

# Redmond Design Standards: Proposed Changes – Working Draft

*June 16, 2016*

The chart below compares the current and proposed organization.

Comparing the Existing Organization of the Design Standards to the Proposed

Topic	Code Section		Notable Changes
	Existing	Proposed	
<b>Chapter 21.58 Introduction</b>			
Purpose and Intent	21.58.010	Same	<i>Includes an updated purpose statement and City Council's design principles.</i>
Scope and Authority	21.58.020	Same	<i>Considerable updates from existing provisions – see track changes.</i>
Design Score Criteria	NA	21.58.030	<i>New section</i>
<b>Chapter 21.60 General Design Standards</b>			
Purpose/ contents	21.60.010	Same	<i>Just a simple listing of sections</i>
Site Design/ Elements	21.60.020	Same	<i>Section combines the block frontages, site planning and site design elements into one section. Old section was called Context, Circulation &amp; Connections.</i>
Community design framework maps	NA	21.60.020.A.	<i>New - intended to provide block frontage approach that fits the types of street properties front onto.</i>
Block frontage standards	NA	21.60.020.B	<i>New – standards that apply to the different block frontage designation types referenced in the community design framework maps</i>
Natural features & green infrastructure	21.60.020.C	Same	<i>Updated section retains ridgeline provisions and adds a subsection on stormwater facility design</i>
Relationship to adjacent properties	21.60.020.D	Same	<i>Eliminated some existing provisions that were too vague and moved some elements to more appropriate subsections.</i>
Non-motorized circulation & design	21.60.020.H	21.60.020.E	<i>Subsection includes considerable updates and largely new graphics.</i>
Vehicular	21.60.020.I	21.60.020.F	<i>Subsection includes considerable updates and</i>

Topic	Code Section		Notable Changes
	Existing	Proposed	
circulation & parking			<i>largely new graphics.</i>
Surface & structured parking design & configuration	21.60.020.J	21.60.020.G	<i>Subsection includes considerable updates and largely new graphics.</i>
Internal open space	21.60.030	21.60.020.H.	<i>This will combine subsections on amount of open space required and design standards for open space. Content in update is almost entirely all new.</i>
Site planning for security	21.60.040.B.7	21.60.020.I	<i>New subsection.</i>
Large site development standards	NA	21.60.020.J.	<i>New subsection, but some elements were somewhat addressed in current multiple building design in 21.60.040.C.</i>
Location & design of service areas & mechanical equipment	21.60.040.D	21.60.020.K	<i>Subsection includes considerable updates and largely new graphics.</i>
Landscaping design	21.60.040.C	21.60.020.L	<i>Subsection includes considerable updates. and largely new graphics.</i>
<b>Building Design</b>	<b>21.60.040</b>	<b>21.60.030</b>	
Purpose	21.60.040.A	21.60.030.A	
Architectural character	21.60.040.B.1	21.60.030.B	<i>Subsection includes considerable updates and largely new graphics.</i>
Building massing & articulation	21.60.040.B.2	21.60.030.C	<i>Subsection includes considerable updates and largely new graphics.</i>
Building elements & details	21.60.040.B.4	21.60.030.D	<i>Subsection includes considerable updates and largely new graphics.</i>
Building materials	21.60.040.B.4	21.60.030.E	<i>Subsection includes considerable updates and largely new graphics.</i>

Topic	Code Section		Notable Changes
	Existing	Proposed	
Building lighting	NA	21.60.030.F	<i>New subsection.</i>
Blank wall treatments	21.60.040.B.6	21.60.030.G	<i>Some minor updates plus new graphics.</i>
<b>Marymoor Design District Standards</b>		<b>21.60.040</b>	<i>All new.</i>

# ARTICLE III DESIGN STANDARDS

## Chapters & Sections:

### **RZC 21.58 Introduction**

#### 21.58.010 Purpose and Principles

- A. Purpose
- B. Principles

#### 21.58.020 Scope and Authority

- A. Scope
- B. Authority
- C. Compliance with Design Standards
- D. Conflicts with Site Requirements
- E. Administrative Design Flexibility
- F. Applicability of Building Additions and Remodels

#### 21.58.030 Design Score Criteria

### **RZC 21.60 General Design Standards**

#### 21.60.010 Contents

#### 21.60.020 Site Design/Elements

- A. Purpose
- B. Block Frontage Standards
- C. Natural Features & Green Infrastructure
- D. Relationship to Adjacent Properties
- E. Non-Motorized Circulation & Design
- F. Vehicular Circulation & Parking
- G. Surface & Structured Parking Design & Configuration
- H. Internal Open Space
- I. Site Planning for Security
- J. Large Site Development Standards
- K. Location & Design of Service Areas & Mechanical Equipment
- L. Landscaping Design

#### 21.60.030 Building Design

- A. Purpose
- B. Architectural Character
- C. Building Massing & Articulation
- D. Building Elements & Details
- E. Building Materials
- F. Building Lighting

G. Blank Wall Treatments

21.60.040 Area Specific Design Standards

A. Marymoor Design District Standards

**RZC 21.62 Urban Center Design Standards**

21.62.010 Contents

21.62.020 Site Design/Elements

21.62.030 Building Design

## 21.58 Introduction

### **21.58.010 Purpose and Principles**

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**A. Purpose.**

The purpose of this article is to:

1. Establish design standards for site design, circulation, building design, and landscape design to guide preparation and review of all applicable development applications.
2. Ensure that development adheres to the desired form of community design in Redmond as expressed by goals, policies, plans, and regulations of the Redmond Comprehensive Plan and the Zoning Code.
3. Supplement land use regulations which encourage and promote public health and safety of the citizens of Redmond.
4. Assist decision making by the Administrator, Technical Committee, Design Review Board, Hearing Examiner, and City Council in the review of development applications.

*NOTE – the sub-section below is all new.*

## B. Principles.

Below is a list of ten design principles that provide guidance in updating the Design Standards:

<p>1. Ensure new buildings are of a character and scale that is appropriate to the site and are of a form and size that reflect the human scale.</p>	
<p>2. Encourage building variety while providing for designs that reflect the context of the site and that include some unifying elements of consistency within specific districts. (E.g.: Use of brick near historic core to create a more unified district.)</p>	
<p>3. Activate the urban pedestrian environment by encouraging pedestrian friendly streetscapes and block fronts and by incorporating landscaping.</p>	
<p>4. Encourage buildings with a variety of heights and interesting roof forms.</p>	
<p>5. Ensure that new buildings enhance rather than detract from nearby or adjacent historic structures.</p>	

<p>6. Encourage more public spaces (plazas or green spaces) in conjunction with new buildings.</p>	
<p>7. Promote sustainable, innovative development projects that will provide long-term community benefits and have a high environmental and visual quality.</p>	
<p>8. Encourage the use of high quality urban materials and integrated design details between floors one through three for new construction.</p>	
<p>9. Encourage the use of distinctive design and long lasting materials.</p>	
<p>10. Ensure that individual building elements and details are visually consistent with a building's overall architectural style.</p>	

## **21.58.020 Scope and Authority**

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### **A. Scope.**

This article contains two sets of design standards: General Design Standards, Area Specific Design Standards, and Urban Center Design Standards.

1. [RZC 21.60](#), General Design Standards, apply to developments requiring design review (see RZC 21.76.020.E.2) that are located throughout the city but exclude land within designated Urban Centers.
2. RZC 21.62, Urban Center Design Standards apply to developments requiring design review (see RZC 21.76.020.E.2) within the Downtown and Overlake Urban Centers. Provisions apply to both centers unless specifically noted. Such developments are not subject to the General Design Standards noted above.

### **B. Authority.**

See RZC [21.76.020.E](#), *Review Procedures*, for Design Review.

### **C. Compliance with Design Standards.**

Decisions on applications requiring design review shall be made as follows:

1. Each design element has intent statements followed by design standards. Intent statements describe the City's overarching objectives for each design element.
2. Standards are required provisions. They feature language such as “shall”, “is/are required”, or “is/are prohibited”. Some standards feature a number of different ways to meet the requirement (toolbox approach whereby applicants can choose amongst various optional ways of meeting a standard). While most standards are easily quantifiable, there are some standards that provide a level of discretion in how they are complied with. In the latter case, the applicant shall demonstrate in writing how the project meets the intent of the standards.
3. Graphics are also provided to clarify the concepts behind the intent statements and design standards. If there is a discrepancy between the text and the illustrations, the text shall prevail.
4. Where the decision maker concludes that the application does not comply with the applicable standards the decision maker may condition approval based on compliance with some or all of the design criteria, or the decision maker may deny the application.

### **D. Conflicts with Site Requirements.**

These design standards supplement the development standards and site requirements of each zone. The design standards shall be implemented in a manner that allows development of the type and scale set by the Comprehensive Plan and development regulations while achieving the design intents. Where the provisions of this section conflict with the provisions of the zone, the provisions of the zone shall apply.

### **E. Administrative Design Flexibility.**

See RZC [21.76.070.C](#), *Administrative Design Flexibility*. If the Design Review Board makes a recommendation to vary the site requirements, it shall be based on the following:

1. The application of certain provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the underlying zone and of the design standards.
2. Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.
3. Permitting a minor variation will not be contrary to the objectives of the design standards.
4. The minor variation protects the integrity of a historic landmark or the historic design subarea.
5. Consistency with the Shoreline Master Program.

Effective on: 4/16/2011

**F. Applicability of Building Additions and Remodels.**

For building additions, remodels, and site improvements, the provisions of RZC 21.76.100.F apply.

**21.58.030 Design Score Criteria**

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**A. Purpose.**

The purpose of this section is to:

1. Promote innovation in site and building design.
2. Promote high quality, superior design.
3. Encourage sustainable site and building design.
4. Generate variation in building massing and design.
5. Promote distinctive design that is complementary to Redmond.

**B. Requirements.**

1. Applicability. The provisions herein apply to all applications that are required to go before the Design Review Board per RZC 21.76.020.E.3.
2. Developments shall incorporate a minimum of six criteria elements in Table 21.58.030A below, including:
  - a. At least three criteria items from Tier 1.
  - b. At least two criteria items from Tier 2.
  - c. At least one criteria item from Tier 3.
3. Some criteria items may be required by standards herein. In order to qualify as a criteria item, the applicable design feature or element shall exceed minimum standards set forth in the RZC, as determined by the Design Review Board. The applicant shall identify which criteria they are utilizing and demonstrate how the element complies with the criteria set forth herein.
4. Administrative design flexibility (ADF) requests (processed per RZC 21.76.070.C) from the applicant will necessitate the need for additional criteria as follows:
  - a. One ADF request = two additional Tier 1 criteria or one Tier 2 criteria;
  - b. Two ADF requests = three additional Tier 1 criteria or two Tier 2 criteria;
  - c. Three ADF requests = three additional Tier 1 criteria or one Tier 3 criteria.Applicable departure proposals shall be clearly identified by the applicant.

**Table 21.58.030A  
Design Score Criteria**

<b>Tier 1 Design Criteria</b>	
1. Variation in roofline and/or roof style.	
2. Use of stormwater management as an amenity (e.g.: visually accessible pond without chain link fence).	
3. Variety in building angles (an angled (other than 90 degrees) or curved façade that follows the sidewalk geometry or that creates a pedestrian oriented –space.	
4. Variety and quality in window design that incorporates multi-paned windows and/or details.	
5. Exceed minimum transparency standards by at least 10 percentage points.	
6. Integration of electric vehicle charging stations (EVCS) <sup>1</sup> and preferred parking for electric vehicles.	
7. Tree retention: An additional 5% above base requirements (set forth in RZC 21.72.080). For example, if the base tree retention requirement is 35%, applicants can get credit for this item by retaining 40% of trees.	
8. LEED Silver or Built Green 4-star certification. <sup>1</sup>	
<b>Tier 2 Design Criteria</b>	
1. Enhanced parking structure design.	
2. Garage entry not visible from right-of-way.	
3. Tree retention: An additional 10% above base requirements (set forth in RZC 21.72.080). For example, if the base tree retention requirement is 35%, applicants can get credit for this item by retaining 45% of trees.	
4. Integration of roof top open space.	
5. Use of sustainable materials (recycled, natural or locally sourced).	
6. Construction demolition recycling (proof shall be required at design review stage via signed statement from applicant) and/or use of recycled materials (e.g., masonry, windows, or doors) into the project (such elements shall be identified in construction drawings).	
7. Exceed minimum transparency standards by at least 20 percentage points.	
8. Integration of green roof and/or walls.	
9. Exceptional landscaping display in visible location.	
10. LEED Gold, Energy Star, Built Green 5-star, or Green Globes certification. <sup>2</sup>	
<b>Tier 3 Design Criteria</b>	
1. Integration of publicly accessible pedestrian-oriented space (per RZC 21.60.020.H.4).	

**Table 21.58.030A  
Design Score Criteria**

2. Use of alternative energy (solar, wind or biodiesel).	
3. Integration of art in visible location (mosaic, mural, sculpture, gateway feature).	
4. Tree retention: An additional 15% above base requirements (set forth in RZC 21.72.080). For example, if the base tree retention requirement is 35%, applicants can get credit for this item by retaining 50% of trees.	
5. Tenant space dedicated for community benefit.	
6. Integration of community garden (accessible to citizens outside of development).	
7. LEED Platinum certification. <sup>2</sup>	
8. Living Building Challenge or Petal Recognition. <sup>3</sup>	

<sup>1</sup>. UV charging station criteria standards:

- a) In new multiple-family projects of more than 10 dwelling units, 10% of the total parking spaces required (all of the 10% shall be located within the required covered parking) shall be provided with a listed cabinet, box or enclosure connected to a conduit linking the covered parking spaces or garages with the electrical service, in a manner approved by the building official. Of the total listed cabinets, boxes or enclosures provided, 50% shall have the necessary electric vehicle supply equipment installed to provide active EVCSs ready for use by residents. The remainder shall be installed at such time as they are needed for use by residents. EVCSs shall be provided in disabled parking spaces in accordance with state requirements.
- b) For new non-residential uses, capacity or numbers of employees listed herein shall provide the electrical service capacity necessary and all conduits and related equipment necessary to ultimately serve 2% of the total parking spaces with EVCSs in a manner approved by the building official. Of these parking spaces, 1/2 shall initially be provided with the equipment necessary to function as online EVCSs upon completion of the project. The remainder shall be installed at such time as they are needed for use by customers, employees or other users. EVCSs shall be provided in disabled person parking spaces in accordance with state and federal requirements.

<sup>2</sup> Environmental certification proof. The applicant shall submit documentation that the project has applied for certification by the applicable green building rating system. Proof of ongoing certification shall be required during construction and project certification shall be completed prior to final occupancy.

<sup>3</sup>. Living Building Challenge and Petal Recognition proof. The applicant must show proof of pursuing ongoing certification during construction for all required elements. After construction and prior to issuance of the certificate of occupancy, the applicant must show proof of initial project compliance as to the site, materials, indoor quality and beauty/inspiration components of the Living Building Challenge or Petal Recognition and that the project is likely to achieve the elements of energy and water following 12 months of occupancy as required under Living Building Challenge or Petal Recognition certification. For those elements of energy and water that require occupancy of the building for 12 months for Living Building Challenge or Petal Recognition certification, the applicant must submit a report to the city following 12 months of occupancy, demonstrating its progress towards meeting these remaining elements of the Living Building Challenge or Petal Recognition standard. If certification of those elements has not been achieved, the applicant must provide quarterly reports of progress towards certification of these elements, including additional steps and timeline that will be taken to achieve certification.

# 21.60 General Design Standards

## 21.60.010 Contents

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The general design standards are organized into four subsections:

21.60.020 Site Design/Elements

21.60.030 Building Design

21.60.040 Area Specific Design Standards

## 21.60.020 Site Design/Elements

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### A. Community Design Framework Maps.

1. About the maps. This Section includes design provisions that guide the look and feel of development when viewed from the street. The provisions herein recognize that there is a hierarchy of different streets and block frontage types ranging from the pedestrian-oriented storefronts to arterial streets/frontages (such as West Lake Sammamish Parkway NE) that warrant greater flexibility in the design of frontages.

The block frontage standards address streetfront elements including:

- a. Building location and orientation.
- b. Parking lot location.
- c. Window transparency.
- d. Weather protection.
- e. Landscaping.

The community design framework maps also identify high visibility street corner sites that warrant special design treatment. Ultimately, these “form-based” provisions will help to reinforce existing and desired development patterns intended to implement the Comprehensive Plan, including adopted neighborhood plans.

2. Figure 21.60.020A below is an overview map of the applicable planning areas within Redmond. Examine the map to determine which map or figure relates to individual properties.
3. Figures 21.60.020B-H include community design framework maps for applicable non-residential zones outside the urban centers.
4. Note that all block frontages in residential zones are subject to Landscape Block Frontage standards set forth in 21.60.020.B.4.
5. The block frontage designations shall apply to development on both sides of the street except where otherwise specified.

