



# LEARY WAY CORRIDOR DESIGN PHASE 1

DRAFT PREFERRED ALTERNATIVE

**KPG**  
Interdisciplinary Design

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# Summary

The City of Redmond is evaluating multiple options for standard code language for the creation of a district overlay within the Old Town Zone of the downtown core for properties located with frontage on Leary Way. The selected option will ultimately be incorporated into the municipal code as generally applicable regulations for projects within the study area, and in practice will be applied on a case-by-case basis.

This documentation does not include standards for building façade appearance, canopy height/dimensions, or building overall heights. These particular elements are part of a separate document currently under review by the City.

Considerations for the development of the preferred alternative within this document has included the historic character of the area, pedestrian mobility, and consideration for both City and private interests within the corridor. The standards are designed such that City staff can test the standard using possible development scenarios.

The preferred alternative documentation includes written descriptions using “If/Then” statements. This approach can be used to allow design flexibility for future building projects within the corridor and strives to provide benefits for both the public using the corridor and private interests seeking to develop properties within the proposed historic Old Town district overlay.

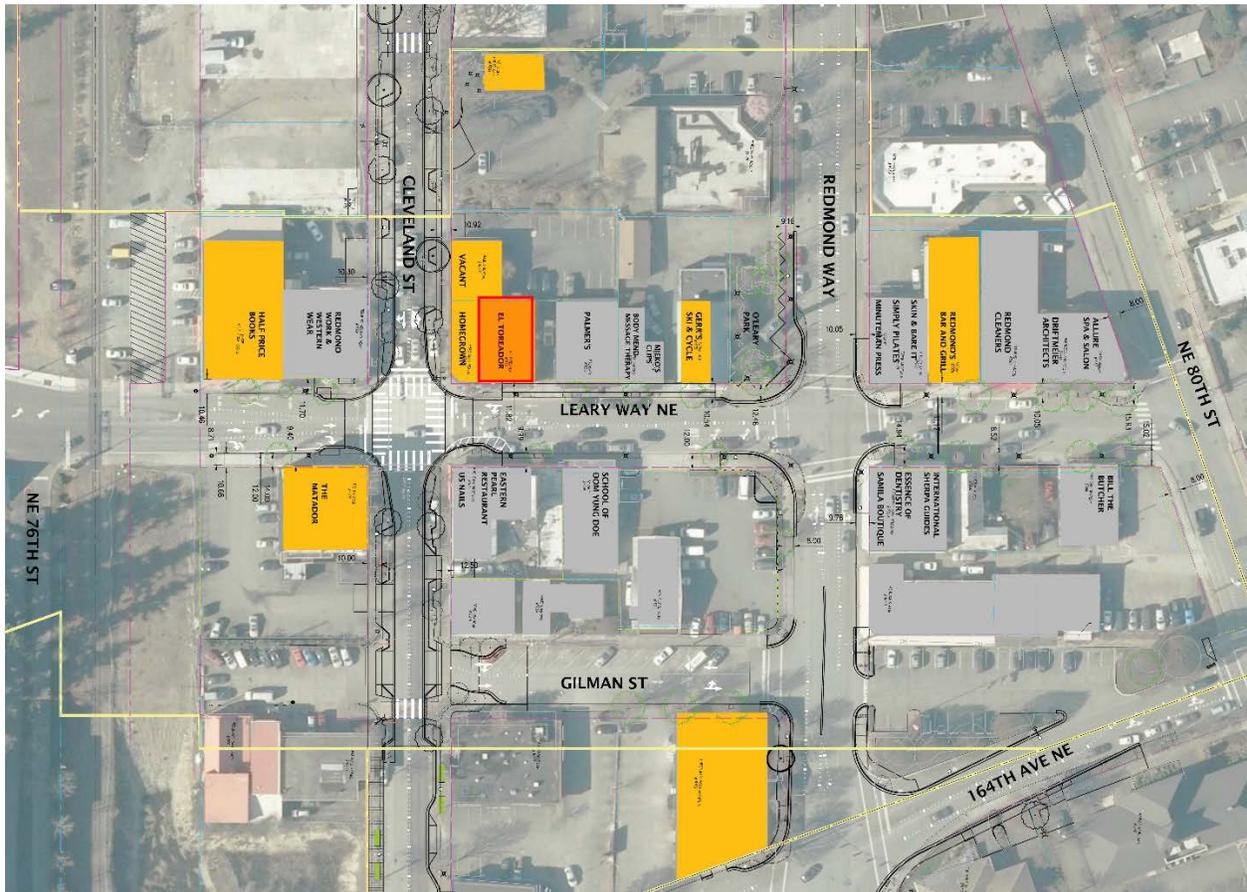
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# Existing Conditions

The Leary Way corridor is the primary north-south access road through the City of Redmond’s Old Town historic district extending from the south corner of Leary Way and NE 76<sup>th</sup> ST to the north termination of Leary Way at NE 80<sup>th</sup> ST.

