system or that infiltration has been considered and found infeasible.	Refer to TIR dated 08/10/2022	
B.7.1	Amount of Required Residential Open Space		
	a. All MF residential must provide 100sf of on-site open space per dwelling unit; acceptable types include:	See sheet A0 for proposed open space calculations. 1100 SF total required. 2507 SF total provided.	
	(1) <u>Common open space.</u> “Usable outdoor open space” includes landscaped courtyards or decks, entrance plazas, gardens with pathways, children’s play areas, or other multipurpose recreational and/or green spaces. See Guideline to reference special requirements for common open spaces.	700SF common open space provided. 1100 SF total required including balconies. Total provided area exceeds this requirement. See B.7.1(2)	

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	<p>(2) <u>Balconies</u>. Individual balconies or patios may be used for up to fifty percent of the required open space. To qualify as open space, balconies or patios must be at least thirty-five square feet, with no dimension less than five feet.</p>	<p>Used for up to 50% open space requirements (550 SF/1,100 SF) Balcony areas range from 141 SF – 171 SF. Minimum dimensions: 9'x16'</p>	
	(3) <u>Rooftop decks and terraces</u>	No rooftop decks proposed.	
	<p>(4) <u>On-site indoor recreation areas</u> (for up to 50% of required open space)</p> <p>(5) <u>Setbacks/privacy</u>. All ground floor residential units shall be set back at least ten feet from the right-of-way, sidewalk or commonly accessible pathway.</p> <p>Exception: The code administrator may waive this requirement if the units have a floor elevation at least three feet above the sidewalk grade to provide for increased privacy.</p> <p>The city may approve other design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.</p>	<p>No indoor recreation areas proposed.</p> <p>Ground floor elevations within 10' of ROW are all at least 3' from sidewalk grade at point of entry. See elevations sheet A5</p>	
B.8.1	<p>Residential Open Space Requirements Note: This section is not applicable because no service areas are proposed.</p>		
B.9.1	<p>Site Planning for Security - Prohibitions</p>		

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	<p>a. Entrapment areas where a person could become trapped with no exit route; provide 2 means of egress from all outdoor spaces.</p> <p>b. Areas which are dark or not visible from a public space.</p> <p>c. Bldgs., vegetation, or other objects that block visibility into a space or provide places to hide.</p> <p>d. Screens or landscaping that blocks motorists' views of pedestrians crossing streets, driveways, and vehicular circulation areas.</p> <p>e. Where visibility is necessary to avoid potential for pedestrian/vehicle collisions, do not plant vegetation that will obstruct views between 3' and 8' above the ground.</p>	<p>Outdoor common spaces provide 2 means of egress. Site design accounts for lighting, vegetation and visibility concerns. See Site and Landscape plans.</p>	
B.9.2	Desirable Elements		
	<p>a. Provide ability for people occupying buildings and public spaces to view all parts of accessible spaces.</p> <p>Provide security and pedestrian lighting per F.1.1 (b.).</p>	<p>Adequate lighting shall be provided for all public spaces per Landscape. Windows overlooking outdoor spaces are provided in adjacent dwelling units.</p>	
C.1.1	Pedestrian Circulation – General Design		
	<p>a. Landscaping shall not block visibility to and from a path, especially where approaching roadway or driveway.</p>	<p>Landscaping shall be limited to 42" in height within 15' vision triangle, however, street trees (with bottom of canopy at least 6' above grade) are proposed within vision triangle to meet the requirements of item B.1.2.k.</p>	
	<p>b. Pedestrian walks shall be separated from structures at least 3' for landscaping except where adjacent bldg. features a pedestrian-oriented façade.</p>	<p>Pedestrian walks are located along 155th and internal drive. Pathways are separated from the structure by 4' wide unit entry stairs.</p>	