**Figure 21.60.020A**  
**Overview Map of Applicable Community Design Framework Maps**

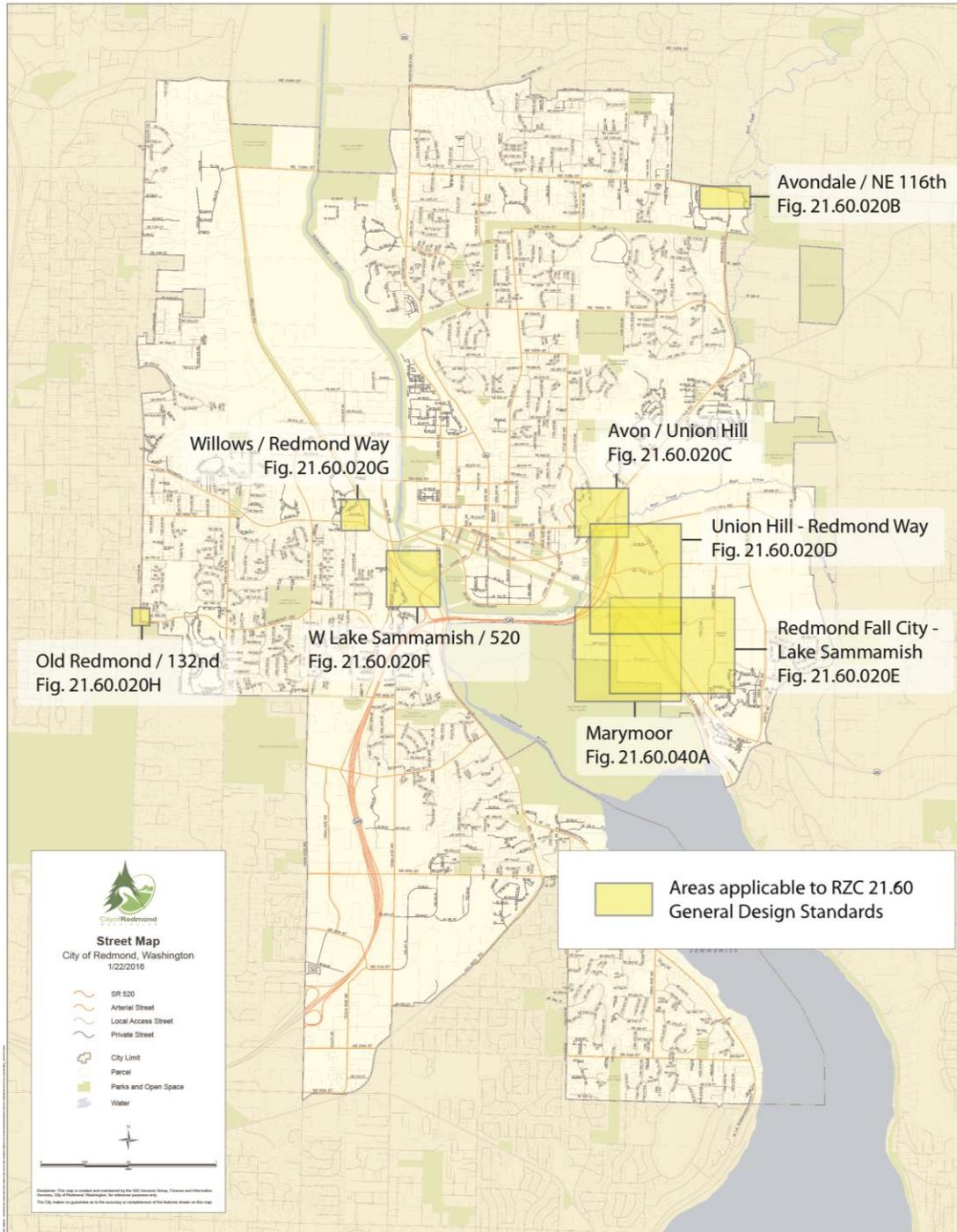


Figure 21.60.020B  
Avondale/NE 116<sup>th</sup> Community Design Framework Map

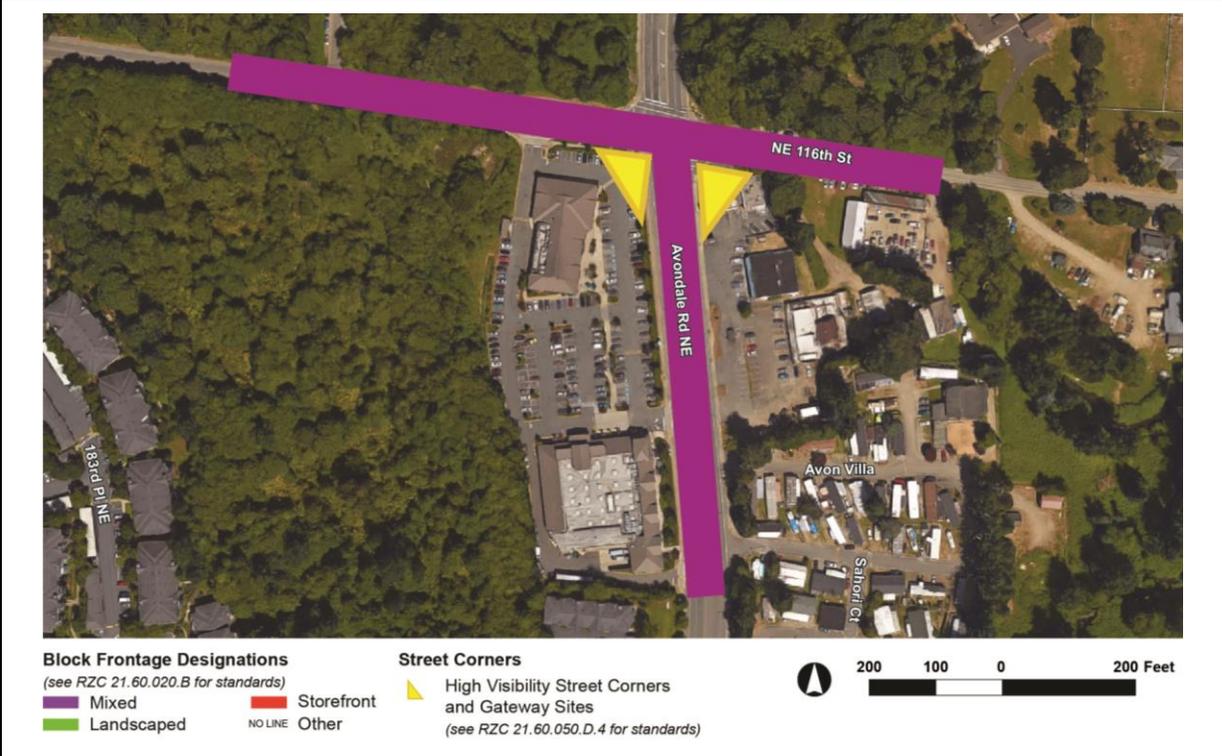
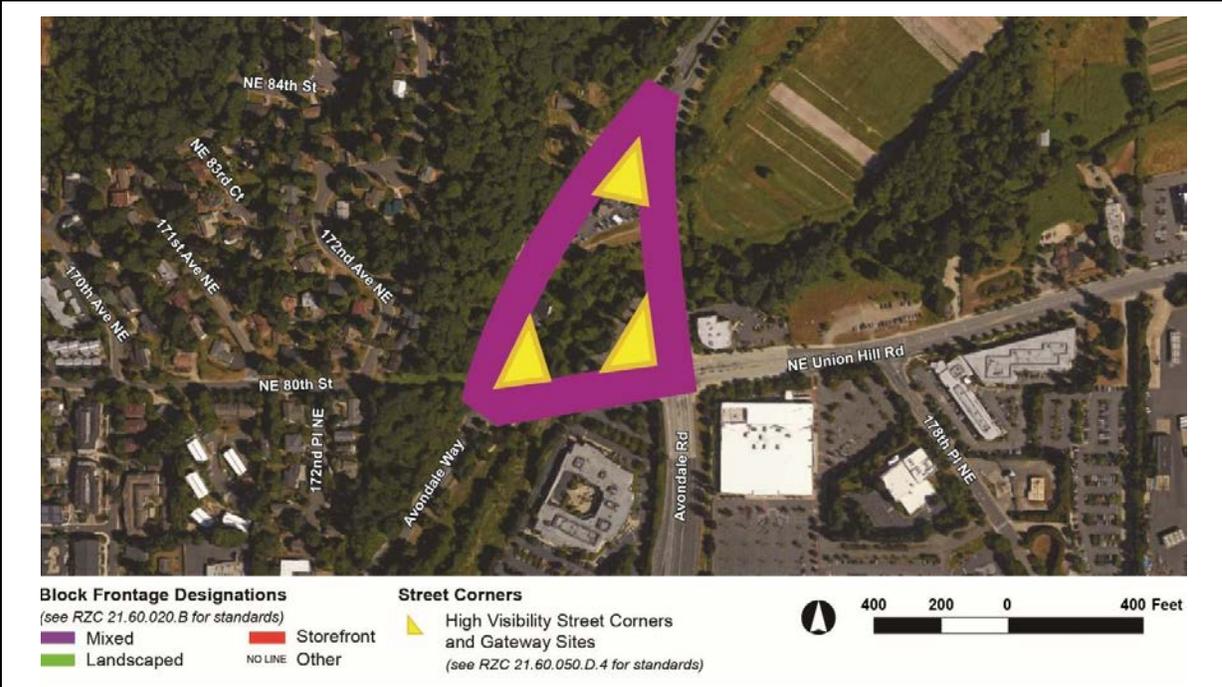
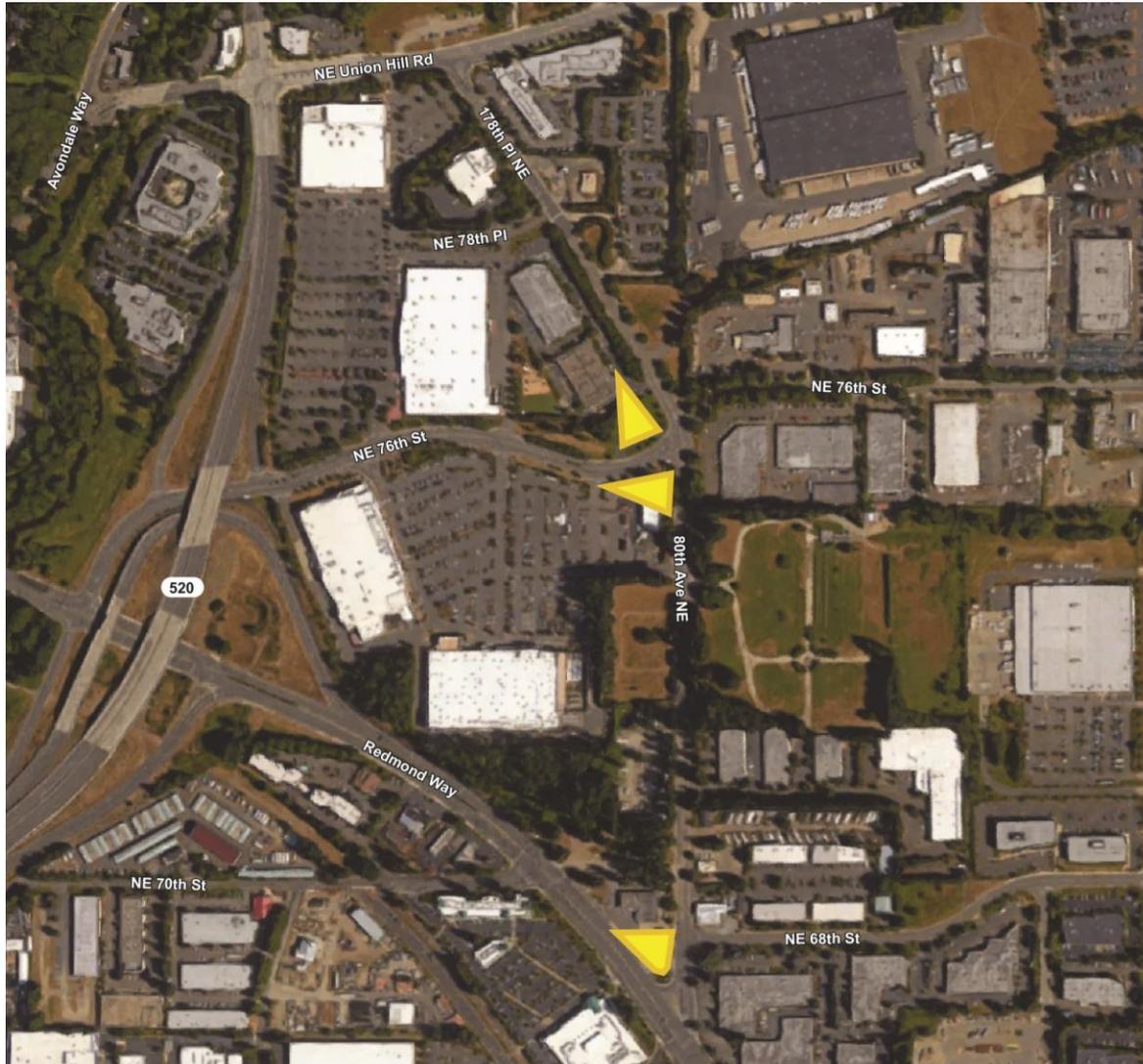


Figure 21.60.020C  
Avondale/Union Hill Community Design Framework Map



**Figure 21.60.020D**  
**Union Hill-Redmond Way Community Design Framework Map**



**Block Frontage Designations**

*(see RZC 21.60.020.B for standards)*

- Mixed
- Landscaped
- Storefront
- NO LINE Other

**Street Corners**

- High Visibility Street Corners and Gateway Sites
- (see RZC 21.60.050.D.4 for standards)*



**Figure 21.60.020E**  
**Redmond Fall City – E Lake Sammamish Community Design Framework Map**



**Block Frontage Designations**

(see RZC 21.60.020.B for standards)

- Mixed
- Storefront
- Landscaped
- NO LINE Other

**Street Corners**

- High Visibility Street Corners and Gateway Sites (see RZC 21.60.050.D.4 for standards)



**Figure 21.60.020F**  
**W Lake Sammamish Parkway/520 Community Design Framework Map**



**Block Frontage Designations**

(see RZC 21.60.020.B for standards)

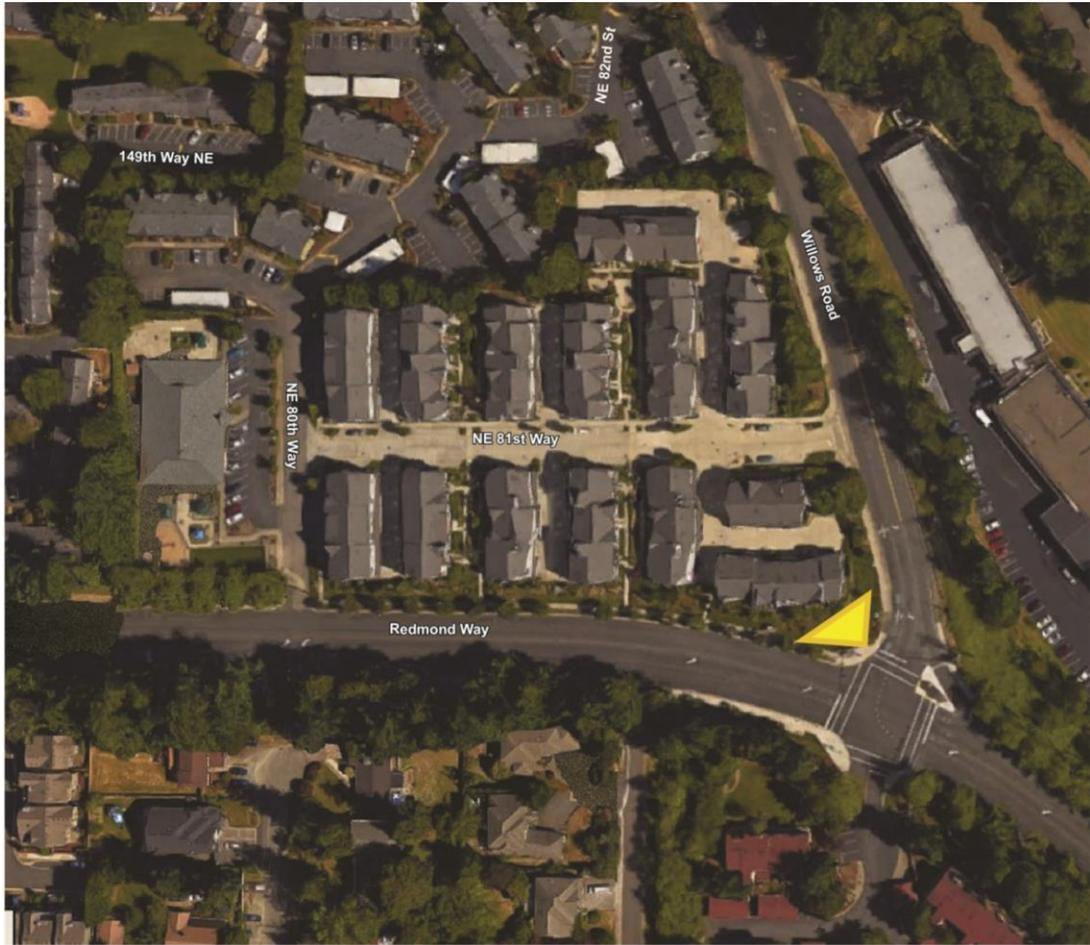
- Mixed
- Storefront
- Landscaped
- NO LINE Other

**Street Corners**

- High Visibility Street Corners and Gateway Sites (see RZC 21.60.050.D.4 for standards)



**Figure 21.60.020G**  
**Willows/Redmond Way Community Design Framework Map**



**Block Frontage Designations**

*(see RZC 21.60.020.B for standards)*

- Mixed
- Landscaped
- Storefront
- NO LINE Other

**Street Corners**

- High Visibility Street Corners and Gateway Sites  
*(see RZC 21.60.050.D.4 for standards)*



Figure 21.60.020H  
 Old Redmond/132<sup>nd</sup> Community Design Framework Map



**Block Frontage Designations**

(see RZC 21.60.020.B for standards)

- Mixed
- Landscaped
- Storefront
- NO LINE Other

**Street Corners**

- High Visibility Street Corners and Gateway Sites (see RZC 21.60.050.D.4 for standards)

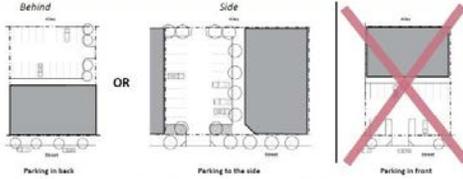
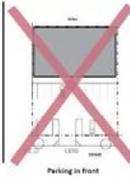


## B. Block Frontage Standards.

### 1. Intent:

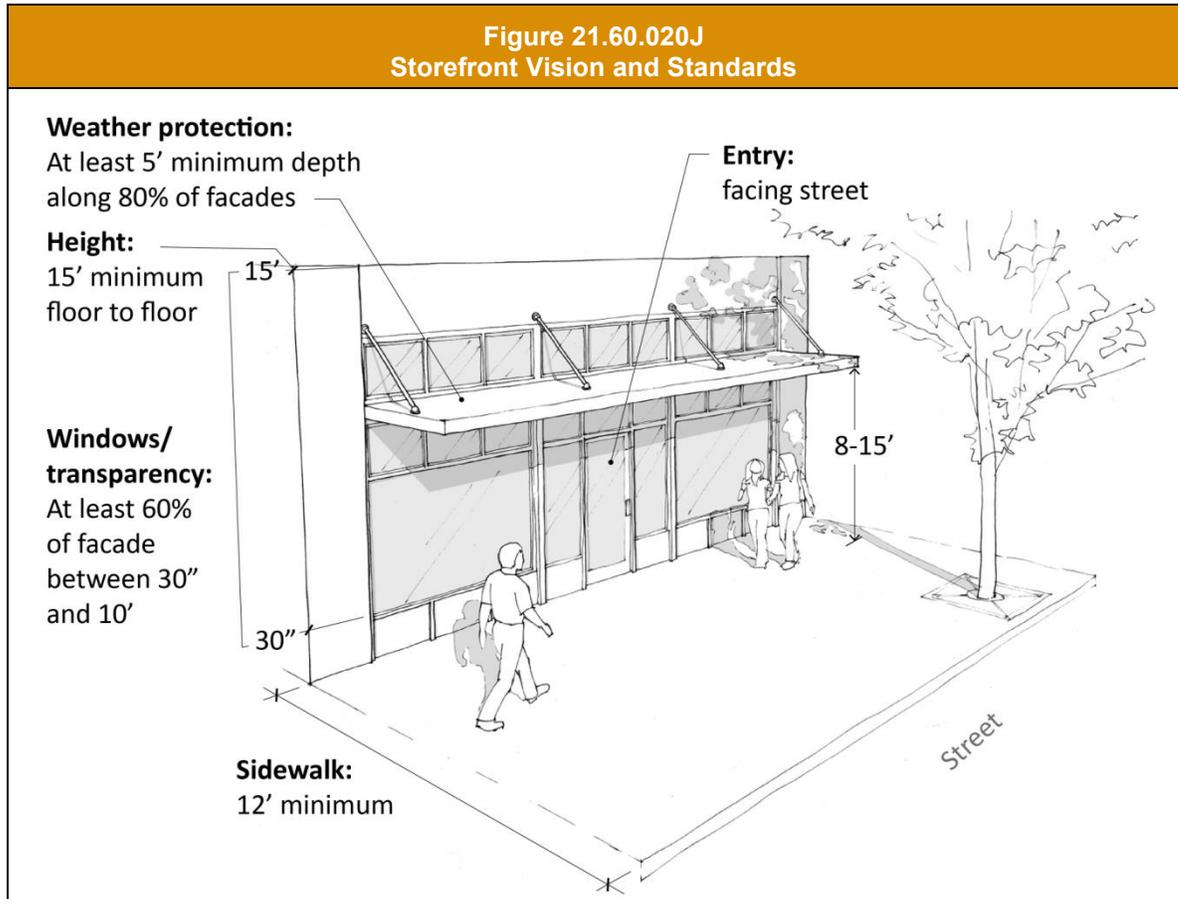
- a. To help reinforce existing and desired development patterns intended to implement the Comprehensive Plan and applicable subarea plans.
- b. To design sites and orient buildings with an emphasis on creating a comfortable walking environment.