The corridor has existing infrastructure including curbs, street trees, pedestrian lights, parallel parking, and many buildings that have achieved landmark status. The sidewalk currently ranges between 10 feet to 12 feet as measured from back of curb at nearly all blocks along Leary Way. There are currently five landmark designated buildings and one building with fixed frontages located on Leary Way.

Figure 1. Old Town District Plan



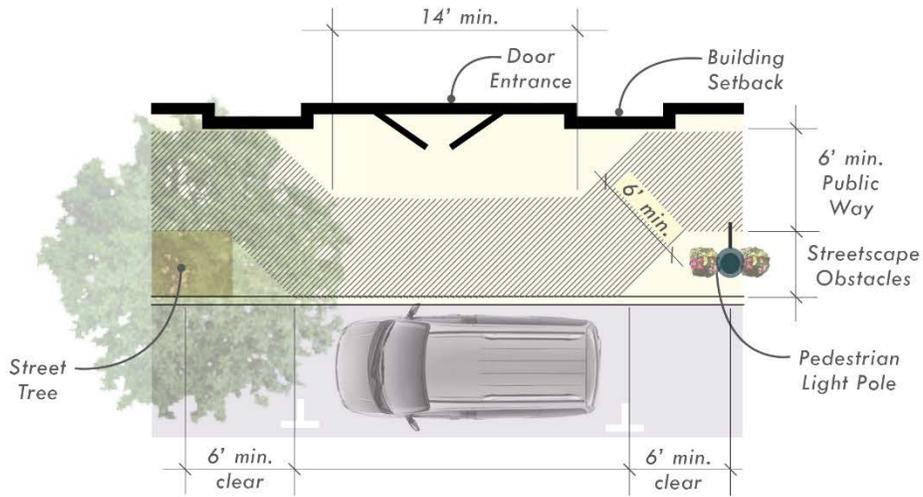
- Landmark Buildings
- Existing Building with Fixed Easement

1. Half Price Books
2. Homegrown
3. El Toreador
4. Gerk’s Ski & Cycle
5. Redmond’s Bar & Grill
6. The Matador

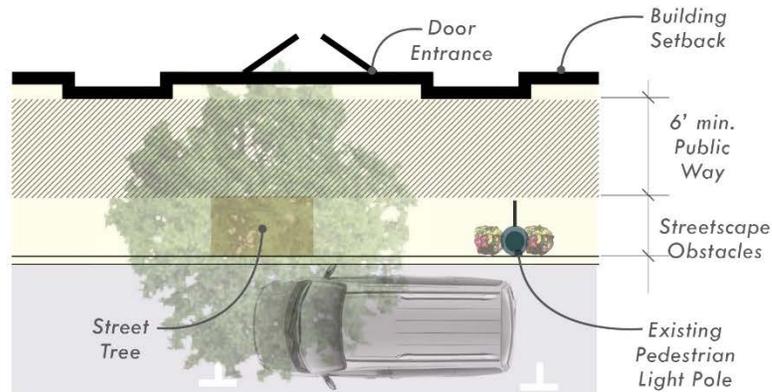
# Public Way

Public Way: The minimum public way, including clear area for individuals to maneuver between fixed and movable streetscape obstacles shall be no less than 6'-0" at any location mid-block and no less than 18'-0" from back of curb at corners adjacent to roadway intersections. When measuring from obstacles, a 45-degree angle shall be used to measure off of the edge closest to the path of travel.

**Figure 2a. Public Way, Example Sidewalk Paths of Travel**



**Figure 2b. Public Way, Example Sidewalk Paths of Travel**



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## I Approach

The preferred alternative uses a conservative approach which limits variation to the building face and placement of street furniture, keeping street trees and other appurtenances fixed. The approach uses a trade-off approach stated by “If/Then” terminology in order to provide both the City and private interests with the ability to tailor projects to interact with existing “fixed” streetscape elements and also to maximize the building footprint while providing for appropriate Public Way clearance and public amenities that would enhance the urban fabric of downtown Redmond.

The preferred alternative has a baseline 14-foot sidewalk width measured from back of curb to building face is indicated. The particular sidewalk width baseline was evaluated due to the benefit of flexible opportunities the width offers for positive public amenities including café seating, benches, and increased sections of open space at locations where new development could occur. A continuous 4-foot wide buffer zone including, street tree, pedestrian lighting, and trash receptacle is considered fixed as part of the preferred alternative.

A potential detriment to the a blanket requirement of a 14-foot setback within the Leary Way corridor is the location of current Landmark Buildings and existing buildings currently. These existing buildings have 10-foot to 12-foot sidewalks. Sidewalk widths in front of Landmark buildings are considered fixed. The roadway section and setback of an existing Landmark buildings will not be altered as part of the preferred alternative. Another drawback of a blanket 14-foot sidewalk width is that it potentially limits future development from maximizing the lot coverage allowed by zoning code, current code allows for 100% of property coverage and a majority of properties with frontage on Leary Way are set back between 10 feet and 12 feet from back of curb.