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	<p>c. Pathways providing access to commercial and mixed-use bldgs. must be at least 8' and demonstrate that walkway is of sufficient width to accommodate anticipated number of users.</p>	No commercial/mixed use buildings proposed. Live-work units each have separate entry.	
	<p>d. Public pathways must be ADA compliant.</p>	Public outdoor spaces are as accessible as feasible given the ROW and grades are sloped.	
C.1.2	Pedestrian Circulation Where Facades Face Parking Areas Note: N/A – there are no proposed parking areas		
C.1.3	Bicycle Facilities		
	Provide bicycle racks or other means of safely and conveniently parking bicycles at the rate of at least 1 rack (for two bicycles) for every 50 linear feet of building façade with a main entry.	Each unit is provided 1 bicycle storage area (totaling 11 stalls—See Sheet A1), exceeding the requirement of 8.	
C.1.4	Benches and Outdoor Seating		
	Provide at least one bench or five linear feet of seating wall or 2 outdoor chairs for every 50 feet of storefront (the length of the side of the building on which the main entrance is located). The seating may be located in a pedestrian oriented open space (See Section C.2) within 200 feet of the actual storefront.	Four 5' wide benches are required. 3 provided in North outdoor space and 2 in South outdoor space totaling five. All of which are a maximum of 85' from the building frontage.	
C.2.1	Pedestrian-Oriented Open Space - Criteria		
	a. Required pedestrian-oriented open space features:		
	(1) Visual and pedestrian access (including ADA) into site from a street, private access road, or non-vehicular courtyard.	Pedestrian oriented spaces is proposed adjacent to ROW and the interior drive.	
	(2) Paved walking surfaces of either concrete or approved unit paving.	Walking surfaces to be paved surfaces per B.6.2.	
	(3) On-site pole or bldg-mounted lighting (fixtures no taller than 15') providing 2 to 4 foot candles on the ground.	Adequate lighting to be provided either as building mounted fixtures or bollard style.	

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<p>(4) Spaces must be located in or adjacent to areas with significant pedestrian traffic.</p>	<p>Spaces are provided adjacent to ROW sidewalk and connect via interior foot circulation.</p>	
<p>(5) Landscaping components that add visual interest and do not act as a visual barrier.</p>	<p>See Landscape</p>	
<p>b. Desirable pedestrian-oriented open space features:</p>		
<p>(1) Pedestrian amenities such as a water feature, site furniture, artwork, drinking fountains, kiosks,</p>	<p>Benches provided per C.1.4.</p>	
<p>(2) At least 2' of seating area or 1 individual seat per 60sf of plaza/open space.</p>	<p>700 SF provided/60 SF = 11.7 $11.7 \times 2' = 24'$ of bench req'd. $5' \times 5' = 25'$ provided.</p>	
<p>(3) Adjacent bldgs. with transparent window and doors covering 75% of façade between 2' and 8' above ground level.</p>	<p>Adjacent buildings are private residential units, specifically the garage. No glazing provided.</p>	
<p>(4) Consideration of sun angle at noon and wind pattern in design of space.</p>	<p>Outdoor spaces will receive ample daylight before/at noon and receive shade in PM</p>	
<p>c. Pedestrian weather protection, alcoves, seating along bldg. edges.</p>	<p>Canopy on adjacent building to provide covered area for benches. See Sheet A0</p>	