**2. Summary chart.** The chart below summarizes some key standards for each of the four designated block frontage types. For detailed provisions, review the specific standards for each block frontage type set forth below.

Figure 21.60.020 A Summary of Block Frontage Designation Standards				
	Storefront	Secondary	Landscaped	Other
Permitted frontages		← storefront -or- landscaped frontages are permitted →		← storefront -or- landscaped frontages are permitted
Parking location	<ul style="list-style-type: none"> <li>• Surface or structured parking shall not be placed along block frontages</li> </ul>	 <p>OR</p> <p>For multi-building developments, no more than 50% of frontage shall be parking or vehicular access areas.</p>		<ul style="list-style-type: none"> <li>• No parking lot location restrictions</li> </ul>
Other key provisions	<ul style="list-style-type: none"> <li>• Min commercial space depth = 20' (new buildings only)</li> <li>• No ground floor residential uses except lobbies/entrances for upstairs units</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping to soften façade and screen blank wall surfaces.</li> <li>• Provide minimum facade windows/transparency for <b>residential</b> buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Provide minimum façade windows/transparency for <b>non-residential</b> uses</li> </ul>	

### 3. Storefront Block Frontage

- a. Description/Intent: Storefront Block Frontages are intended to be the most vibrant and activated shopping and dining areas within the city. Storefronts enclose the street to create the sense of an outdoor room with connections to the street.
- b. Vision.



- c. Standards.

Element	Standards	Examples & Notes
<b>Ground floor</b>		
Land use	Non-residential, except for lobbies associated with residential or hotel/motel uses on upper floors.	<i>Note building location (adjacent to sidewalk), entry (facing street), and transparency (more than 60% of ground floor façade between 30" and 10' above sidewalk level).</i>
• Floor to floor height	15' minimum (applies to new buildings only)	
• Retail space depth	20' minimum (applies to new buildings only)	
<b>Building placement</b>	At front property line/back edge of sidewalk. Additional setbacks are allowed for widened sidewalk or	

Element	Standards	Examples & Notes
	pedestrian-oriented space.	
<b>Building entrances</b>	Shall face the street. For corner buildings, entrances may face the street corner.	
<b>Façade transparency</b>	At least 60% of ground floor between 30" and 10' above the sidewalk. Display windows may count for up to 50% of the transparency requirement provided they are at least 30" in depth to allow for changeable displays. Tack-on display cases shall not qualify as transparent window areas.	
<b>Weather protection</b>	Weather protection with 8-15' vertical clearance at least 5' in depth along at least 80% of façade. Retractable awnings may be used to meet these requirements.	
<b>Parking &amp; driveways</b>	Surface and structured parking areas (ground floor) are not permitted along designated Storefront block frontages (they may be placed behind storefront uses).	
<b>Sidewalk width</b>	12' minimum between curb edge and storefront (area includes clear/buffer zone with street trees), except where an adopted plan for a specific street dictates otherwise.	

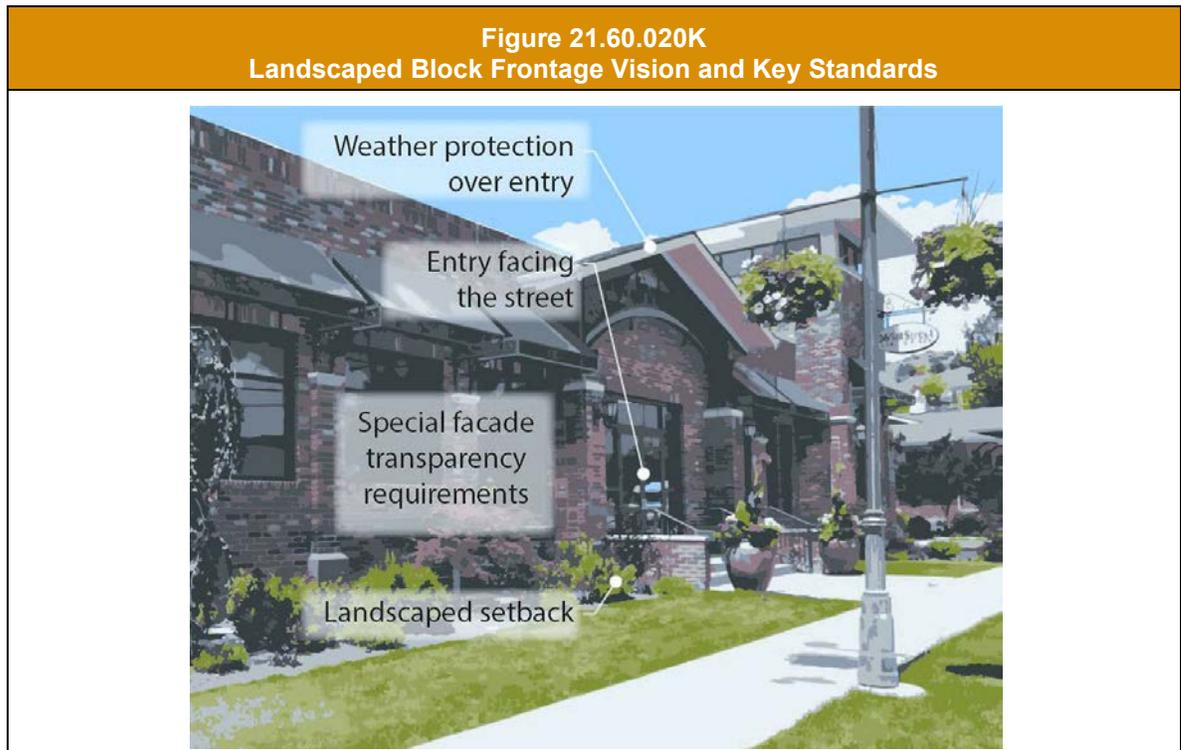
- d. Administrative design flexibility (ADF). In addition to the decision criteria to allow design flexibility in RZC 21.76.070.C.4, the following are considerations in determining alternative design treatments to applicable provisions above.
- i. Retail space depth: Reduced depths will be considered where the applicant can successfully demonstrate that the design and configuration of the space is viable for a variety of permitted retail uses.
  - ii. Façade transparency: The design treatment of façade area between ground level windows provides visual interest to the pedestrian and mitigates impacts of any blank wall areas. No less than 40 percent of the façade between 30 inches and ten feet above the sidewalk may be approved through ADF.
  - iii. Weather protection: Other design treatments provide equivalent weather protection benefits.

iv. Parking location: There shall be an acceptable tradeoff in terms of the amount and quality of storefront area that is integrated with the development and the applicable parking location. Design features to successfully mitigate the visual impact of additional parking areas along designated storefront streets shall be provided.

**4. Landscaped Block Frontages**

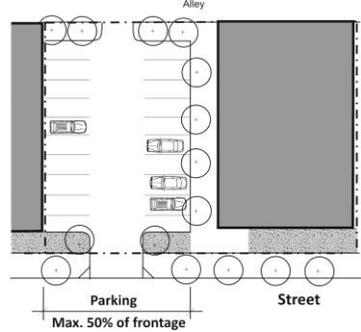
a. Description/Intent: The Landscaped block frontage designation emphasizes landscaped setbacks that create a semi-private transition between the buildings and the sidewalk. This designation applies to all streets in applicable residential zones, plus includes residential based streets and other streets in commercial/ mixed-use zoned areas where special landscaped frontages are desired.

b. Vision.



c. Standards.

Element	Standards	Examples & Notes
<b>Ground floor:</b> <ul style="list-style-type: none"> <li>Land use</li> <li>Ground floor height, residential uses</li> </ul>	<p>See permitted uses in applicable zone in RZC Article 1 for details.</p> <p>For buildings within 12' of the sidewalk, elevate the ground floor between 2' to 5' above the sidewalk level, except for designated ADA accessible units.</p>	
<b>Building placement</b>	10' minimum setback from the sidewalk is required (or greater)	

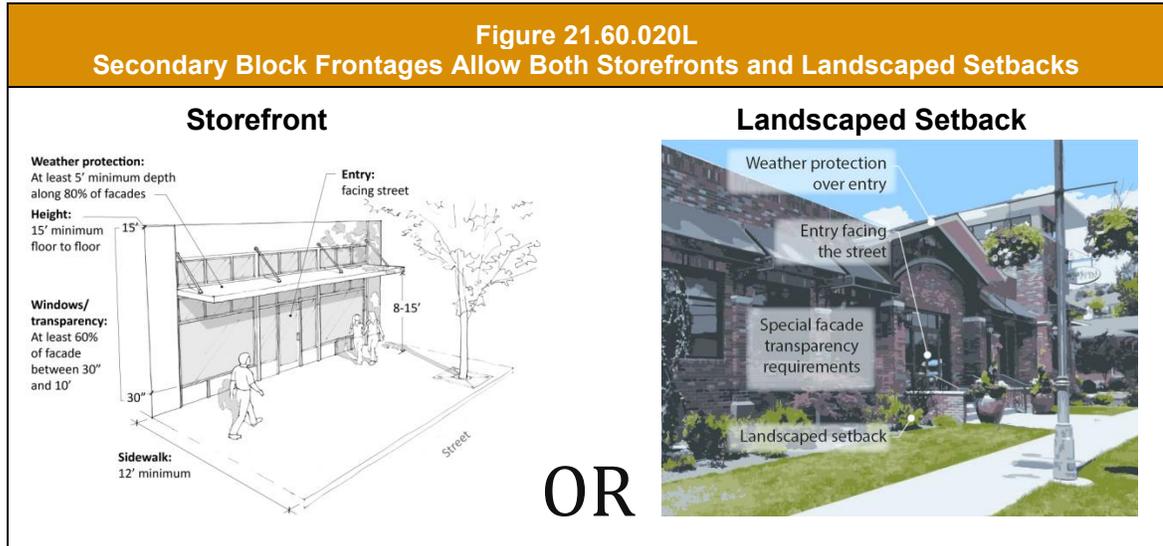
Element	Standards	Examples & Notes
	<p>when required by applicable zone district in RZC Article 1). See RZC 21.60.020.E.5.e for special design provisions associated with ground level residential uses adjacent to a sidewalk. Covered or uncovered porches may project up to 6 feet into the front setback.</p>	
<p><b>Building entrances</b></p>	<p>Building entrances shall be visible and directly accessible from the street.</p> <p>For uses that front on multiple Landscape designated block frontages, an entry along at least one street is required.</p>	
<p><b>Façade transparency</b></p>	<p>For non-residential uses (ground floor), at least 25% of the ground floor between 4'-8' feet above the sidewalk.</p> <p>For residential uses, at least 15% of the entire façade (all vertical surfaces generally facing the street). Windows shall be provided on all habitable floors of the façade.</p>	 <p><i>Façade transparency - residential building example.</i></p>
<p><b>Weather protection</b></p>	<p>Provide weather protection at least 3' deep over primary business and residential entries.</p>	
<p><b>Parking &amp; driveways</b></p>	<p>Surface and structured parking shall be placed to the side, rear, below or above uses. For multi-building developments, surface and structured parking areas (ground floor) are limited to no more than 50% of the street frontage.</p> <p>Private or shared garage entries shall occupy no more than 50% of façade width.</p> <p>Parking lots are subject to landscaping provisions set forth in RZC 21.32.070.</p>	

Element	Standards	Examples & Notes
<p><b>Landscaping</b></p>	<p>The area between the street and building shall be landscaped and/or private porch or patio space and meet the standards of RZC Chapter 21.32.</p> <p>For setbacks adjacent to buildings with windows, provide low level landscaping that maintains views between the building and the street.</p>	 <p><i>Example of low level landscaping that screens foundation walls, provides visual interest, and maintains views from dwelling units to the street.</i></p>
<p><b>Sidewalk width</b></p>	<p>See RZC Appendix 2 for applicable sidewalk widths.</p>	

- d. Administrative design flexibility. In addition to the decision criteria to allow design flexibility in RZC 21.76.070.C.4, the following are considerations in determining alternative design treatments to applicable provisions above.
- i. Building entrances: Block frontages with environmental constraints and/or those facing busy arterial streets and minor pedestrian traffic may warrant some flexibility to this standard (particularly in residential zones).
  - ii. Façade transparency: The design treatment of façade area between ground level windows provides visual interest to the pedestrian and mitigates impacts of any blank wall areas. Up to a 50 percent reduction in the minimum amount of window transparency may be approved by the Administrator.
  - iii. Parking location: Corner lots and unusual lot shapes warrant some flexibility to the standards herein provided design treatments are included that minimize visual impacts of parking areas on the streetscape.

## 5. Secondary Block Frontages

- a. Description/Intent: The Secondary block frontage designation serves areas that accommodate a mixture of ground floor uses and allows a diversity of development frontages provided they contribute to the visual character of the street and enhance the pedestrian environment.
- b. Vision.



- c. Standards. Development shall conform to either Storefront or Landscaped block frontage standards as set forth above, with only the following modifications:

Element	Standards	Examples & Notes
<b>Building placement</b>	Buildings may be placed up to the sidewalk edge provided they meet Storefront standards set forth above.  The minimum setback for buildings with ground floor residential uses is 10'. See RZC 21.60.020.F.5.e for special design provisions associated with ground level residential uses adjacent to a sidewalk. Covered or uncovered porches may project up to 6 feet into the front setback.	
<b>Building placement</b>	10' minimum setback from the sidewalk is required (or greater when required by applicable zone district in RZC Article 1). See RZC 21.60.020.E.5.e for special design provisions associated with ground level residential uses adjacent to a sidewalk. Covered or uncovered porches may project up to 6 feet into the front setback.	

Element	Standards	Examples & Notes
<p><b>Façade transparency</b></p> <p><i>Generally, the amount of transparency of facades depends on the use and setback from the street.</i></p>	<p>Storefront buildings are subject to Storefront block frontage transparency standards above.</p> <p>For buildings with Landscaped block frontages:</p> <ul style="list-style-type: none"> <li>• Buildings designed with non-residential uses on the ground floor within 10' of sidewalk, at least 40% of the ground floor between 4'-8' above the ground level surface.</li> <li>• Buildings designed with non-residential uses on the ground floor within 20' of the sidewalk, at least 25% of the ground floor between 4'-8' above the ground level surface.</li> <li>• Residential buildings, at least 15% of the entire façade (all vertical surfaces generally facing the street).</li> </ul> <p>Windows shall be provided on all habitable floors of the façade.</p>	 <p><i>Façade transparency – non-residential building within 10' of sidewalk, where a greater amount of transparency is important.</i></p>  <p><i>Façade transparency - residential building example.</i></p>

## 6. All Other Block Frontages in (Applicable Areas)

a. Description/Intent: All other block frontages in applicable commercial and mixed-use districts that are not designated in Community Design Framework Maps are provided with greater flexibility with regard to the design of development frontages. These block frontages include a combination of side streets (where most uses often front on other adjacent streets), service oriented streets (often characterized by industrial or service types of uses), and heavy arterial streets. There is greater flexibility in the amount of transparency of facades and with the location of surface and structured parking. However, design parameters are included to ensure that development frontages along these streets provide visual interest at all observable scales and meet the design objectives of the city.

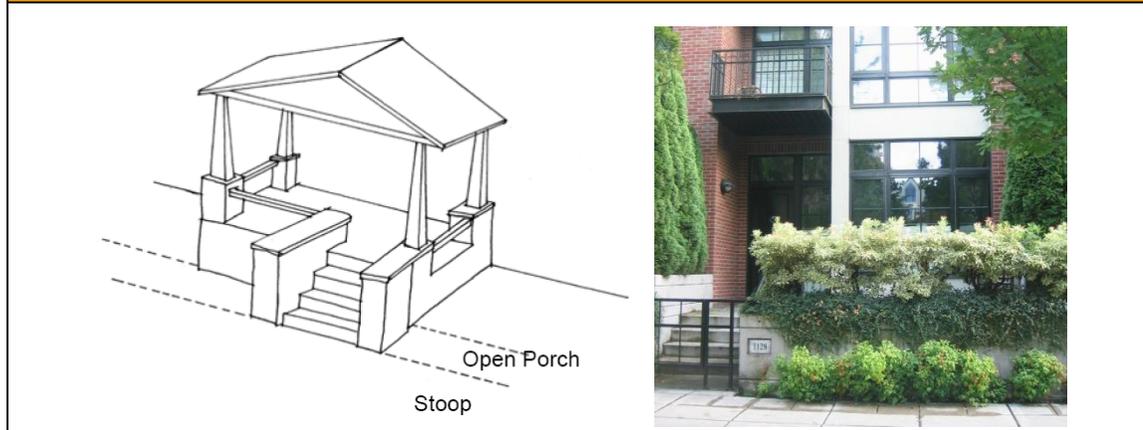
b. Standards.

Element	Standard
<p><b>Ground floor land use</b></p> <ul style="list-style-type: none"> <li>• Land use</li> </ul>	<p>See permitted uses in applicable zone in RZC Article 1 for details.</p>
<ul style="list-style-type: none"> <li>• Ground floor height, residential uses</li> </ul>	<p>For buildings within 12' of the sidewalk, elevate the ground floor between 2' to 5' above the sidewalk level, except for designated ADA accessible units.</p>
<p><b>Building placement</b></p>	<p>Where allowed in the applicable zone district, buildings may be placed up to the sidewalk edge provided Storefront block frontage standards above are met (except where otherwise noted herein).</p>

Element	Standard
	The minimum setback for buildings with ground floor residential uses is 10'. See RZC 21.60.020.E.5.e for special design provisions associated with ground level residential uses adjacent to a sidewalk. Covered or uncovered porches may project up to 6' into the front setback.
<b>Building entrances</b>	At a minimum, at least one building entry shall be visible and directly accessible from the street. Where buildings are setback from the street, pedestrian connections are required from the sidewalk to the building entrance.
<b>Façade transparency</b>	Storefront buildings are subject to Storefront block frontage transparency standards above. For buildings with Landscaped block frontages: <ul style="list-style-type: none"> <li>• Buildings with non-residential uses on the ground floor within 10 feet of sidewalk, at least 30% of the ground floor between 4'-8' above the sidewalk.</li> <li>• Buildings, at least 10% of the entire façade (all vertical surfaces generally facing the street).</li> </ul>
<b>Weather protection</b>	Provide weather protection at least 3' deep over primary business and residential entries.
<b>Parking location</b>	There are no parking lot location restrictions, except that parking lots are subject to landscaping provisions set forth in RZC 21.32.070.
<b>Landscaping</b>	The area between the street and building or parking area shall be landscaped and/or private porch or patio space and meet the standards of RZC Chapter 21.32. For setbacks adjacent to buildings with windows, provide low-level landscaping that maintains views between the building and the street.
<b>Sidewalk width</b>	See RZC Appendix 2 for applicable sidewalk widths, except where Storefront buildings are proposed, sidewalks shall meet Storefront block frontage standards above.