With the benefits and potential drawbacks considered, the preferred alternative provides tradeoffs to balance both the pedestrian realm and leasable space for all parcels with frontage along Leary Way. Therefore, although the baseline sidewalk width is noted as 14 feet wide, there are opportunities provided through the provisions of providing public amenities that would allow new buildings to use more of their building parcels by allowing a minimum of 12-foot sidewalk through the incorporation of public amenities. A 10-foot sidewalk, although it is an existing condition at many locations, potentially limits the public way and causes increased challenges for pedestrians maneuvering through the corridor, therefore a 10-foot sidewalk is only noted at existing Landmark buildings.

## II Baseline Sidewalk Dimension

*Sidewalk Width: Minimum 14'-0" from back of curb to outermost edge of building, excluding awnings and canopies, except as follows.*

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### III Public Plazas:

- A. Dimensions: To provide an increase in public spaces, of adequate size is provided to serve the public and accommodate public amenities, the minimum area for public plaza/courtyard is 240 square feet, occupying space from the ground plane up to the sky. Coverings shall not exceed more than 50% of spatial square footings of public plaza. Coverings may be transparent planes or non-permanent cloth canopies. Coverings shall be fastened to the building façade not be supported by columns penetrating the ground floor of the public plaza space. The minimum size is adequate for small pocket plazas and can accommodate seating, public art, sculpture(s), planter(s), water feature(s), or larger outdoor café-dining seating areas.
- B. A single bonus may be applied to Public Plazas/Courtyard conforming to the standards of this section:
- C. Bonus 1: If a plaza/courtyard is provided conforming to the requirements of this section, then up to 50% of the building's outermost edge, excluding awnings and canopies, may be located 12 feet from back of curb, all Public Way and other building modulation requirements apply.
- D. Bonus 2: If a plaza/courtyard is provided conforming to the requirements of this section, then the on-site parking requirement may be reduced by 1-stall for every 144 square feet of plaza provided, up to 4-stalls.
- E. Configuration
- F. Plazas/courtyards should generally be regular in shape (rectangular or square, etc.)
- G. Plazas/courtyards should be a minimum of 12 feet up to 28 feet in depth and a minimum of 20 feet wide, measured from building face and a clear delineated public way through the space.
- H. Plazas/courtyards may be located at any suitable location along the building frontage, however at building corners adjacent to intersections a plaza should be located a minimum of 20 feet away from radius return of intersection.
- I. Public plazas/courtyards may not be considered at a building corner adjacent to a public street.
- J. A plaza/courtyard may be located in front of a building or storefront entrance (maintaining 6' minimum public way for access).