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	d. Must <u>not</u> have: (1) Asphalt or gravel pavement (2) Adjacent parking areas or service areas not separated with landscaping (3) Adjacent chain link fences (4) Adjacent blank walls without blank wall treatment (5) Outdoor storage or retail sales that do not contribute to pedestrian-oriented environment.	No asphalt or gravel proposed. No chain link fences proposed. Blank wall treatment provided per A0 (Bench canopies). No outdoor storage/sales area proposed.	
C.3.1	Landscape Types (see design guidelines for full descriptions)		
	a. – e.	See Landscape Plan.	
C.3.2	Landscaping – General standards for all landscape areas (see design guidelines for full descriptions)		
	a. – p.	See Landscape Plan.	
C.3.3	Landscaping – Plan design, design review & installation		
	a. Landscape plan shall identify the following: (see design guidelines for full descriptions)		
	(1) – (10)	See landscape Plan.	
C.3.4	Maintenance		
	a. Landscaping shall be maintained for life of project.	To be noted at time of building permit submittal.	
	b. Landscape materials shall be properly pruned.	To be noted at time of building permit submittal.	
	c. Dead, diseased, damaged or stolen plants shall be replaced within 3 months or during next planting season.	To be noted at time of building permit submittal.	
	d. Landscape areas shall be kept free of trash, mulched and weeded.	To be noted at time of building permit submittal.	
D.1.1	Pathways through Parking Lots		
D.2.1	Interior Parking Area Landscaping		
D.2.2	Parking Area Screening		
E.1.1	Architectural Character – Building Design		

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	Buildings should not exhibit specifically historical styles and themes.	Building style is contemporary – overlapping mass blocks w/ contrasting envelope textures	
E.2.1	Human Scale Elements		
	Incorporate a minimum of 3 human scale building elements into facades facing primary internal streets, open spaces and path corridors.	Entry canopies, balconies, pedestrian oriented space and building overhangs @ garages provided.	
E.3.1	Scale of Large Buildings		
	a. All new buildings over three stories or over 5,000 square feet in gross building footprint or with facades longer than 100 feet measured horizontally shall provide at least three modulation and/or articulation features as described below along any façade that is visible from a street, residential zone or pedestrian pathway, and have entries at intervals of no more than 60 feet.	Features 2 to 6 (per below) are provided along North, East, and West elevations. Unit interval is either 16' or 20' depending on type.	
	(1) Horizontal building modulation must be provided, see code for details.	Not used	
	(2) Modulated roof line. See code for details.	Used, Modulated roof line provided at unit interval.	
	(3) Repeating distinctive window patterns at intervals less than the articulation interval.	Used, groups of 2 or 3 windows help to evenly break up the massing blocks.	
	(4) Providing a porch, patio, deck, or covered entry for each articulation interval.	Used, Covered entry provided at each unit interval.	
	(5) Changing the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.	Used, Alternating directions of shed roofs and dormers create a pattern at unit interval.	
	(6) Changing materials with a change in building plane.	Used, envelope colors and textures distinguish massing blocks & break up large continuous surfaces	
	(7) Providing lighting fixtures,	Not Used	

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	trellises, trees, or other landscape features within each interval.	
E.4.1	Pedestrian-Oriented Facades see B.1.2.d. & B.1.3	
	a. Weather protection at least 5 feet deep is required over the entries of all primary buildings, individual businesses, and individual residences. This may include a recessed entry, canopy, porch, marquee, or building overhang.	5' canopy/recess provided at each unit entry.
	b. Canopies, awnings, or other similar weather protection features shall not be higher than 15 feet above the ground elevation at the highest point or lower than 8 feet at the lowest point.	Provided. See elevations. Highest canopy at ground level = 14'-11" Lowest = 8'-0"
	c. The color, material, and configuration of the pedestrian coverings shall be as approved by the code administrator.	Canopies will be painted to match elevation color scheme.
E.4.2	Pedestrian Weather Protection	
	In addition to weather protection along pedestrian-oriented facades (see E.4.1), provide pedestrian weather protection in public spaces such as transit stops, along pathways, building entries, along display windows, specifically:	
	a. Weather protection at least 5 feet deep is required over the entries of all primary buildings, individual businesses, and individual residences. This may include a recessed entry, canopy, porch, marquee, or building overhang.	5' deep recess/canopy proposed at all residential entries. Canopies provided at benches and pathways adjacent to structures.
	b. Canopies, awnings, or other similar weather protection features shall not be higher than 15 feet above the ground elevation at the highest point or lower than 8 feet at the lowest point.	Proposed canopies located no lower than 8 feet above grade and no higher than 15'.
E.5.1	Building Corners	N/A
E.6.1	Design Details - Building	
	a. through l. New residences shall include at least 3 of the design features outlined in C.3.1 on	See Landscape