- d. Administrative design flexibility. In addition to the decision criteria to allow design flexibility in RZC 21.76.070.C.4, the following are considerations in determining alternative design treatments to applicable provisions above.
- i. Building entrances: Block frontages with environmental constraints and/or those facing busy arterial streets and minor pedestrian traffic, may warrant flexibility to this standard.
  - ii. Minimum setback: Provide design treatments that create an effective transition between the public and private realm. For example, a stoop design or other similar treatments that utilize a low fence, retaining wall, and/or hedge along the sidewalk may provide an effective transition.

Figure 21.60.020M  
Stoop Examples



iii. Façade transparency: The design treatment of façade and/or landscaping elements provide visual interest to the pedestrian and mitigates impacts of any blank wall areas.

**7. Where a property fronts onto multiple streets/frontages**, each frontage shall comply with the applicable standard for the applicable block frontage designation, including the following exceptions/clarifications:

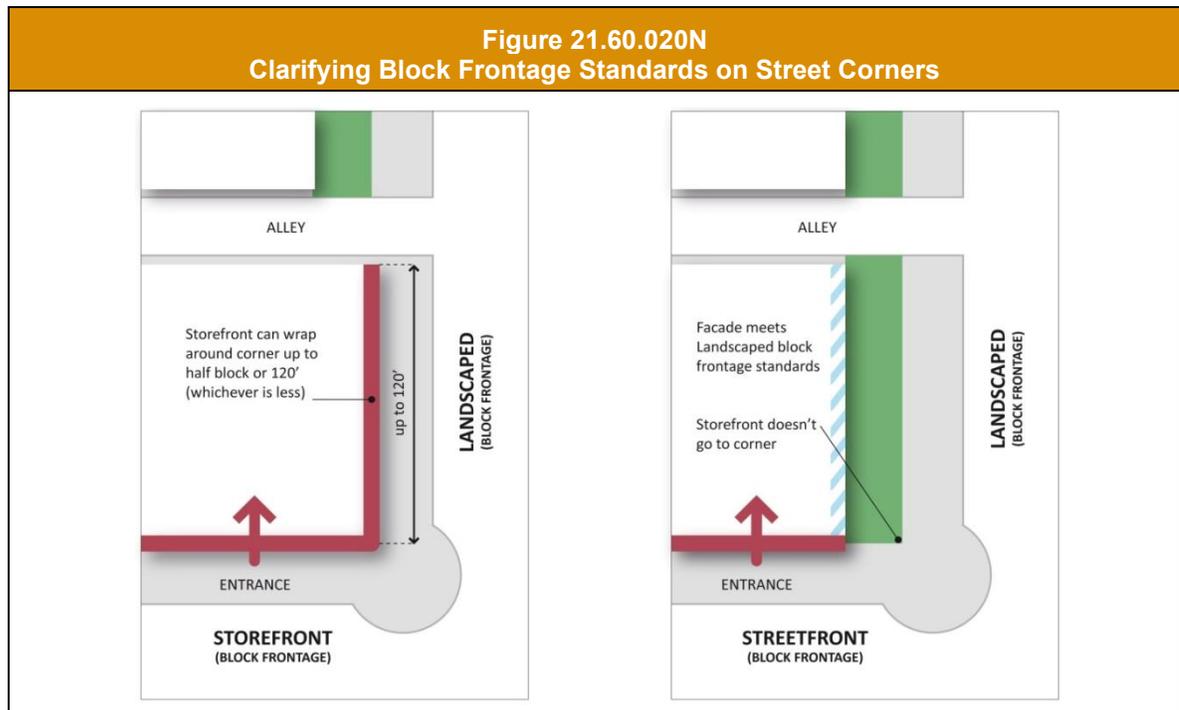
- a. Where there is a conflict between frontage standards, the order of preference of which provisions apply is as follows:
  - i. Storefront.
  - ii. Secondary.
  - iii. Landscaped.
  - iv. Other.

Subsections b-e below clarify how the order of preference works for particular frontage elements.

- b. Building location. For corner sites with Landscaped block frontage on one street and Storefront or Secondary on another, a storefront building may wrap around the corner (on the Landscaped block frontage side) for up to a half block width or no more than 120 feet (whichever is more).
- c. Entrances. For corner sites, an entrance on at least one of the streets is required. For corner sites with frontage on a Storefront block frontage on one side, an entrance shall be placed on the Storefront block frontage side. For corner sites with a mix of designations that do not include a Storefront block frontage, the entry shall be placed on the order of preference identified in subsection (a) above.
- d. Transparency. For corner sites – at least one block frontage shall meet the applicable transparency standards [based on the order of preference in subsection (a) above]. For the second block frontage, applicants are allowed a reduction in the minimum amount of transparency by 50 percent. For street corners with like designations on both frontages,

buildings shall employ the full transparency on the dominant frontage (based on the frontage width or established neighborhood pattern).

- e. Parking. Surface parking (including ground floor parking in a structure) adjacent to a street corner is not allowed, except in one of the following contexts:
  - i. Corner lots with non-designated frontages (“other”) on both streets.
  - ii. Corner lots with a combination of block frontages, except those with a Storefront designation, via administrative design flexibility provisions referenced herein.



**8. Block frontages in the OBAT zone** depend on the type of street the site fronts onto:

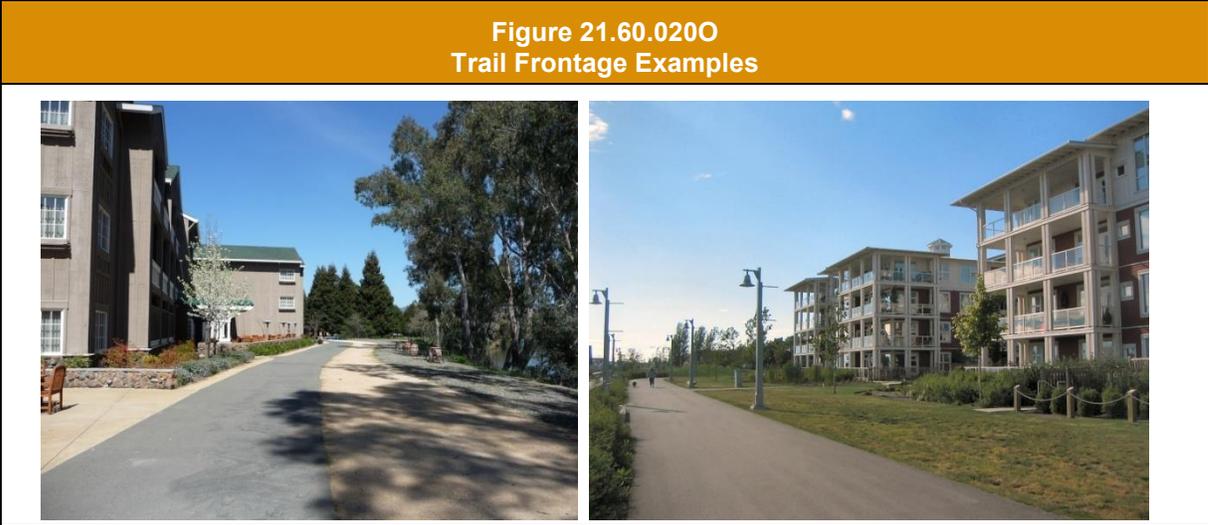
- a. Block frontages along arterials are subject to Landscaped block frontage standards.
- b. Block frontages along Bel-Red Road shall maintain a 100-foot wooded buffer consistent with RZC 21.12.200.B.4.
- c. Development along all other external and internal street are subject to the standards for “Other” streets as set forth in subsection B.6 above.

**9. Block frontages in the Business Park (BP), Manufacturing Park (MP), and Industrial (I) zones** are subject to the standards for “Other” streets as set forth in subsection B.6 above

except planting areas between the sidewalk and the building, outdoor storage, or parking areas shall be at least 20 feet in depth with Type II or III plantings as set forth in RZC 21.32.080. Exception: The Administrator may reduce or waive the applicable block frontage standards for MP and I zoned developments depending on the context of the site and the nature of the subject land use. For example, uses on higher visibility streets warrant greater

landscaped setbacks than short internal streets enclosed entirely within the zone. Land uses with a higher density of employees warrant better pedestrian access provisions.

**10. Trail frontages.** Where a property fronts onto a publicly-accessible trail or multiuse path, such frontages shall comply with the Secondary block frontage standards set forth in subsection 5 above. For developments/uses with non-residential uses that the Administrator determines that an orientation to the trail would not be appropriate, the development shall be subject to the “All other block frontage” set forth in subsection 6 above.



### C. Natural Features and Green Infrastructure.

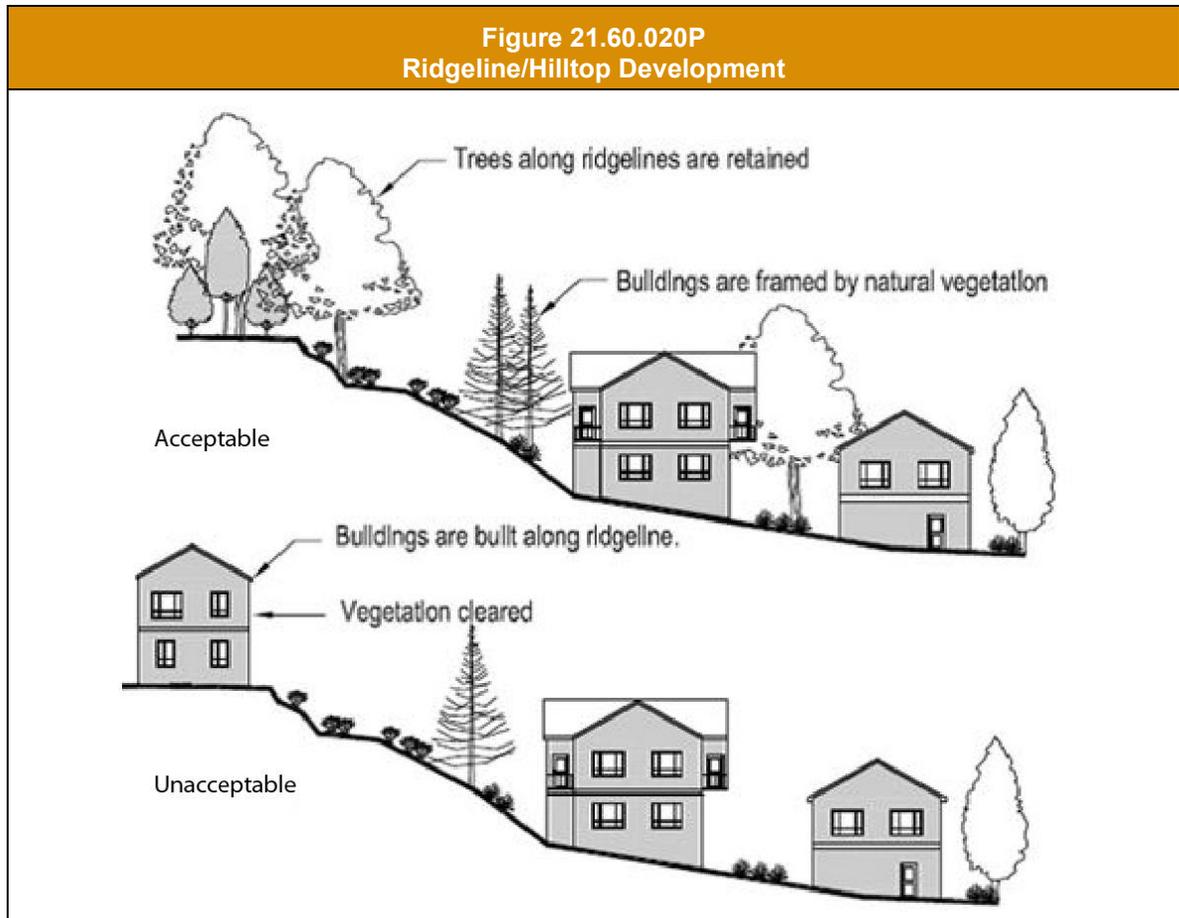
#### 1. Intent:

- a. To reduce natural hazards and impacts.
- b. To incorporate natural landforms into the site plan.
- c. To facilitate stormwater management measures.
- d. To minimize the visual impact of development on hillsides and maintain the forested character of the hills (the “crown of green”) surrounding downtown.

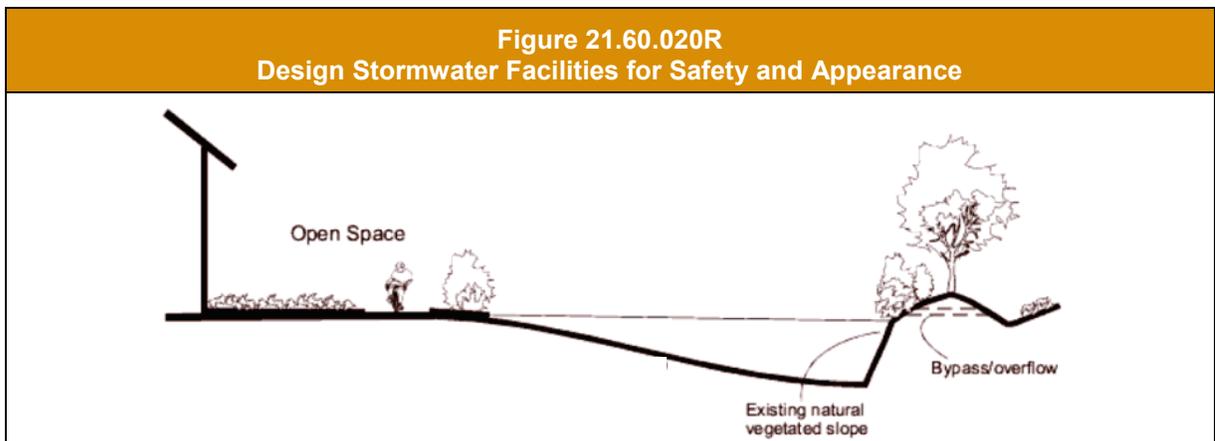
#### 2. Hillside development. Development on hillsides shall minimize visual and environmental impact by incorporating the following techniques as appropriate:

- a. Locate structures to ensure the tops of structures are located below prominent ridgelines or the vegetation along ridgelines.
- b. Retain existing wind-resilient vegetation along ridgelines. See also RZC 21.72 Tree Protection Standards.

If required by the Administrator, applicants may be required to present a viewshed analysis that examines the impacts to views from multiple valley vantage points.



3. **Stormwater facilities** shall be designed as a site amenity, where feasible. Desirable examples are illustrated below.



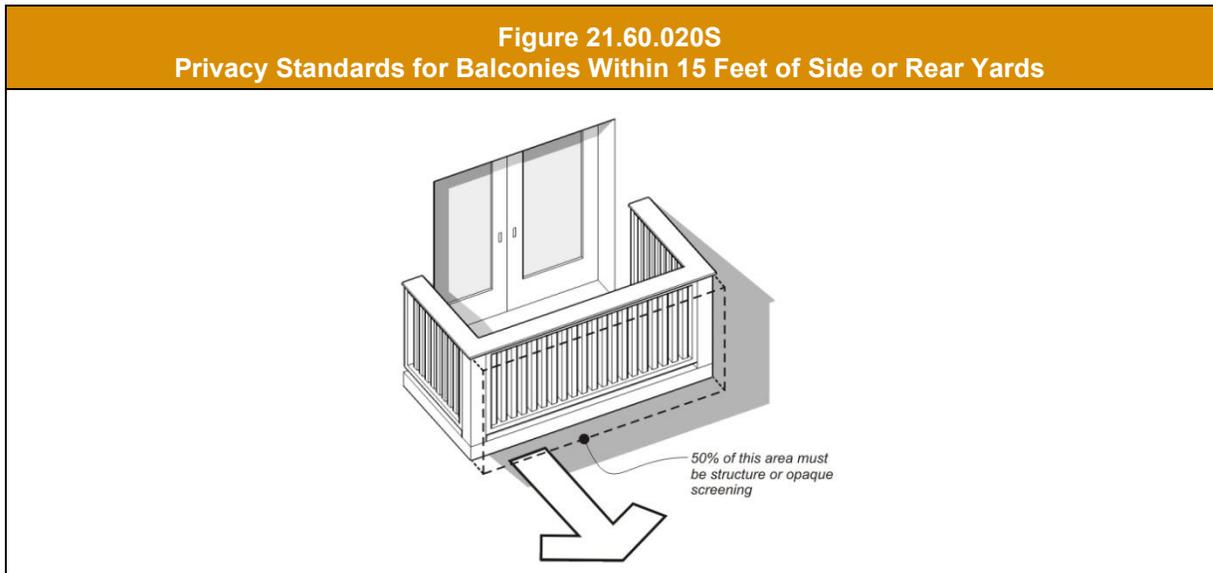
## D. Relationship to Adjacent Properties.

### 1. Intent:

- a. To promote the functional and visual compatibility between developments without creating monotonous conformity.
- b. To protect the privacy of residents on adjacent properties.

### 2. Balconies along side and rear yards adjacent to residentially zoned properties.

Balconies or rooftop decks within 15 horizontal feet of a side property line abutting a residentially zoned property shall feature a railing system that is at least 50 percent opaque. Specifically, 50 percent of the area below the railing shall be a sight-obscuring structure.



The Administrator may allow exceptions to this standard if the balcony will not cause visual or privacy impacts due to its location, orientation, design or other consideration.

- ### 3. Adjacent historic structures or sites.
- Designs shall minimize impacts to historic structures or sites. Developments adjacent to historic landmarks shall ensure that significant features of historic landmarks are not obscured from public view. In cases where this is not fully possible, developments shall mitigate with photo documentation, showing the significant features that will be obscured and the relationship of the structure to that adjacent site prior to construction of the obscuring structure. Views from the new development may include views of significant features of the historic landmark.

## E. Non-Motorized Circulation & Design.

### 1. Intent:

- a. To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the City.
- b. To enhance access to on- and off-site open space areas, shoreline access areas, and pedestrian/bicycle paths.
- c. To provide access to transit and services.