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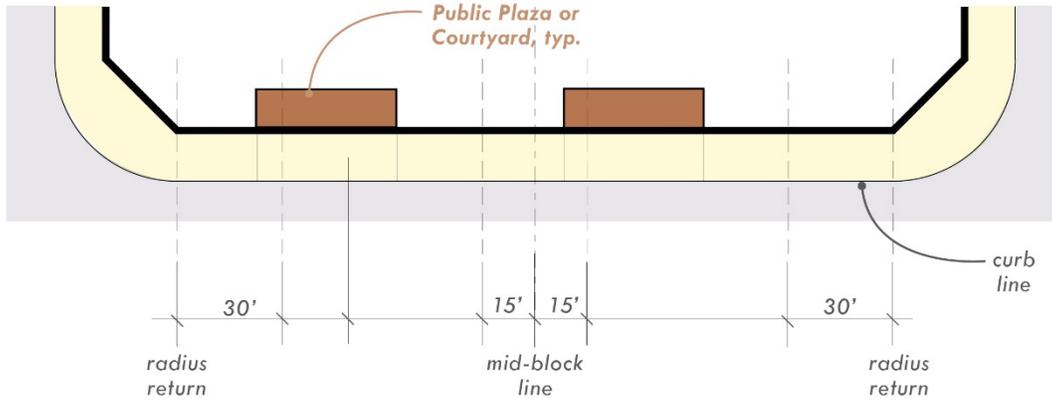
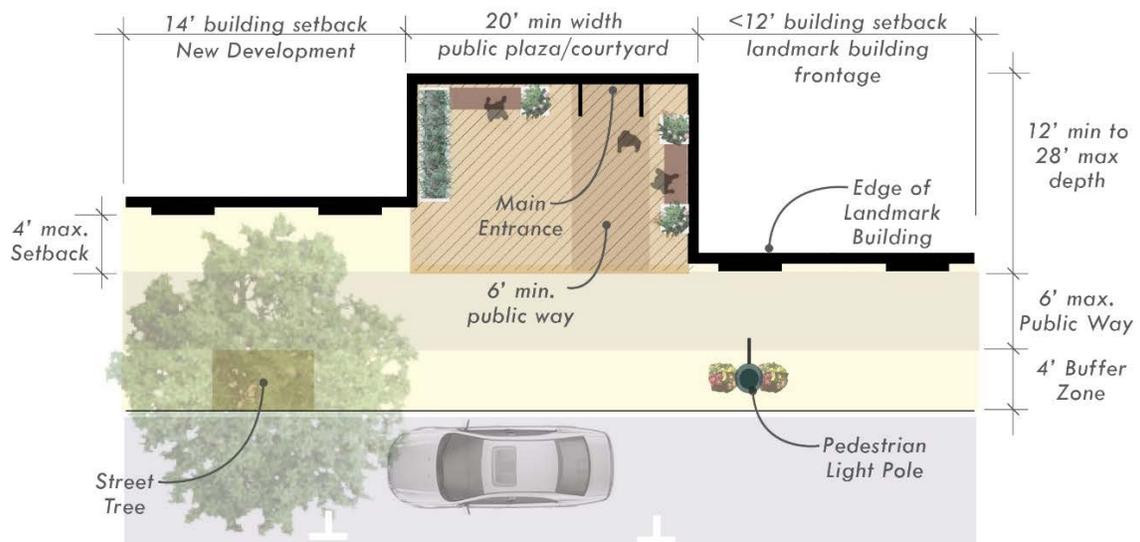
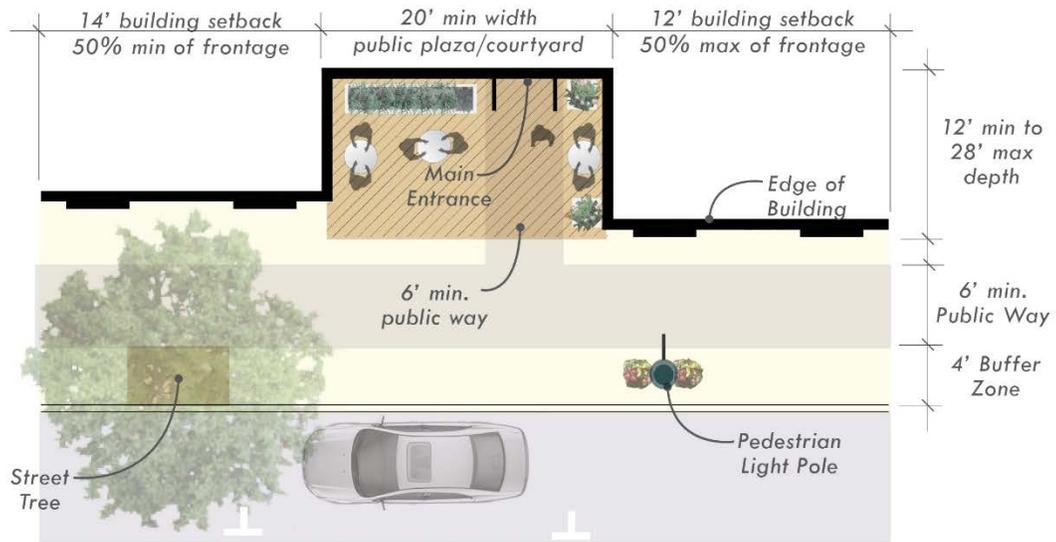


Figure 3a. Plaza/Courtyard Configuration

Figure 3b. Plaza/Courtyard Adjacent to Landmark Building Configuration



**Figure 3c. Plaza/Courtyard Adjacent to New Development**



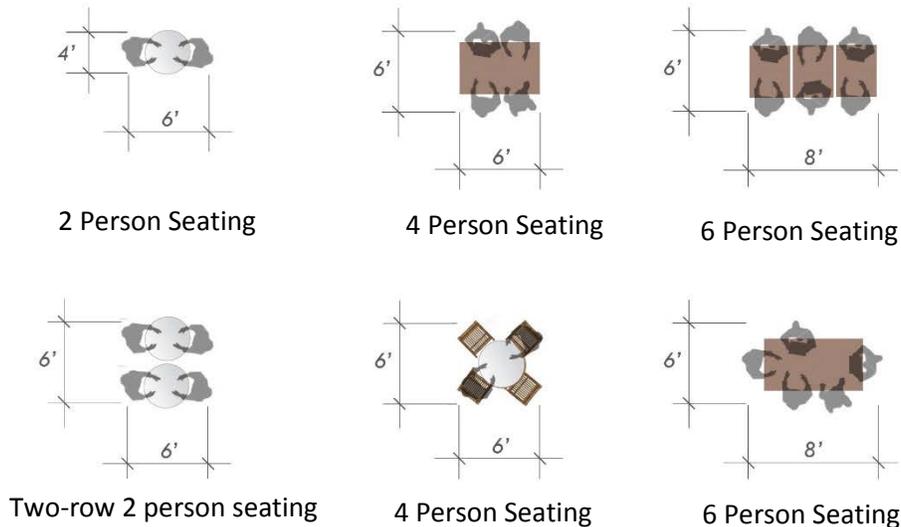
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#### IV Outdoor Café or Streatery:

A. Dimensions: To provide areas adjacent to businesses serving food and encourage public space that can be used for seating. Outdoor seating may be provided, City Café Permit requirements will apply. For each type of seating, provide the following area.