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	facades that face a pedestrian-oriented street, park, or pedestrian route.		
E.7.1	Materials		
	a. Metal siding allowed only with special detailing outlined in E.7.1.a.	No metal siding proposed.	
	b. Concrete block walls used over 25 percent of a building façade visible from a public roadway, pathway, or park allowed only with special detailing outlined in E.7.1.b.	No concrete block walls proposed.	
	c. Prohibited materials – mirrored glass, corrugated fiberglass, chain link fencing, crushed colored rock or tumbled glass, any sheet materials with exposed or unfinished edges, EIFS.	No prohibited materials proposed.	
E.8.1	Blank Walls Note: See definition for Blank Walls on pg 52 of C-T Design Guidelines		
	All blank walls (see Definitions) within 50 feet of the street, pedestrian pathway, park, or adjacent property, and also visible from that street, pedestrian pathway, park, or adjacent property, shall be treated in one or more of the ways outlined in a. through e.	We have provided 1 blank wall matching the definition – The West end of Unit 1. Highly visible to those walking or driving downhill on NE 155 th . Building signage with lighting provided here to meet this requirement.	
E.9.1	Principal Building Entrances		
	a. Bldg. entrances must be covered by at least 50sf of weather protection.	Typical unit entry features 25 SF canopy. No main building entry proposed, only separate units.	
	b. Pedestrian entrances must be lit to at least 2 foot-candles.	Entry lights provided at min. 2 foot-candles.	
	c. Entries must be identified with respect to bldg.	Canopies and recesses highlight entries of all units.	
	d. Bldg. entrances must be visible from the roadway and/or major public pedestrian pathway.	Entries visible from ROW, driveway and sidewalks.	
	e. Entries must be visible from areas with high pedestrian activity	Entries visible from ROW, driveway and sidewalks.	

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	or where residents can view the entry.		
	f. Security. To the extent feasible, entries must be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance).	Entries either face ROW or are visible from adjacent units, driveways and sidewalks.	
	g. Bldg. entrances must be enhanced by one or more of the measures outlined in Section E.9.1g.	Architectural lighting provided per E.9.1(b)	
E.9.2	Secondary Public Access for Commercial Buildings: N/A		
E.10.1	Parking Garage Design		
	a. Parking garages must be designed to obscure the view of parked cars at the ground level.	Views not provided into unit garages from ground level.	
	b. Where the garage wall is built to the sidewalk edge, the façade shall incorporate a combination of artwork, grillwork, special building material or treatment/design, and/or other treatments as approved by the City that enhance the pedestrian environment. Small setbacks with terraced landscaping elements can be particularly effective in softening the appearance of a parking garage.	Unit garages are integrated into the elevation design. The southeast end of the building is the only place where the garage wall is adjacent to an interior sidewalk edge. This wall is treated with a hanging canopy to provide weather protection.	
	c. Upper-level parking garages must use articulation treatments that break up the massing of the garage and add visual interest.	N/A	
F.1.1	Site Lighting Levels		
	All publicly accessible areas shall be lighted with average minimum and maximum levels. b. Lighting shall be provided at consistent levels, with gradual transitions between max. and min. levels and between lit and unlit areas; avoid highly contrasting pools of light and dark areas.	Common areas will be provided with adequate lighting.	

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F.1.2	Light Quality and Shielding		
	a. Parking area lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25' above the ground, with lower fixtures preferable.	Lighting at parking stalls will have cut-off shrouds or be mounted below 15' and directed down to ensure no light pollution.	
	b. All fixtures over 15' in height shall be fitted with a full cut-off shield.	See above.	
	c. Pedestrian-scaled lighting (light fixtures no taller than 15') is encouraged in areas of pedestrian activity.	Lighting on site will not be mounted higher than 15'.	
	d. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source be visible at the property line.	Light fixtures will be located to ensure no light pollution.	