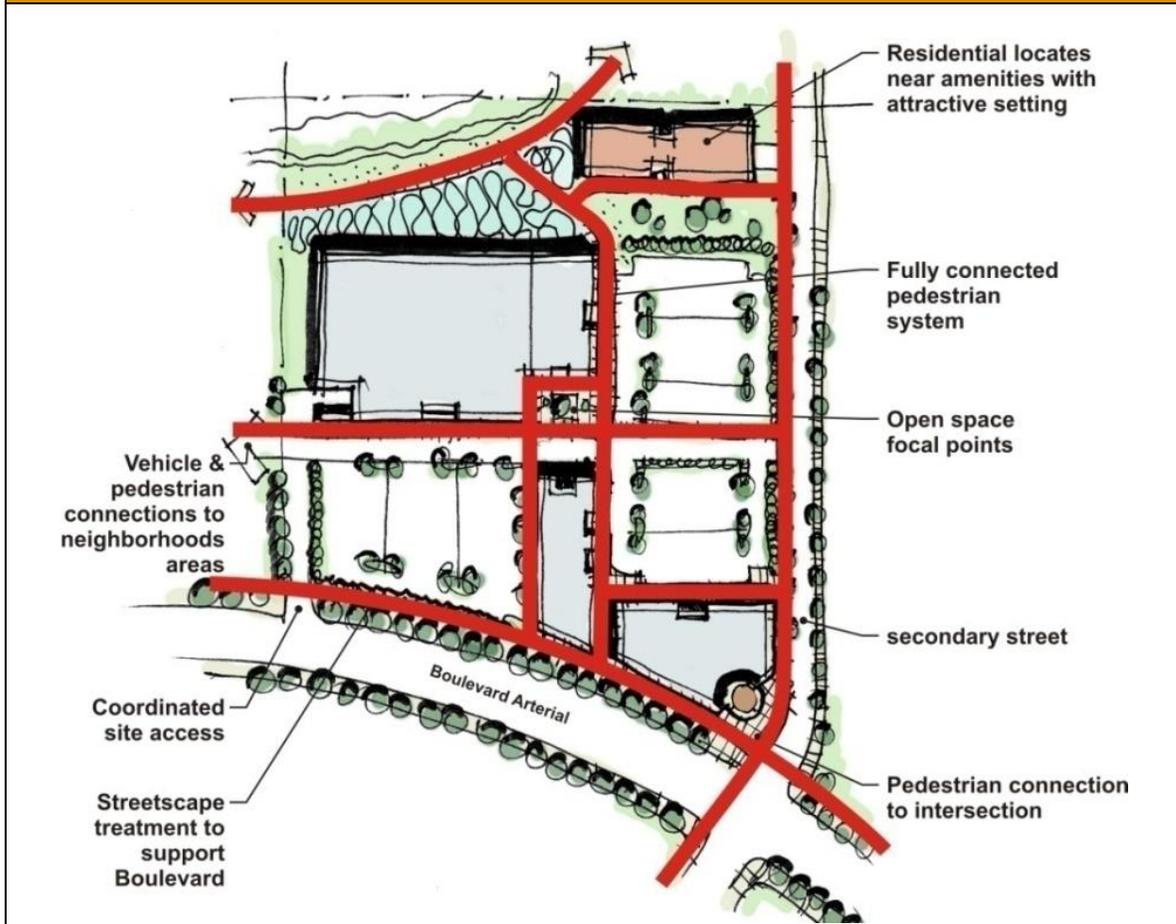
2. **Access to sidewalk.** All buildings shall feature pedestrian connections to a sidewalk per applicable block frontage standards in RZC 21.60.020.B. See subsection E.5 below for access design requirements.



### 3. Internal circulation.

- a. For sites with multiple buildings, pedestrian paths or walkways connecting businesses and residential entries on the same development site shall be provided. Routes that minimize walking distances shall be utilized to the extent practical. Exceptions may be allowed by the Administrator where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common usable open space. See subsection E.5 below for walkway design standards.

Figure 21.60.020U  
Internal and External Pedestrian Connections are Important

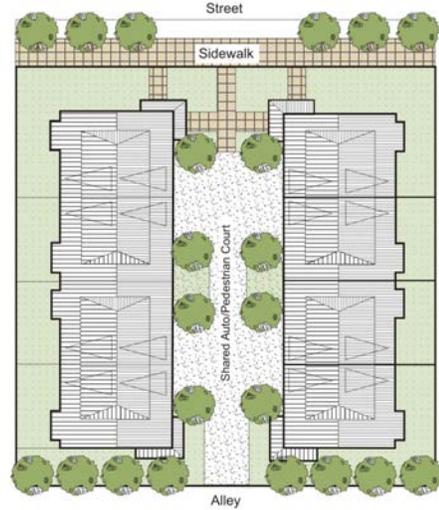


b. Sites with residential units. Provide direct pedestrian access between all ground related unit entries and a public street or to a clearly marked pathway network or open space that has direct access to a public street. Residential developments shall provide a pedestrian circulation network that connects all main entrances on the site to other areas of the site, such as:

- i. Parking areas.
- ii. Recreational areas.
- iii. Common outdoor areas.
- iv. Any pedestrian amenities.

For townhouses or other residential units fronting the street, the sidewalk may be used to meet this standard.

**Figure 21.60.020V**  
**Direct Pathways Between the Street and Dwelling Units are Required**



The entries of the townhouse example on the left connect directly to a public sidewalk while the entries on the right example connect to a common path that extends to the sidewalk.

**Figure 21.60.020W**  
**An Example of an Attractive Pedestrian Connection Through A Residential Development**



- c. Comply with ADA provisions as required by the International Building Code and International Residential Code adopted by the State Building Code Council and the City of Redmond.
- d. Provide direct pedestrian access to transit, rideshare and bicycle storage facilities, via defined, safe pathway systems.

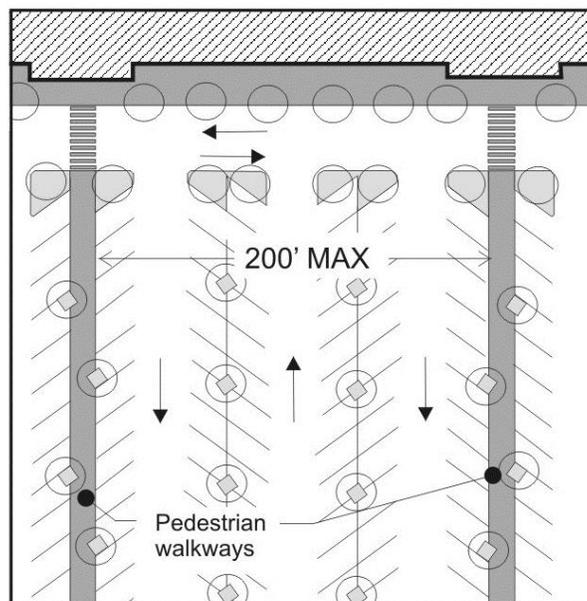
- e. Crosswalks are required when a walkway crosses an on-site paved area accessible to vehicles. Crosswalks shall contain contrasting material (such as concrete) and/or patterns (such as stamped asphalt).
- f. Pedestrian paths through parking lots. Developments shall provide specially marked or paved sidewalks through parking areas. Generally, at least one walkway shall be provided every four rows of parking or at a maximum spacing of 200 feet. The pathways shall provide a safe connection to the building entrance and meet the pathway design standards set forth in subsection E.5 below. See examples below.

**Figure 21.60.020X  
Parking Area Pathway Examples**



Note in the left example that the concrete pathway extends into the vehicular area to provide a highly visible and safe crosswalk.

**Figure 21.60.020Y  
Parking Area Pathway Configuration**



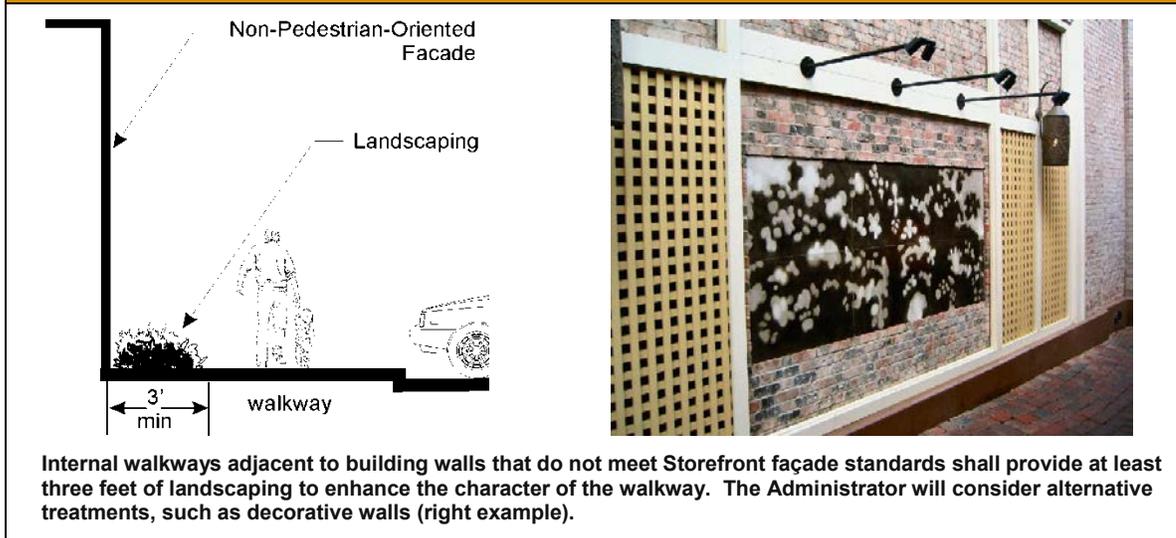
#### **4. Connections to adjacent properties.**

- a. Provide pedestrian walkways that connect to adjacent properties, except in one of the following circumstances:
  - i. When adjacent properties are residential developments of fewer than five dwelling units.
  - ii. When the pathway could connect a residential development to a manufacturing or industrial use, or a manufacturing or industrial use to another manufacturing or industrial use.
  - iii. Where the Administrator determines that internal connections aren't necessary due to shallow lot depths, steep slopes, or other contextual challenges.
- b. Enhance site access and access to adjacent sites by linking paths, driveways, and parking areas to adjoining public or private open space, trail systems, paths, crosswalks, and transit stops, consistent with the following plans:
  - i. The Redmond Parks, Arts, Recreation, Culture & Conservation (PARCC) Plan.
  - ii. The Neighborhood Plans in the Redmond Comprehensive Plan.
  - iii. The Pedestrian Program Plan, Bicycle System Plan, and Build-out Transportation Facility Plan in the Redmond Transportation Master Plan (TMP).
  - iv. The Downtown Pedestrian Map in the Redmond Zoning Code.
  - v. The Shoreline Public Access System Map in the Redmond Shoreline Master Program (SMP).
- c. Barriers that limit future pedestrian access are prohibited. Gates that limit access to employees are permitted. See subsection E.5 below for walkway design standards.
- d. Provide easements for pedestrian access to facilitate the future extension of paths when adjoining properties are improved.

#### **5. Pathway design.**

- a. All internal pedestrian walkways shall have at least a five-foot-wide unobstructed walking surface, except where wider walkways are prescribed in this chapter or where the applicable uses and context dictate wider walkways.
- b. Where parking is adjacent to perpendicular or angled parking, an extra two feet of walkway width shall be provided to mitigate for parked vehicles overhanging the walkway.
- c. Pedestrian walks shall be separated from structures at least three feet for landscaping except where the adjacent building façade meets the Storefront façade standards per RZC 21.60.020.B.2. The Administrator may consider other landscaping and/or façade design treatments to provide attractive pathways. Examples include sculptural, mosaic, bas-relief artwork, or other decorative treatments that meet the intent. Figure 21.60.020Z below provides one example.)

**Figure 21.60.020Z**  
**Standards for Internal Walkways Adjacent to Buildings**



- d. Pathway design where multi-tenant commercial or mixed-use buildings 100 feet or more in length face parking lots. Such pathways shall feature a 12-foot wide sidewalk with:
  - i. Eight feet minimum unobstructed width.
  - ii. Trees, as approved by the Administrator, placed at an average of 30 feet on-center and placed in grates. Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than one tree per 60 lineal feet of building façade shall be provided.
  - iii. Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included and the pathway meets the applicable width standards herein and the combined pathway and planting strip is at least 12 feet wide.

**Figure 21.60.020AA**  
**Example of A Successful Pedestrian Sidewalk Between Parking Lot and Storefront**

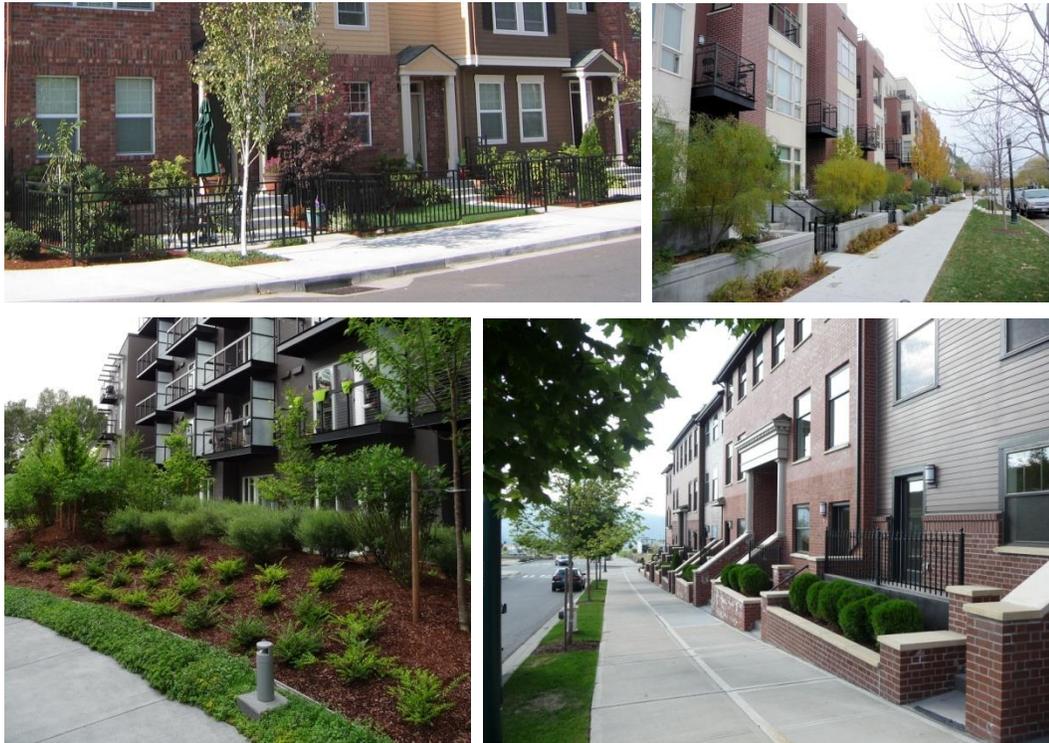


e. Sidewalks and internal pathways adjacent to residences.

The objective of this standard is to ensure privacy and security for residents, and an attractive and safe pathway that complements the qualities of the adjoining residences within a residential complex. For residences with ground floor living spaces facing a sidewalk or pedestrian path in a residential or mixed use development, the building shall feature at least one of the public/private space transition elements described below:

- i. Raised deck or porch option. Provide at least a 60 square foot porch or deck raised at least one foot above grade. The porch or deck shall be at least six feet wide, measured perpendicular to the house face. (The deck may be recessed into the house floor plan so that deck does not extend from the house face a full six feet.) A low fence, rail or hedge, two feet to four feet high, may be integrated between the sidewalk or internal pathway and deck or porch.
- ii. Private open space option. Provide a minimum ten-foot wide private open space between the face of the residence and the edge of the walkway. The space may be paved or landscaped. A fence or planting two to four feet high shall be provided within the open space.
- iii. Landscaped area. Provide a minimum ten-foot wide landscaped area between the face of the building and the edge of the pathway. The plantings shall reach three feet high within three years after planting.
- iv. Raised ground floor. If the residence's ground floor is a minimum of three feet above the grade adjacent to the building, then the landscaped area in option iii, above, may be reduced to four feet wide.
- v. Other transition design measure that adequately protects the privacy and comfort of the residential unit and the attractiveness and usefulness of the pathway at least as effectively as option i through iv above, as determined by the Administrator.

Figure 21.60.020BB  
Acceptable Public/Private Transitional Space Design Between Sidewalk or  
Pathways and Ground Level Residential Units



The upper left images uses a low fence and landscaped setback. The right images use landscaped terraces and elevated ground level units. The lower left image uses a landscaped berm between the pathway and semi-private open space.

e. Light pathways in accordance with RZC Chapter 21.34.

f. See also RZC 21.60.020.E.4, Internal Roadway Design.

## 6. Bicycle facilities.

Provide bicycle racks, lockers, or other means of safely and conveniently parking bicycles at the rate specified in RZC 21.40.020: Bicycle Parking Requirements and Standards.

## **F. Vehicular Circulation & Parking.**

The standards herein shall supplement the provisions of RZC 21.40.010. Where there is a conflict, the provisions herein shall apply.

### **1. Intent**

- a. To create a safe, convenient, and efficient network for vehicle circulation and parking.
- b. To enhance the visual character of interior access roads.
- c. To minimize conflicts with pedestrian circulation and activity.

### **2. Driveway provisions.** Minimize parking lot entrances, driveways, and other vehicle access routes onto private property from a public right-of-way through the following means:

- a. Driveway lanes crossing a public sidewalk shall be no wider than the minimum required per entry or exit lane. The City may impose additional restrictions to parking lot and vehicle access points to reduce impacts to public safety, pedestrian movement, on-street vehicle circulation, and visual qualities.
- b. Minimize the number of driveway entrances. Comply with the provisions of RZC Appendix 2.
- c. The Administrator may require joint driveways serving adjacent developments when joint access is physically and legally available.
- d. Minimize conflicts between entries and vehicle parking and maneuvering areas.
- e. At street corner sites, driveways shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection, unless the Administrator finds there is a compelling reason to the contrary.
- f. Driveways shall be located to avoid conflicts with transit stops.

### **3. Inter-site connectivity.** The provision of through vehicle access connections between commercially or non-residentially zoned properties is required except where the Administrator determines it is infeasible or undesirable (e.g., where it is determined that such a vehicle connection would impact safe pedestrian movement). Vehicle access may be in the form of a dedicated or private alley, connected or shared parking lots, shared driveways, or similar features.

Figure 21.60.020CC  
Redmond Town Center is an Example of Joint Parking



#### 4. Internal roadway design.

- a. To increase the function and appearance of internal roadways on large sites (greater than two acres), street trees and sidewalks shall be provided on all internal access roadways, excepting access roads designed solely for the purpose of service (e.g.: waste pick-up) and loading.

Figure 21.60.020DD  
Good Internal Roadway Examples



Two internal road examples that serve as a model for circulation on large sites. Note: The on-street parking, crosswalks, wide sidewalks, street trees, signage, and pedestrian lighting. The example on the left features a narrower road section with pedestrian amenities and crossing.

- b. In some instances where traffic speed and volume are low, the Administrator may approve a street where vehicle, bicycle and pedestrian movement are mixed such as in a “woonerf” or “shared street”. Woonerf streets shall feature traffic calming and safety measures as well as landscape and amenity features as determined by the Administrator.



- c. The Administrator may require modification of proposed vehicle access points and internal circulation in order to minimize the potential for cut-through traffic in residential neighborhoods.
- d. Drive-through facilities. Where allowed, drive through facilities (e.g., drive-up windows) shall comply with the following.
- i. Drive-through lanes, including waiting and holding lanes, shall be separated from public view and internal sidewalks by a masonry wall at least three feet high, and a planting strip, at least five feet wide with continuous plantings of evergreen shrubs and/or trees that will provide continuous evergreen screen at least four feet tall at maturity. The Administrator may approve alternative landscaping schemes provided they include the masonry wall and a substantial vegetative screen. The landscaping shall comply with RZC 21.32.
  - ii. Drive-through lanes shall not restrict pedestrian access between a public sidewalk and on-site buildings. Walkways shall not be located within required queuing distance as set forth in Article 1 for the applicable zone.