1. 2 person tables, movable tables and seating. For each seated table, provide a minimum of 4 feet by 6 feet area, in addition to Public Way.
2. 2 rows of 2 person tables, mixed seating sizes, movable. For each set of seated table, provide a minimum of 6 feet by 6 feet area, in addition to Public Way.
3. 1 row of 2 person linear tables. For each set of seated table, provide a minimum of 6 feet by 8 feet area, in addition to Public Way.
4. 4 person tables, mixed seating sizes, movable. For each seated table, provide a minimum of 6 feet by 6 feet area, in addition to Public Way.
5. 6 person linear tables. For each seated table, provide a minimum of 6 feet by 8 feet area, in addition to Public Way.
6. If café seating is provided for outdoor tables seating then the following applies:

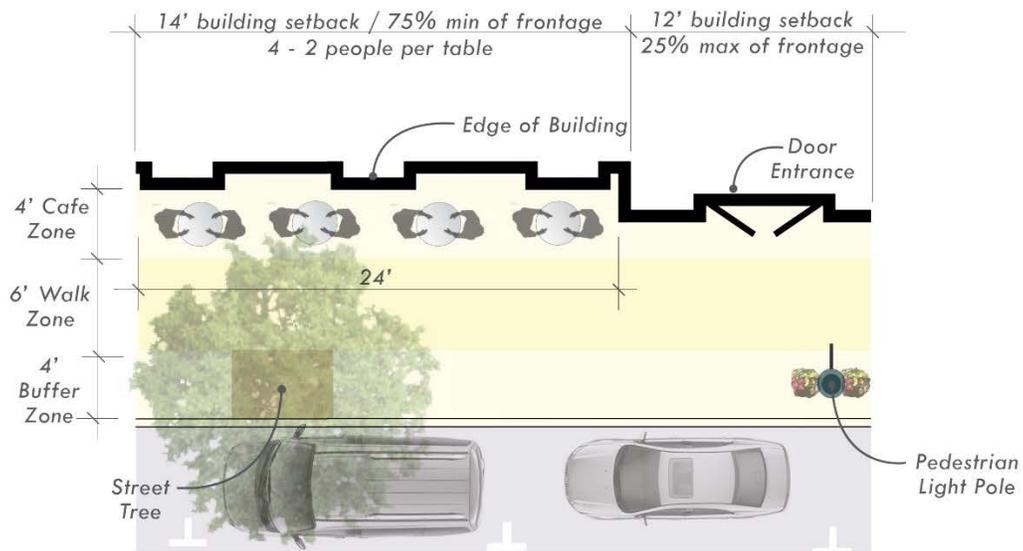
Figure 4a. Café Seating Configurations



B. Configurations:

1. Café seating for tables accommodating 4 or more people may be provided at areas where the building is located at a 14 feet minimum sidewalk width and areas provided for seating should not protrude into the Public Way.
2. Café seating for tables accommodating up to 2 people may be provided at buildings with a 12-foot sidewalk if Public Way requirements are maintained.
3. Café seating at building's with corners adjacent to street intersections should maintains the required public way clearance, provided the first 24 feet of building corner frontage in any direction is located 14 feet at back of curb. See figure 7d.

Figure 4b. Café Seating Configuration



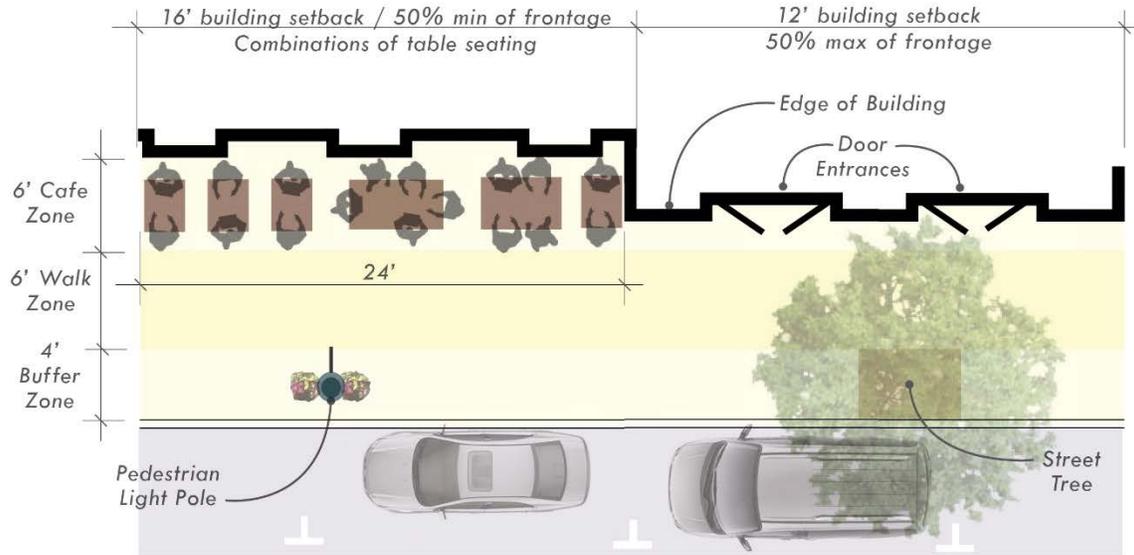
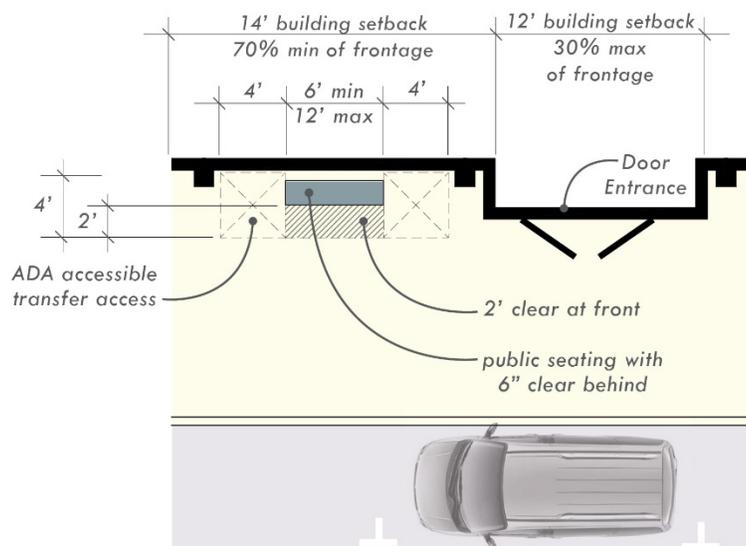