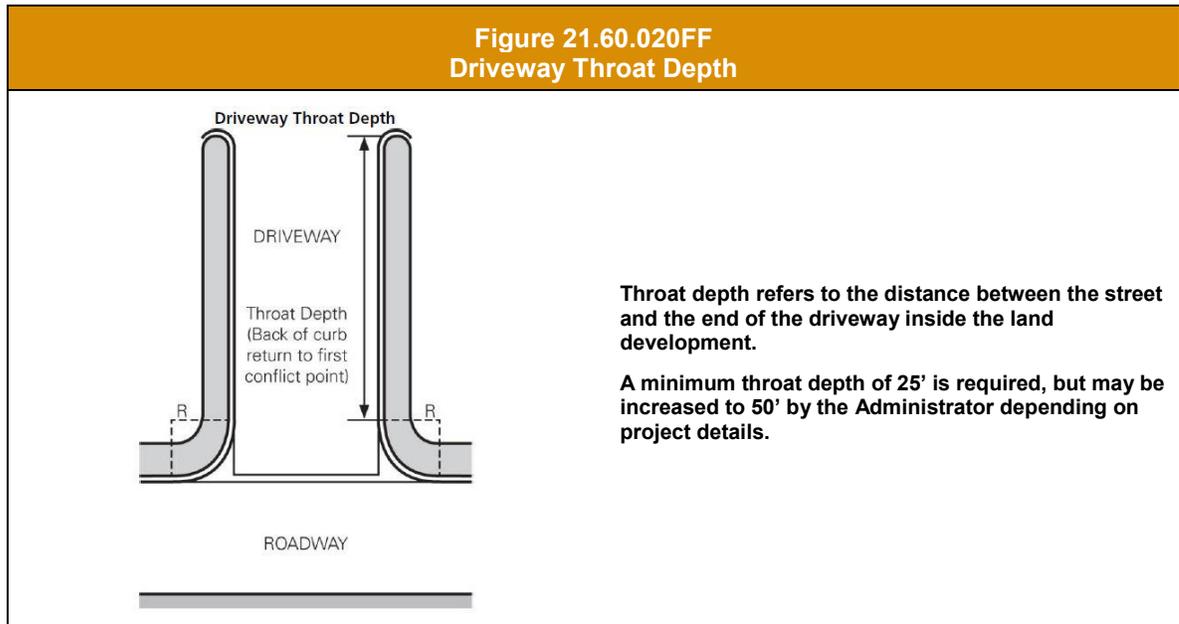
## G. Surfaced & Structured Parking Design & Configuration.

### 1 Intent.

- a. To provide for clear internal vehicle circulation patterns and consideration of pedestrian walkways in parking lots.
- b. To provide for landscaping and other design elements to reduce the visual and environmental impacts of parking areas.
- c. To reduce the negative impacts of parking and circulation facilities on the streetscape and pedestrian environment.

### 2. Surface parking lot design.

- a. Minimize pavement surface area. Pave only the areas necessary for vehicular and pedestrian circulation.
- b. Convenient, clearly identified pedestrian access shall be provided from the interior of parking areas and street-front walkways per RZC 21.60.020.E.3.f.
- c. Access drives for all non-residential development with more than 25 parking spaces shall have a minimum driveway throat distance of 25 feet. The Administrator may increase this minimum to up to 50 feet on a case by case basis considering use and scale, as well as the vehicular trip generation and distribution of the proposed project.



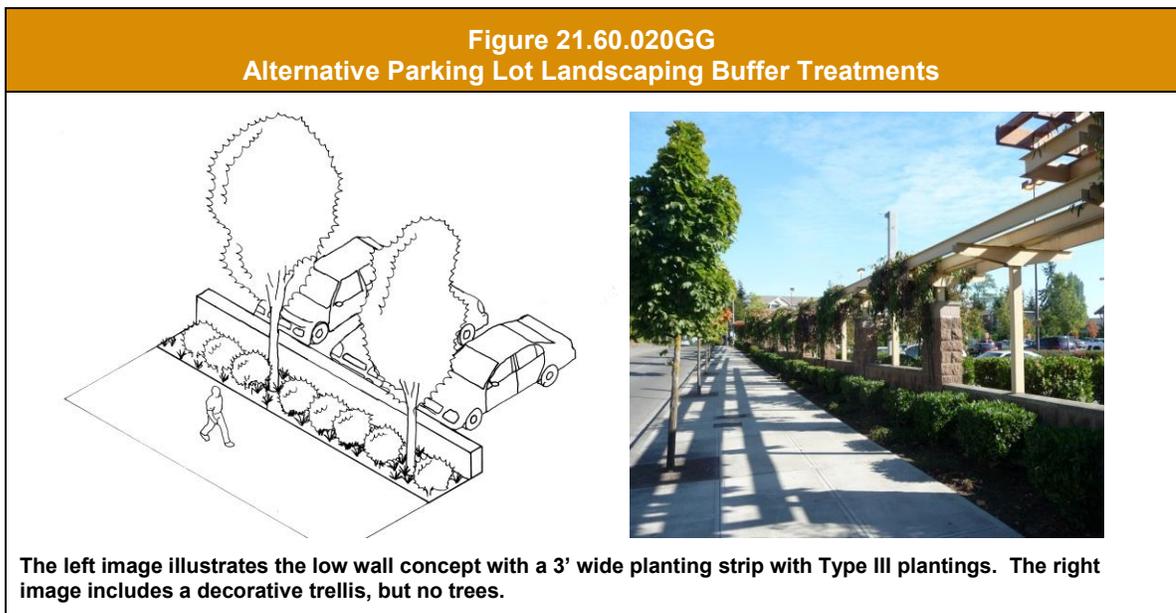
- d. Drive aisles, pathways, landscaping, and other site elements shall be located, designed, and maintained to provide adequate sight lines for the purpose of pedestrian and vehicular safety, as determined by the Administrator.

### 3. Surface parking lot landscaping and site design.

The standards below supplement the provisions of RZC 21.30.070, Parking Lot Landscaping.

- a. Integrate parking area design with landscape design in a way that reduces the visual and environmental (e.g.: stormwater runoff and tree protection) impacts of impervious surfaces and provides adequate screening of parking from public view, while allowing sufficient visibility to enhance safety.
- b. All parking lots shall be planted with sufficient trees so that 50 percent of the surface area of the lot is shaded by tree canopy within ten years of site development. To comply with this standard the applicant shall present a statement from a certified landscape architect or arborist to the effect that the plan will meet these standards.
- c. Parking area screening. Parking area screening shall be provided between a public sidewalk and parking areas, with either i. or ii as follows:
  - i. Any of the alternatives identified in RZC 21.32.070.
  - ii. Provide a three-foot wide planting bed plus a continuous low wall (30-36 inches tall) and/or trellis. The planting bed shall be in front of the wall, provide irrigation and feature Type III plantings (see RZC 21.32.080). Alternatively, a trellis and shrubs, as in Figure 21.60.020GG, may be substituted for the trees.

The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Administrator. (See Figure 21.60.020GG for an example).



- d. See RZC 21.60.020.E.3.f for pathway requirements through parking lots.
- e. Parking lots are subject to the lighting standards of RZC Chapter 21.34.

#### 4. Structured parking design.

- a. Site elements related to structured parking.
  - i. Parking structures adjacent to streets are subject to the block frontage standards set forth in RZC 21.60.020.B for the applicable streets.
  - ii. Parking structures shall have landscaping around the perimeter, except where storefronts designed per RZC 21.60.020.B.3 occupy the ground level perimeter. Landscaping shall include, but not be limited to the combination of the following to add visual interest:
    - (A) Shade trees.
    - (B) Evergreen trees.
    - (C) Shrubs.
    - (D) Groundcovers.
    - (E) Deciduous native and ornamental shrubs.
    - (F) Vines.



- b. Parking garage access and entries.
  - i. Parking garage entries shall be designed and sited to complement, not subordinate, the pedestrian entry.

Figure 21.60.020II  
These Parking Garage Entrances are Clear, yet Deemphasized from Visual Standpoint



- ii. Access to structured parking facilities associated with on-site commercial uses shall be available during applicable business hours.
- c. Structured parking facilities shall be designed to meet applicable building design provisions in RZC 21.60.030, including architectural character, massing and articulation, building elements and details, building materials, building lighting, and blank wall treatments.

## **H. Internal Open Space.**

### **1. Intent:**

- a. To create useable space that is suitable for leisure or recreational activities for residents.
- b. To create open space that contributes to the residential setting.
- c. To provide plazas that attract shoppers to commercial areas.
- d. To provide plazas and other pedestrian oriented spaces where appropriate in non-residential areas that enhance the employees' and public's opportunity for active and passive activities, such as resting, reading, eating lunch, informal sports, etc.
- e. To enhance the development character and attractiveness of non-residential development.
- f. To mitigate the impacts of large commercial development, which can be auto-oriented, anti-pedestrian, and incompatible with the desired character of commercial zones.

### **2. Required Residential Open Space.**

- a. Private usable open space shall be provided for each unit per subsection H.3 of this section.
- b. Common open space.
  - i. At least 100 square feet of common usable open space shall be provided for each unit, up to a maximum area equivalent to 20 percent of the site.
  - ii. Units with at least 200 square feet of private open space, where the smallest dimension is no less than ten feet, shall be exempt from common open space requirements.
  - iii. Common open space can include landscaped courtyards or decks, entrance plazas, gardens with pathways; children's play areas, pools, and water features provided they are accessible to all residents of the development. Accessible areas used for storm water retention or other multipurpose recreational and/or green spaces that meet the design criteria herein may qualify as common open space.
  - iv. Special requirements for common usable open spaces include the following:
    - (A) Required setback areas shall not count toward the open space requirement unless setback areas are incorporated into spaces that meet all other requirements and meet the intent of the standards.
    - (B) Space shall meet the minimum dimensional standards of Table 21.60.020A and subsection 3.b below to provide functional leisure or recreational activity.
    - (C) Space shall feature paths or walkable lawns, landscaping, seating, lighting, play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.
    - (D) Common space shall be separated from ground level windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other

treatments as approved by the city that enhance safety and privacy for both the common open space and dwelling units.

- (E) When possible the space shall be oriented to receive sunlight, face east, west or preferably south, when possible.
  - (F) The space must be accessible from the dwelling units and, as appropriate, from public streets and sidewalks. The space must be oriented to encourage activity from local residents.
- v. Rooftop decks and terraces may be used to meet up to 50 percent of the required common open space, provided they comply with the common open space design criteria in this subsection.



- vi. Indoor recreational space may be used to meet up to 25 percent of the required common open space provided the space is:
- (A) Accessible to all dwelling units.
  - (B) Designed for and includes equipment for a recreational use (e.g., exercise, group functions, etc.).

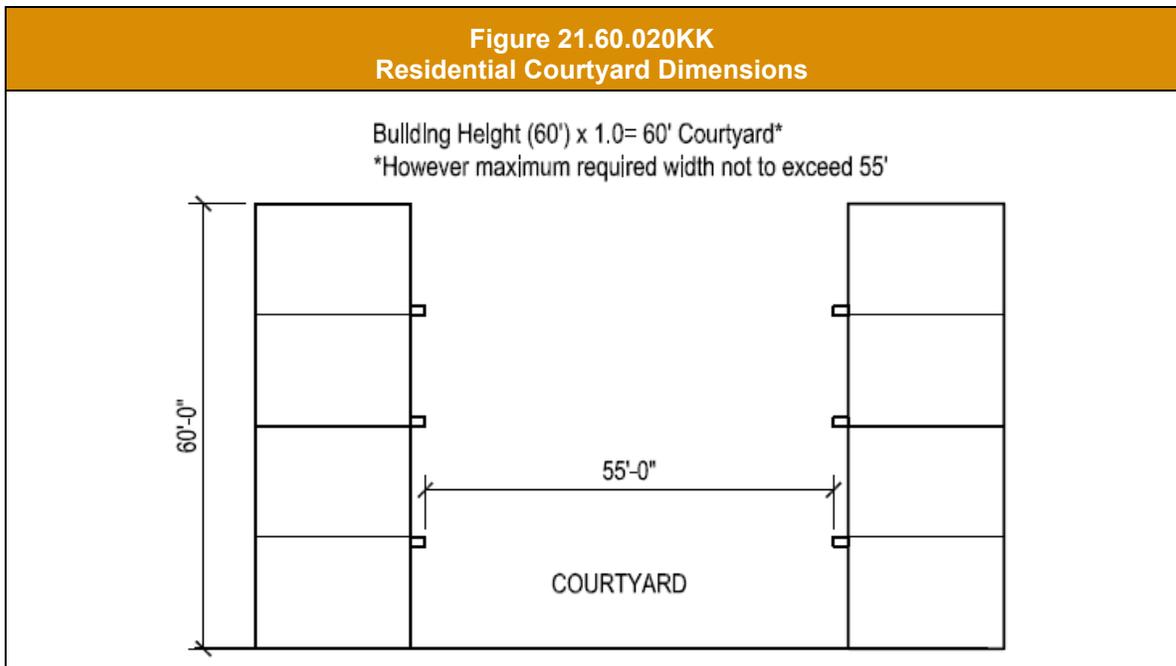
### 3. Open Space Size and Dimensions.

- a. The following table specifies the minimum open space size and dimensions for both common and private usable open space areas.

<b>Table 21.60.020A Residential Usable Open Space Size and Dimensions</b>				
Type of Usable Open Space	Minimum Length	Minimum Width	Minimum Height	Minimum Area (in square feet)
1. Common	20 feet	20 feet	As specified in IBC for habitable overhead height	400
<b>2. Private (At least one of the following is required for each unit.)</b>				
– Patio	8 feet	8 feet	Same as above	80

Table 21.60.020A Residential Usable Open Space Size and Dimensions				
Type of Usable Open Space	Minimum Length	Minimum Width	Minimum Height	Minimum Area (in square feet)
– Balcony	5 feet	5 feet	Same as above	50
– Rooftop decks/ Terraces	15 feet	15 Feet	Same as above	225
– Private and semi-private yard space	10 feet	10 feet	Same as above	100

- b. Minimum dimensions. Common usable open space shall contain 20 feet minimum dimensions. Internal courtyards (enclosed by buildings on at least two sides) shall meet the following dimensional requirements:
- The minimum dimension (width and depth) of any common usable open space shall be no less than 1.0 times the tallest building or segment of building enclosing the courtyard (a ratio of 1.0:1.0), but shall not be required to exceed 55 feet. The height of the building wall shall be measured from the courtyard elevation to the roof eaves of the enclosing building(s).
  - If balconies or corridors project into a common open space, the dimension shall be measured from the edge of the projecting balconies or corridors (see figure below). Balconies may be reduced to 12 square feet in area for up to 50 percent of the units when double doors are provided to the balcony.



c. Use of In-Lieu Fee for Open Space.

- i. Balconies. If the street front facade of a building is deemed to be too cluttered, monotonous, or over dominated by too many balconies being too close together, the number of balconies on the facade may be reduced with the approval of the Design Review Board in order to effect a more balanced and attractive facade. An in-lieu fee for each required balcony not provided shall be paid to the [City](#) for parkland purchase and improvements within the Downtown neighborhood. The fee for each balcony not provided on the building shall be equivalent to 50 percent of the park [impact fee](#) for a multifamily or single family residence depending on classification of associated building. No less than 50 percent of the units shall include private open spaces.
- ii. Common Open Space. An in-lieu fee for each 100 square feet of common open space not provided shall be paid to the City for parkland purchase and improvements within the Downtown neighborhood. The fee for each 100 square feet of required open space not provided on site shall be equivalent to 50 percent of the park impact fee multifamily or single family residence depending on classification of associated building. No less than 50 square feet of common open space per unit shall be provided on-site.

**Figure 21.60.020LL**  
**Good Examples Of Common Usable Open Space**



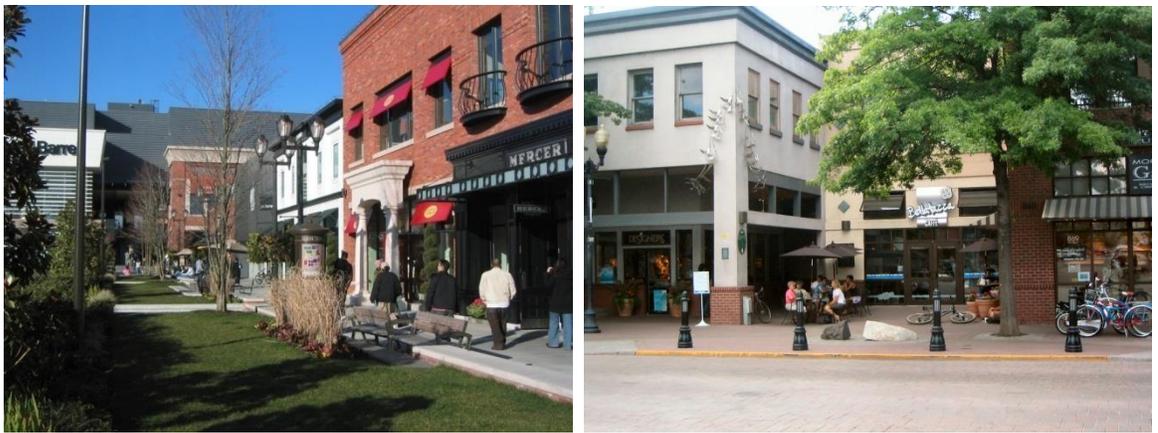
Figure 21.60.020LL  
Good Examples Of Common Usable Open Space



Note the integration of landscaping elements and site amenities to add visual interest and promote use of the space.

- 3. Non-residential open space.** New developments with non-residential uses (except for development within the Manufacturing Park and Industrial zones) on sites with a total site area greater than one acre shall provide open space equal to at least one percent of the ground floor non-residential building footprint plus one percent of the “site area.” The open space may be in the form of pedestrian-oriented open space per subsection H.4 below, garden, play area or other open space feature that serves both as a visual amenity and a place for human activity. Portions of sidewalks that are wider than 12 feet and which meet the standards of Pedestrian-Oriented Open Space may be counted toward this requirement. For this specific standard, “Site area” includes all land needed for the non-residential portion of the project including parking, service areas, access and required landscaping. Non-residential open space features shall be approved by the Administrator.