Figure 4c. Café Seating Configuration

## V Public Seating, not defined as café seating:

- A. **Dimensions:** To provide fixed or movable seating for public use, the minimum size of a single bench should be 1.5 feet width by 6 foot length minimum and 12-foot length maximum. Single fixed seats, should have a 2-foot by 4-foot clear space available for each seat.
- B. If public seating is provided conforming to the requirements of this section and maintains the required public way clearance, then up to 50% of benches or movable seating may be provided at sidewalks measuring 12 feet from back of curb to building face.
- C. **Configuration:**
1. Benches and movable seating can be accommodated where sidewalks have a minimum of 12 linear feet without interruption or building entrance.
  2. In addition to Public Way requirements, provide a minimum of 2 feet clearance in front of bench or chair and 4 feet clearance on each sides of bench for accessible transfer access. If two benches are adjacent to each other, a minimum of 4 feet is required between benches.
    - a) A maximum of 30 percent of the building length provide benches.
    - b) Benches must be placed a minimum of 6 inches from adjacent building surface.
  3. If public seating is provided in building corner alcoves or setback areas conforming to the requirements of this section and maintains the required public way clearance, provided 24 feet of building frontage may be located 14 feet from back of curb. See figure 7d.

**Figure 5a. Public Seating Along Frontages Configuration**



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## VI Parklets

A. Dimensions: To ensure adequate seating of multiple configurations can be provided for a wide range of parklet uses including public seating, café seating, or a streatery while maintaining the ability for vehicles to park adjacent to a parklet, the standard dimensions for parklets are as follows:

1. 1 unit: 8 feet deep by 20 feet length, equivalent to 1 parking stall.
2. 2 units: 8 feet deep by 40 feet length, equivalent to 2 parallel parking stalls.

B. If building frontage is located between 10 feet and 12 feet from back of curb, at a location where a plaza or café seating is not feasible then 1 unit of parklet/ streatery may be located directly in front of the building entrance using the closest available striped parallel parking stall. A maximum of (2) parklets may be located at any single side of a block with frontage on Leary Way. Parklets should be located adjacent to one-another so as to minimize impacts on parking maneuvering. If building frontage is located 12 feet from back of curb with 2 feet minimum alcove/setback, then 1 unit of parklet/ streatery can be located in front of that sidewalk area.

C. Configuration: Parklets shall be constructed as non-permanent, removable amenities, used to expand the sidewalk at locations where construction of a 14-foot sidewalk is not feasible. The following considerations apply:

1. The Public Way should not be limited for pedestrians walking by the parklet.
2. An accessible path of travel shall be provided to and from the parklet. Taking into consideration fixed elements such as light fixtures or trees which are obstructions and not considered part of the accessible path.
3. Persons using the parklet will be provided basic protection from vehicles within drive lanes by way of a physical barrier no less than 36 inches in height on three sides of the parklet to prevent chairs or tables from falling into the roadway from the parklet. This barrier may consist of decorative railing, seating, or planters.
4. Parklets may not be placed within 10-feet of an existing alley-way, driveway, or fire access driveway.
5. Parklets may not be placed within 40-feet of each other along one side of the block.
6. Parklets may not be placed within 20-feet of radius return at the intersection.
7. Parklets shall be subject to overlay design guidelines, not yet drafted at the time of this approach.

Figure 6a. Parklets Configuration

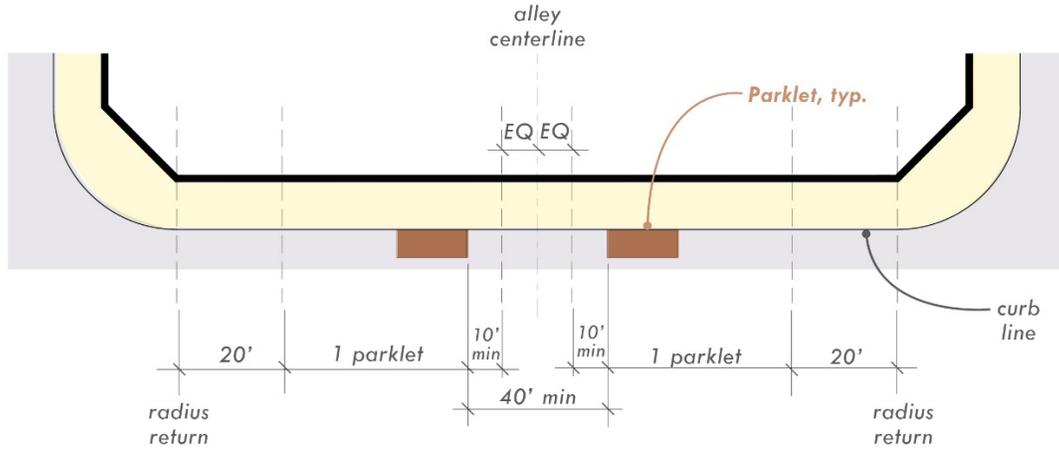


Figure 6b. Parklet Plan Configuration

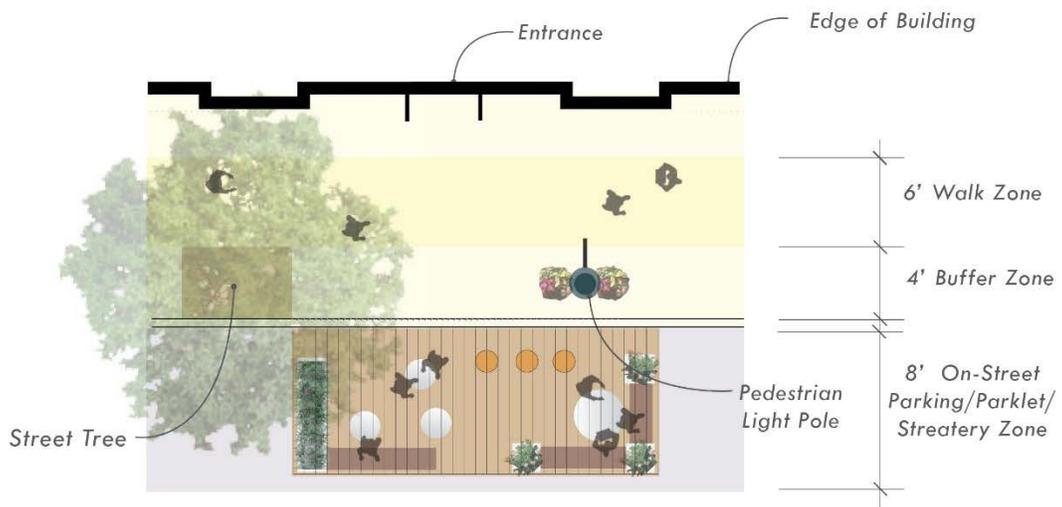


Figure 6c. Parklet Section Configuration



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## VII Alcoves and Setbacks

### A. Dimensions:

1. Alcoves: 6 inches to 4 feet from front face of building edge.
2. Setbacks: 6 inches to 4 feet from front face of building edge.

B. If a 2 feet minimum alcove/setback is provided at the building frontage, then 14 linear feet of building frontage may be located 12 feet from back of curb.