Figure 21.60.020MM  
Well Designed Open Space can be an Important Business Attraction or Employee Amenity

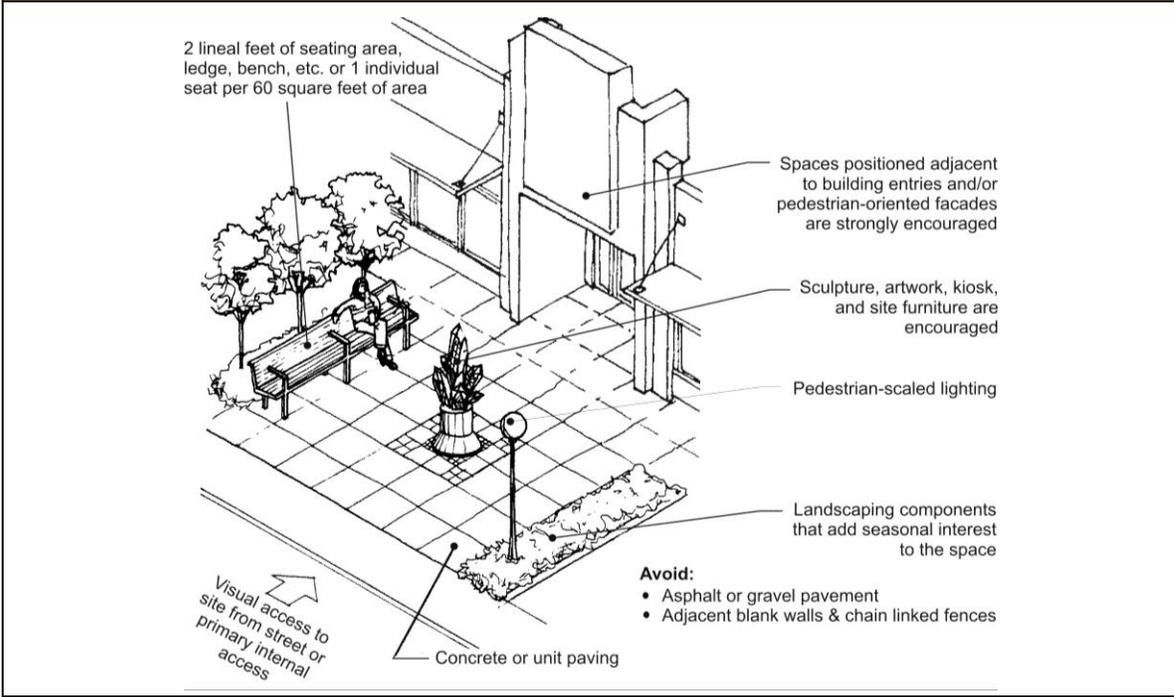


#### 4. Pedestrian-oriented open space design criteria.

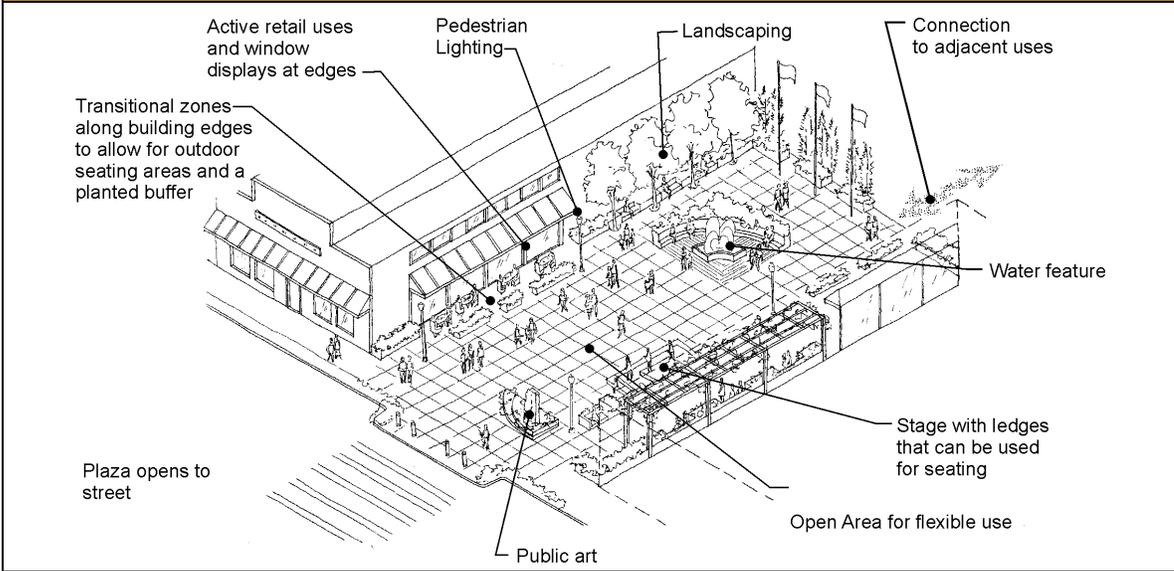
This section describes the requirements and desired characteristics of pedestrian oriented open space (which may be used to meet the requirements of subsection H.3 above).

- a. Required Pedestrian-Oriented Open Space features.
  - i. Visual and pedestrian access into the site from a street, private access road, or non-vehicular courtyard.
  - ii. Paved walking surfaces of either concrete or approved unit paving.
  - iii. Lighting shall conform to RZC Chapter 21.34.
  - iv. The spaces shall be located in or adjacent to areas with significant pedestrian traffic to provide interest and security, such as adjacent to or visible from a building entry. The space shall also address security concerns through the use of Crime Prevention Through Environmental Design (CPTED) principles. (See RZC 21.60.020.I)
  - v. At least two feet of seating area (a bench or ledge at least 16 inches deep and appropriate seating height) or one individual seat per 60 square feet of plaza area or open space.
  - vi. Landscaping components that add visual interest and do not act as a visual barrier. This could include planting beds, potted plants, or both.
- b. Desirable pedestrian-oriented open space features.
  - i. Pedestrian amenities, such as site furniture, artwork, drinking fountains, kiosks, or other similar features.
  - ii. Adjacent buildings with transparent window and doors covering 75 percent of the façade between two feet and eight feet above the ground level.
  - iii. Pedestrian weather protection, alcoves, seating, or other features along building edges to allow for outdoor seating areas and a planted buffer.
- c. Features prohibited within a Pedestrian-Oriented Open Space.
  - i. Asphalt pavement.
  - ii. Adjacent parking areas or service areas (e.g., trash areas) that are not separated with landscaping, as required in RZC Chapter 21.32.
  - iii. Adjacent chain-link fences.
  - iv. Adjacent "blank walls" without "blank wall treatment" (see RZC 21.60.040.G).
  - v. Outdoor storage.

**Figure 21.60.020NN**  
**Example of a Small Pedestrian-Oriented Open Space**



**Figure 21.60.020OO**  
**Example of a Large Pedestrian-Oriented Space**



**5. Public view corridors.** When located in an identified public view corridor, applicable required open space may also provide views through a development to important features, such as the Lake Sammamish, Sammamish River, and the river valley; Bear Creek; or panoramic mountain views.

## **I. Site Planning for Security**

**1. Intent:** To increase personal safety and property security.

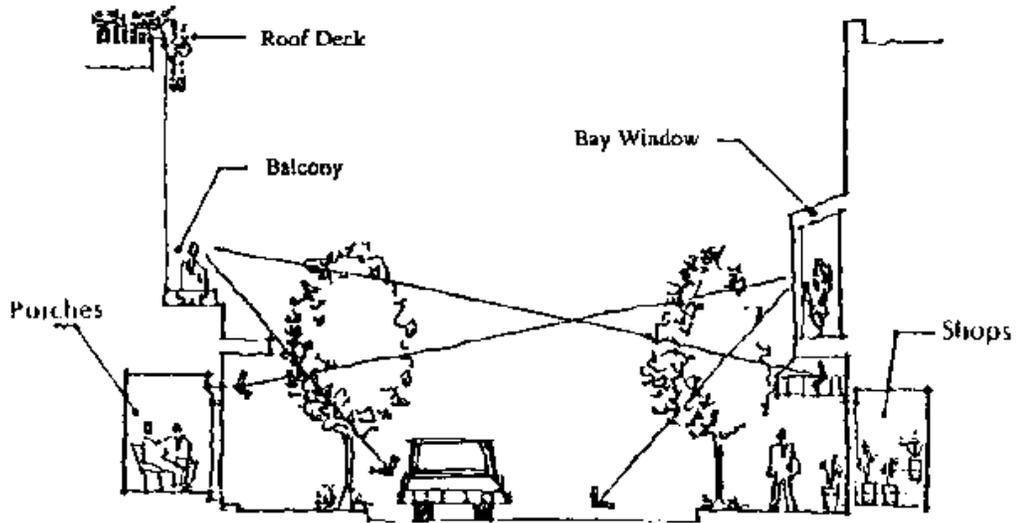
**2. In site development planning, the following shall be avoided:**

- a. Entrapment areas, where a person could become trapped with no exit route. Provide two means of egress from all outdoor spaces. Ensure entrapment conditions are avoided in the design of rooftop decks.
- b. Areas that are dark or not visible from a public space or right-of-way.
- c. Vegetation and fences that restrict visibility into occupiable open space, pathways and building entries.
- d. Buildings, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.
- e. Where visibility is necessary to avoid creating an unsecure area to reduce the potential for pedestrian/vehicle collisions, do not plant vegetation that will obstruct views between three feet and eight feet above the ground.

**3. In the planning of the site and design of buildings and site elements, to the extent feasible, developments shall provide for:**

- a. "Passive surveillance," the ability of people occupying buildings and public spaces to view all parts of accessible spaces.
- b. Security and pedestrian lighting per RZC Chapter 21.34.

Figure 21.60.020PP  
Maximize Passive Surveillance



Maximize the ability of people in buildings or traveling along roadways to see outdoor spaces to increase security

- c. Appropriate natural access control, that is, features that delineate where the general public should not enter without an invitation. For example, a low fence or hedge (two-four feet high) can indicate that people should not enter a yard or open space except through a gate or opening. Access control shall not limit visibility or passive surveillance.
- d. Defining territory. This means clearly indicating through site planning and design measures what parts of the site are open to the public and what parts are not. For example, in commercial development, pedestrian-oriented elements and walkways indicate that the public is welcome but fenced areas with a gate do not. Also, well maintained sites indicate that someone cares for the site and tends to discourage crime.

Figure 21.60.020QQ  
Good Example of Passive Surveillance, Territorial Definition, and Visibility



## **J. Large Site Development Standards**

The following subsection applies to development sites with multiple buildings or occupying two acres or more. Developments in the Industrial zone are exempt.

### **1. Intent.**

- a. To create integrated development plans and phasing strategies.
- b. To reduce negative impacts to adjacent properties.
- c. To enhance pedestrian and vehicular circulation.
- d. To provide usable open space.
- e. To create focal points for pedestrian activity for developments.
- f. To enhance the visual character of the community.

### **2. Large site development standards.** Development at sites with two or more buildings or properties larger than two acres in area shall be based on a unifying site planning concept that meets the following criteria:

- a. Incorporates open space and landscaping as a unifying element (see subsection H above).
- b. Provides a network of pedestrian paths or walkways connecting all businesses and the entries of multiple buildings (see subsection E above).
- c. Provides for safe, efficient internal vehicular circulation that does not isolate the buildings (see subsection F above).
- d. Takes advantage of special on-site or nearby features, especially natural features such as water bodies, hillsides, mature trees or native plantings.

The project applicant shall demonstrate to the Administrator's satisfaction that the proposed development site plan addresses these objectives, where applicable. In the case of phased development, the applicant shall demonstrate that future phases will meet these requirements.

Figure 21.60.020RR  
Large Site Development Example



**3. Entries and orientation.** To achieve direct, safe and comfortable pedestrian connections, building entrances shall not be focused around a central parking area, but be connected by a pathway system and/or open space(s), unless the Administrator determines this infeasible or undesirable.

## **K. Location and Design of Service Areas and Mechanical Equipment.**

This subsection shall supplement the provisions of RZC 21.38.020, Garbage and Recycling Enclosures. Where there is a conflict with the provisions of RZC 21.38.020, the provisions herein shall apply. The Administrator may waive or relax these provisions in the Manufacturing Park and Industrial zones depending on the context (e.g., areas visible from the public warrant greater screening levels).

### **1. Intent.**

- a. To minimize adverse visual, odor, and noise impacts of mechanical equipment, utility cabinets and service areas at ground and roof levels.
- b. To provide adequate, durable, well-maintained, and accessible service and equipment areas.
- c. To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

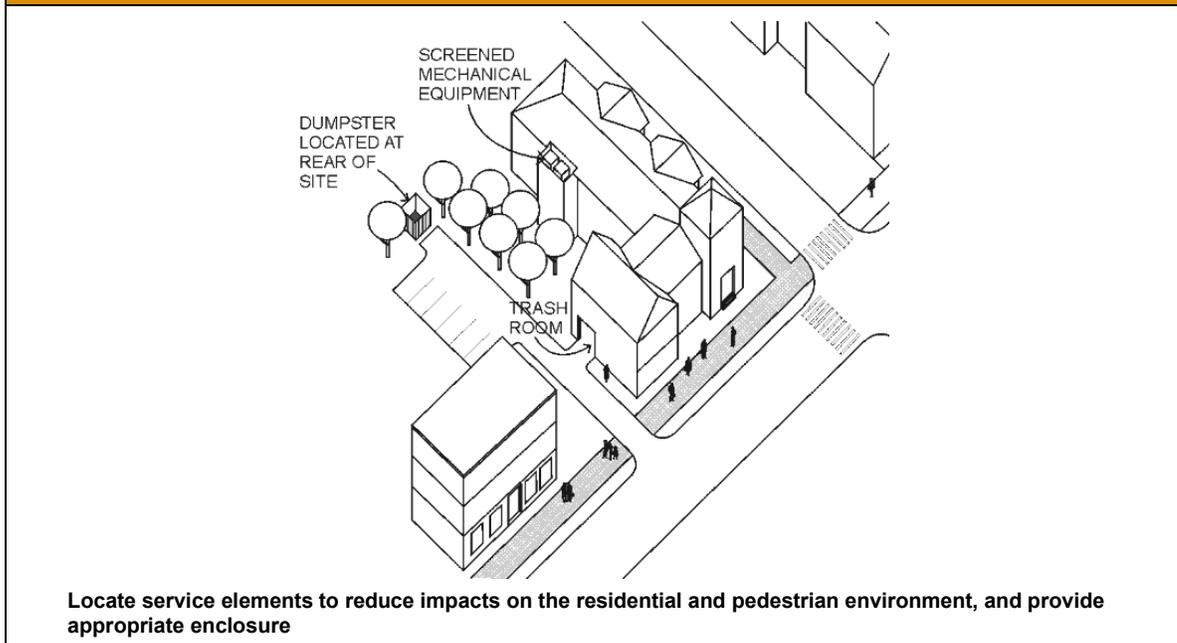
### **2. Location of ground related service areas and mechanical equipment.**

- a. Service areas (loading docks, trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas) shall be located to avoid negative visual, auditory, olfactory, or physical impacts on the street environment and adjacent residentially zoned properties. Service areas shall be sited for alley access if available.

The Administrator may require evidence that such elements will not significantly impact neighboring properties or public areas. (For example, the Administrator may require noise damping specifications for fans near residential zones.)

- b. Exterior loading areas.
  - i. Loading areas shall be accommodated on-site or via alley (where applicable) rather than relying on adjacent public streets.
  - ii. Loading areas for commercial uses shall not be located within 20 feet of a single family residentially zoned property unless the Administrator finds such a restriction does not allow feasible development. In such cases, the areas and drives will be separated from the residential lot by a masonry wall at least eight feet high.
- c. Service areas shall not be visible from the sidewalk and adjacent properties. Where the Administrator finds that the only option for locating a service area is either visible from a public right-of-way or space or from an adjacent property, the area shall be screened with either landscape or structural screening measures provided in RZC 21.60.020.K.3, below.
- d. Design for safety. Other provisions of this section (K) notwithstanding, service areas used by residents shall be located to avoid entrapment areas and other conditions where personal security is potentially a problem. The Administrator may require pedestrian-scaled lighting or other measures to enhance security.
- e. Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc to not exceed 45 dBA at property lines adjacent to residentially zoned properties.

**Figure 21.60.020SS  
Service Element Location**



### **3. Screening of ground related service areas and mechanical equipment.**

- a. Where screening of ground level service areas is called for (see subsection K.2 above), adhere to the following:
  - i. A structural enclosure shall be constructed of masonry, heavy-gauge metal, or decay-resistant material that is also used with the architecture of the main building. The Administrator may allow materials other than those used for the main building if the finishes are similar in color and texture or if the proposed enclosure materials are more durable than those for the main structure. The walls shall be sufficient to provide full screening from the affected roadway or adjacent use. The enclosure may use overlapping walls to screen dumpsters and other materials (see Figure 21.60.020UU below).
  - ii. Gates shall be made of heavy-gauge, site-obscuring material and meet the standards of RZC 21.38.020.E.4. Chain link or chain link with slats is not an acceptable material for enclosures.
  - ii. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations and do not obstruct pedestrian movement
  - iii. The service area shall be paved.
  - iv. Weather protection is required per RZC 21.38.020.E.3.

- v. In addition to the required screening, art work such as paint schemes or coverings that help to blend the enclosure into the background may also be utilized.

**Figure 21.60.020TT**  
**Acceptable Screening Enclosure**



- b. For ground-mounted services and equipment, landscaping may be incorporated if a solid, sight obscuring screen is provided at time of planting. Design and select landscaping and structural materials of sufficient size, quantity, and height to effectively screen service elements and to make those elements meet the requirements of subsection K.3.a, above.

#### **4. Location and screening of ground related utilities.**

- a. All on-site utilities including wires and pipes shall be located underground. Meters may be attached to buildings but shall not be visible from a residentially zoned property or street ROW (although they may be visible from an alley). If there is no feasible option for locating the utility facilities out of sight, then they shall be screened as described in (b) below. Project proponents are required to provide evidence that they have coordinated with the local electric, cable or other utility provider to locate utility service facilities in the least obtrusive way. Where mounted on a building meters shall be located in the least intrusive place (e.g.: not in front of a window or near an entrance or pathway) and integrated into the building's architecture. For example the meter might be located in a non-intrusive space under an overhang or on the border between two townhouse units.

**Figure 21.60.020UU  
Utility Meter Location and Screening**



Place utility meters in less visible locations. The left example is successfully tucked away in a less visible location. The right image, while located along a service alley, is poorly executed and would not be permitted. Such meters shall be coordinated and better integrated with the architecture of the building.

- b. If utility facilities cannot be located to meet the criteria of (a) above, they shall be screened by either a cabinet or landscaping. If enclosed in cabinets visible from public rights-of-way, the cabinet's exterior surfaces shall be finished with the same material as the main building or with a durable material approved by the Administrator. Utility facilities and small-scale service elements may be screened with evergreen landscaping provided that landscaping meets the standards in RZC 21.32 and 21.60.020.L and accomplishes a full screen of those elements.

**Figure 21.60.020VV  
Acceptable Utility Meter Screening With Landscaping**

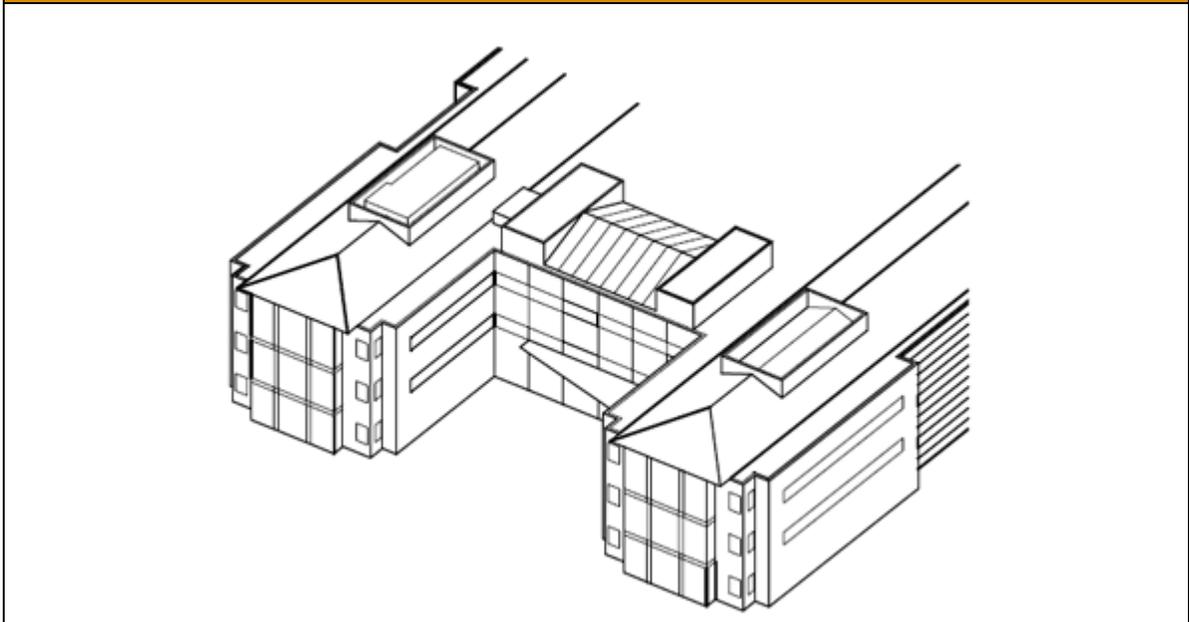


Note how the meters are recessed into the building's façade and the screening is placed directly in front of the meters also adds to the building's appearance.