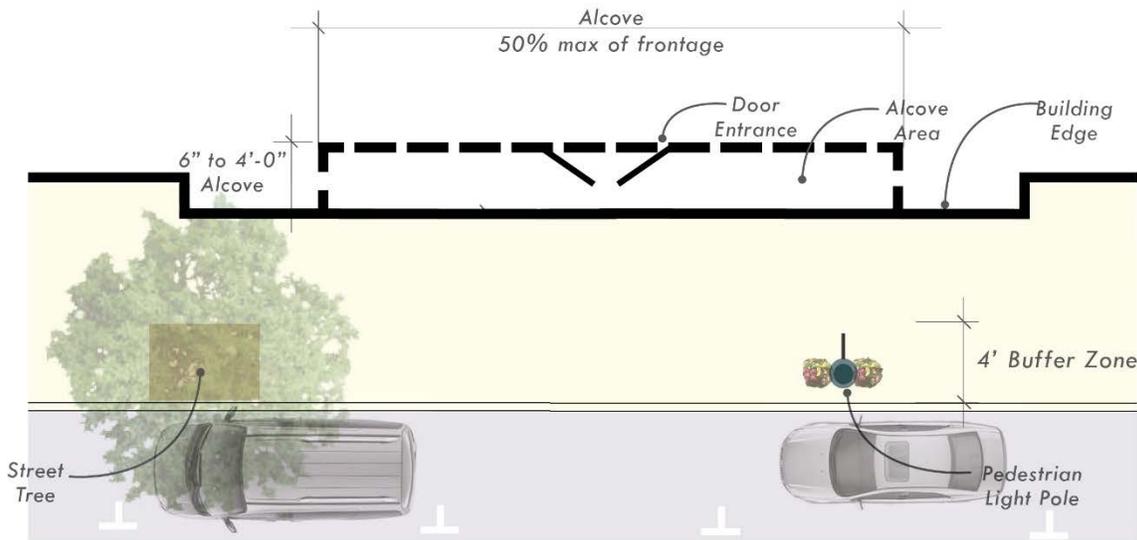
C. If a 4 feet minimum alcove/setback is provided at the building frontage, then a minimum of 12 feet and up to 20 feet of building frontage may be located 12 feet from back of curb, all Public Way requirements apply.

Figure 7a. Alcoves and Setback Section Configurations



- D. Alcoves/setbacks may accommodate outdoor café seating if the area conforms to the requirements of this section and maintains the required public way clearance.
- E. Alcoves/setbacks may accommodate public seating if the area provided conforms to the requirements of this section and maintains the required public way clearance.
- F. Alcoves/setbacks may accommodate public plaza and courtyard if the area provided conforms to the requirements of this section and maintains the required public way clearance.
- G. Configuration:
  - 1. A maximum of 50 percent of the building length may have alcoves/setbacks.

Figure 7b. Alcove Plan Configuration



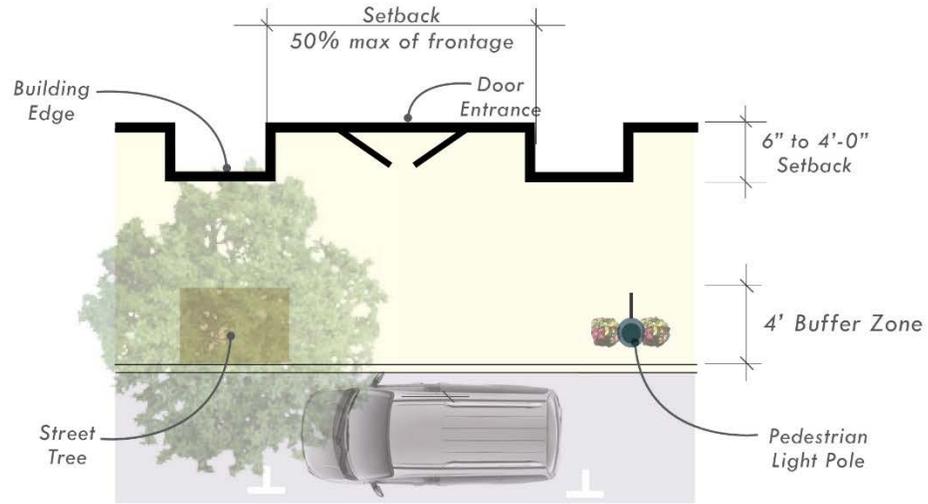
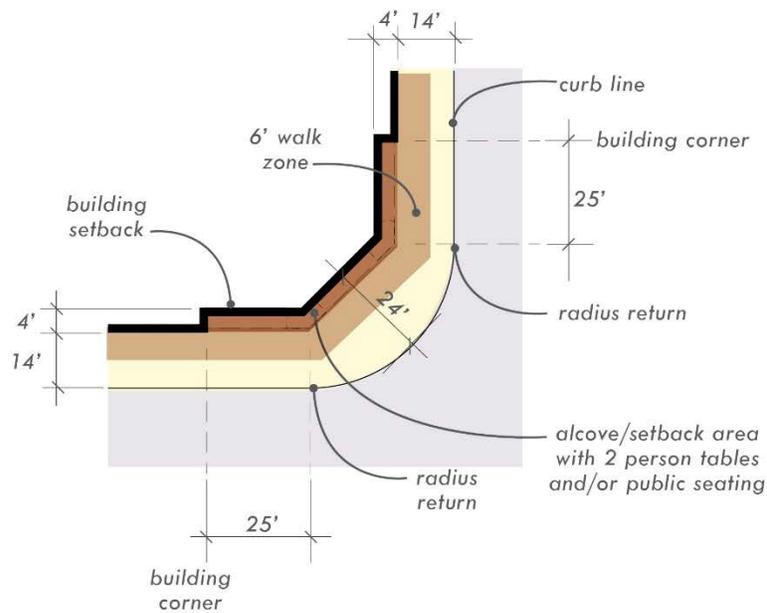


Figure 7c. Setback Plan Configuration

Figure 7d. Alcove/Setback Plan at Corner Lot Configuration



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