## 5. Location and screening of roof mounted mechanical equipment.

- a. All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment shall be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening shall be located so as not to interfere with operation of the equipment.
- b. For rooftop equipment, all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood shall not be used for screens or enclosures. Louvered designs are acceptable if consistent with building design style.
- c. The screening materials shall be of material requiring minimal maintenance, and shall be as high as the equipment being screened.
- d. Screening with consideration of views from adjoining hillsides and from other areas of high public visibility, such as streets and shoreline areas, with special consideration for views from SR 520, Redmond Way, other major arterials, Marymoor Park, and the Sammamish River Trail.
- e. Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc to not exceed 45 dBA at property lines adjacent to residentially zoned properties.

**Figure 21.60.020WW**  
**Example of How to Screen Roof-Mounted Mechanical Equipment.**



## **L. Landscape Design.**

This subsection supports the requirements of RZC Chapter 21.32, Landscaping. Applications shall meet the requirements of RZC Chapter 21.32 except where the Administrator determines per the Alternative Plan Criteria in RZC 21.32.030, that the landscape design satisfies the intent of RZC Chapter 21.32 and the provisions of this subsection.

### **1. Intent.**

- a. To make landscaping, including plantings, ground forms, natural elements paving and hardscape, site furniture and other site features an integral part of the overall site and community design.
- b. To complement the architecture, other site elements and the visual appearance of the neighborhood, as well as the Northwest environment.
- c. To encourage compositions of plant materials and site features that create an appropriate visual character, such as stylized, formal, informal, or natural.
- d. To use landscape design to help define a distinctive design character that distinguishes Redmond.
- e. To improve the aesthetic appearance of parking lots by:
  - i. Reducing the summertime heat and glare buildup within and adjacent to parking lots.
  - ii. Providing landscaped areas within parking lots in addition to landscape buffers around the perimeter of parking lots.
  - iii. Screening and breaking up the expanse of paved areas.

### **2. Landscape character.**

- a. General description. The visual characteristics of Redmond's landscape elements, including plant materials and land forms such as the Sammamish River shoreline, the valley and surrounding ridges, are an important part of the community's design character. Therefore, landscaping can play a key role in reinforcing the city's design identity and accomplishing intent statement "d" above.

In most general terms, there are at least three different categories or "types" of landscape design in Redmond.

- i. Formal. Generally found in public plazas, commercial building entrances and other high pedestrian activity area locations, formally landscaped areas often feature decoratively paved surfaces, furniture, special lighting and a wide of small and medium sized plantings with different colors and textures.

**Figure 21.60.020XX  
Formal Landscaping**



**Formal landscaping is characterized by repetitive and geometric use of plant materials and site features**

- ii. Informal. This category features larger areas of lawn and low plantings, with clusters of larger trees and is reminiscent of “Olmsted” romantic landscape design found in Seattle’s Volunteer Park, Green Lake, and New York’s Central Park. Most office parks and many residential projects with open space incorporate informal landscaping into their site designs.

**Figure 21.60.020YY  
Informal Landscaping**



**Informal landscaping is characterized by a park-like combination of lawn and plant materials in an irregular but human influenced composition**

iii. Natural. Natural landscaping refers to undisturbed or naturally revegetated native plant communities featuring large conifer trees and a mix of understory vegetation. Natural landscaping may also include human installed native plants that are intended to form a plant community similar to pre-development conditions, such as the shoreline vegetation restoration along the Sammamish River. Natural landscaping can be appropriate in a variety of settings but is especially valuable used on steep or moderate slopes, along water bodies and in conjunction with stormwater treatment areas.

**Figure 21.60.020ZZ  
Natural Landscaping**



**Natural landscaping features native plant materials as they would typically be arranged in a wild setting. Most ecological restoration emphasizes natural landscaping.**

Additionally, open spaces in Redmond are distinguished by at least two characteristics:

- Different landscape types may occupy the same site and open spaces often transition smoothly from one landscape type to another. For example, it is not unusual for formal spaces to incorporate natural elements or for a pathway to exhibit a sequence of different landscape types.
  - Landscape plans usually feature a broad mix of plant materials that are appropriate for the site's landforms and uses.
- b. Project applicants shall be prepared to describe to the Administrator's satisfaction that the landscape plan reinforces Redmond's landscape character as described directly above.

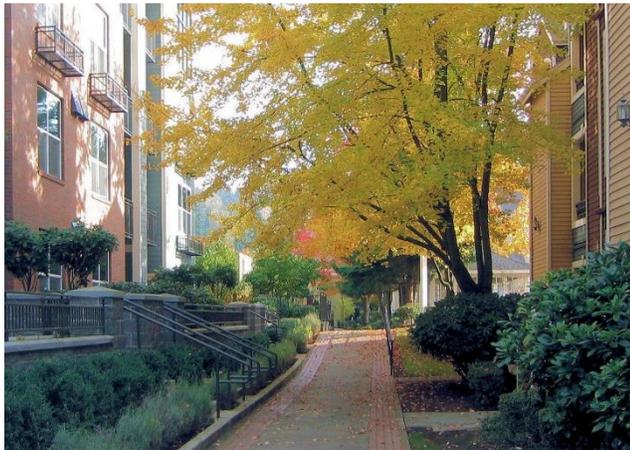
**Figure 21.60.02AAA**  
**Redmond is Distinguished by an Integration of All Three Landscaped Types**



**5. General design standards.**

- a. The landscape plan shall help reduce impacts to and create a transition to adjacent natural features, such as critical areas and shorelines. To lessen impacts and provide transitions to natural areas, use native plants as much as possible adjacent to the buffers of critical areas and shorelines.

**Figure 21.60.020BBB**  
**A Positive Example of Landscaping that Incorporates A Variety of Color, Texture and Spatial Enclosure**



- b. Design foundation plantings to create an effective transition from public to private space, between sites and from the vertical to horizontal plane at building edges.

**Figure 21.60.020CCC  
Foundation Plantings**



**Foundation plantings used to enhance the privacy and attractiveness of ground related housing units**

**Figure 21.60.020DDD  
Plantings Used to Screen and Enhance Less Attractive Building Elements**



- c. Definition or Emphasis. Incorporate planting to highlight significant site features and to define site use areas and circulation corridors without interfering with the use of such areas. Examples include site and building entrances, pedestrian walkways, and focal points, such as gathering areas or plazas.
- d. Safety. Do not allow planting or site features to obscure site lines necessary for safety or security.
- e. Where vegetated walls are proposed, a maintenance plan agreement must be recorded on the civil drawings.

## **21.60.030 Building Design**

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### **A. Purpose.**

The purpose of this section is to:

1.

To ensure that buildings portray a sense of high architectural integrity.

2. To ensure that new buildings are appropriately designed for the site, address human scale, and become a positive element in the architectural character of the neighborhood.

3. To ensure that new buildings use high-quality building materials and architectural finishes in a manner that exemplifies craftsman quality and durability.

4. Consider solar orientation and climate in siting buildings to promote energy conservation.

### **B. Architectural Character.**

Industrial zones are exempt from the provisions herein.

#### **1. Intent:**

a. To promote a diversity of architectural styles, provided the buildings integrate human scaled design details, high quality materials, and respond uniquely to the site's context.

b. To promote integrated multiple-building development that is coordinated with and enhances the surrounding built and natural environment and that is organized to meet the goals of Redmond's development regulations.

**2. Architectural character.** Applicants for new buildings are required to demonstrate how their proposals integrate the following objectives into the design of their projects:

a. Provide a creative façade composition with a rich layering of design elements.

b. Create an inviting and welcoming street presence.

c. Create distinctive building form(s) and detailing that respond to unique site conditions and context.

d. Integrate human scale details and components into building facades.

e. Integrate sustainable materials and elements into the design of the building in a way that adds character and visual interest to the building.

The examples in Figure 21.60.030A illustrate some components that help to meet the objectives herein.

Figure 21.60.030A  
Emphasizing Design Components that Help to Meet Character Objectives



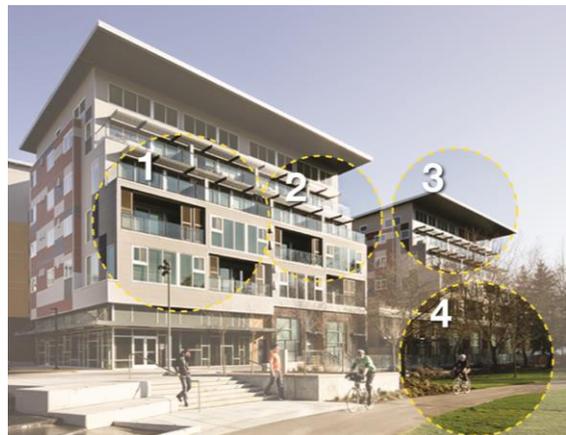
(1) Emphasis of corner treatment; (2) Detail of roof overhang; (3) Detailed use of durable materials; (4) Terracing elements; and (5) Modulation of bulk/massing.



(1) High quality pavers; (2) Entrance materials and stairs; (3) Materiality; (4) Strong use of landscaped features.



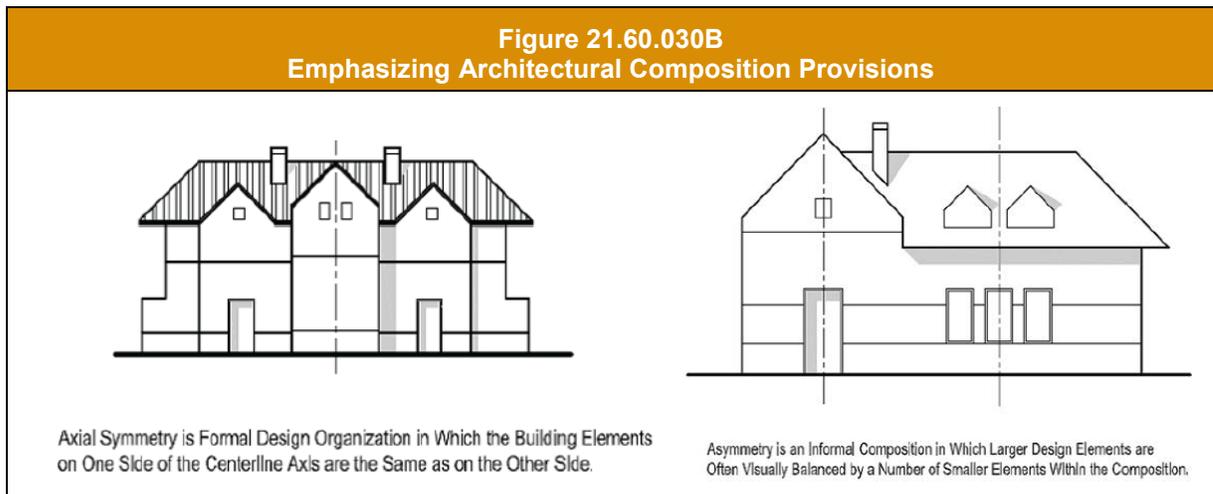
(1) Customized exterior lighting; (2) Modulation of bulk/massing; (3) Large deck spaces; (4) Roof detailing; (5) Landscaping; and (6) Roof articulation.



(1) Detailed balcony and patio spaces; (2) Setback of bulk/massing; (3) Roof articulation; (4) Landscaped elements

**3. False historicism.** Except for recreational theme parks and individual retail stores or restaurants, commercial or residential projects that evoke a false sense of history are prohibited.

**3. Architectural composition.** The applicant shall demonstrate how the composition of a building's larger masses and elements create a unifying concept. The composition shall be clear and appropriate to the building's function and context.



**4. Multiple building design.** Buildings within multi-building developments may employ variation in the architectural styles, use of materials, and detailing (particularly if the buildings were constructed in phases over different periods of time and/or serve different purposes). However, applicants shall demonstrate how the buildings have been designed to integrate elements that help to unify the complex.

The Administrator may allow exceptions where such unification elements are deemed unnecessary.

**5. No franchise/corporate architecture.** Architecture that is defined predominately by corporate identity features and is difficult to adapt to other uses is prohibited. For example, some fast food franchises have very specific architectural features (such as a distinctive roofline design that functions as a sign) that reinforce their identity.

## C. Building Massing & Articulation.

The Administrator may relax or waive these requirements herein for buildings in the Industrial zone depending on the use and the site's context and visibility.

### 1. Intent:

- a. To employ façade articulation techniques that reduce the perceived scale of large buildings and add visual interest from all observable scales.
- b. To create a skyline that is visually interesting.
- c. To create clear and welcoming building entries.

**2. Façade articulation - Storefronts and other buildings with non-residential uses on the ground floor** shall include articulation features every 50 feet (maximum) to create a pattern of small storefronts. At least three of the following features shall be employed at intervals no greater than 50 feet.

- a. Window fenestration patterns and/or entries.
- b. Use of weather protection features.
- c. Use of vertical piers/columns.
- d. Change in roofline per subsection C.7 below.
- e. Change in building material or siding style.
- f. Vertical elements such as a trellis with plants, green wall, art element.
- g. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation per subsection C.7 below or a change in building material, siding style, or color.
- h. Other design techniques that effectively reinforce a pattern of small storefronts.

Figure 21.60.030C  
Façade Articulation Examples



Alternatives will be considered through administrative design flexibility (RZC 21.76.070.C.4) provided they meet the intent of the standards and the design criteria set forth in subsection C.4 below.

3. **Façade articulation - Residential buildings** shall include articulation features at intervals that relate to the location/size of individual units within the building (or no more than every 30 feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the following features shall be employed at intervals no greater than the unit interval or 30 feet (whichever is less).
  - a. Use of windows and/or entries.
  - b. Change in roofline per subsection C.7 below.
  - c. Change in building material, siding style, and/or window fenestration pattern.
  - d. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation per subsection C.7 below or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least 18 inches. Juliet balconies or other balconies that

appear to be tacked on to the façade will not qualify for this option unless they employ high quality materials and effectively meet the intent of the standards.

- e. Vertical elements such as a trellis with plants, green wall, art element.
- f. Other design techniques that effectively break up the massing at no more than 30-foot intervals.



Figure 21.60.030D  
Residential Façade Articulation Examples



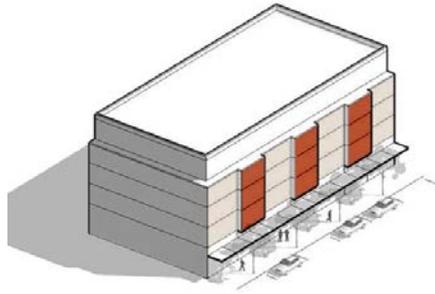
Alternatives will be considered through administrative design flexibility (RZC 21.76.070.C.4) provided they meet the intent of the standards and the design criteria set forth in subsection C.4 below.

4. **Supplemental administrative design flexibility (RZC 21.76.070.C.4) criteria** associated with articulation standards. Proposals shall meet the intent of the standards. The following criteria shall be considered in determining whether the proposed articulation treatment meets the “intent”.
  - a. Consider the type and width of the proposed articulation treatment and how effective it is in meeting the intent given the building’s current and desired context (per Comprehensive Plan or applicable adopted subarea plan).
  - b. Consider the applicable block frontage designation. Undesignated block frontages warrant more flexibility than block frontages designated as Secondary or Landscaped.
  - c. Consider the size and width of the building. Smaller buildings warrant greater flexibility than larger buildings.
  - d. Consider the quality of façade materials in concert with doors, windows, and other façade features and their ability to add visual interest to the street from a pedestrian scale and more distant observable scales.
5. **Maximum façade width.** For most buildings, small scale articulation techniques (see subsections C.3 and C.4 above) are sufficient to reduce the perceived scale of buildings, add visual interest, and contribute to the pedestrian environment. Larger buildings need more substantial articulated/modulated features to break up the massing and add visual interest.

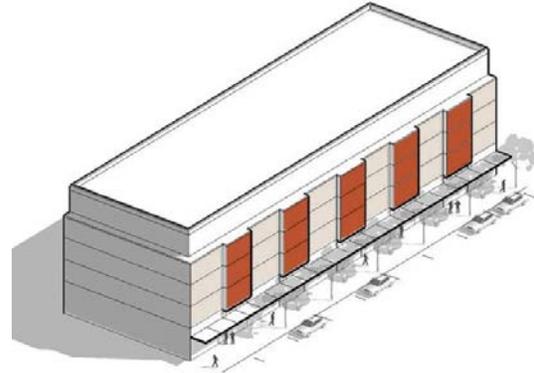
Building facades wider than 120 feet shall include at least one of the following features to break up the massing of the building and add visual interest:

- a. Provide vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings, the modulation shall extend through more than one-half of the building floors.

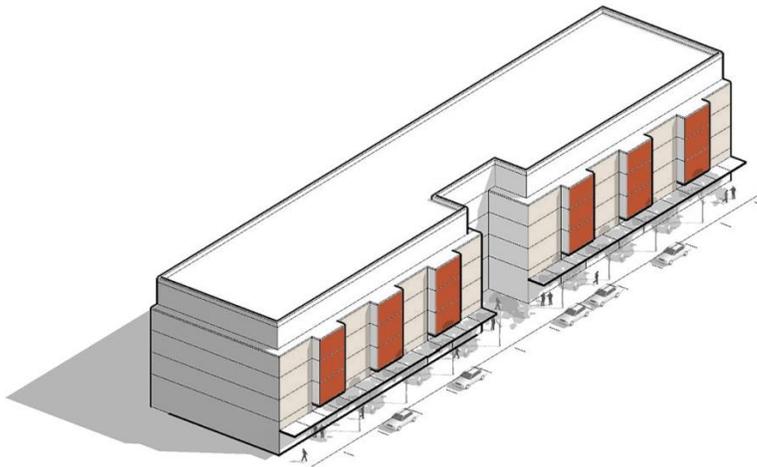
**Figure 21.60.030E  
Illustrating Maximum Façade Width Standards and Photo Examples of Option A.**



**Less than 120' wide: Meets standard**



**More than 120' wide: Does not meet standard**



**Building incorporates a 20'x30' courtyard along the façade to effectively break it up into smaller components: Meets standard.**



**Both photo examples include courtyard spaces that provide major façade modulating elements that effectively break up the massing of the buildings.**

- b. Use of a contrasting vertical modulated design component featuring all of the following:
  - i. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are set back more than ten feet horizontally from the façade are exempt.
  - ii. Utilizes a change in building materials that effectively contrast from the rest of the façade.
  - iii. Component is modulated vertically from the rest of the façade by an average of six inches.
  - iv. Component is designed to provide roofline modulation per subsection C.7 below.



- c. Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting façades shall employ all of the following:
  - i. Different building materials and/or configuration of building materials.
  - ii. Contrasting window design (sizes or configurations).

Figure 21.60.030G  
Façade Examples Employing Building Walls with Contrasting Articulation  
That Make it Appear Like Two Distinct Buildings



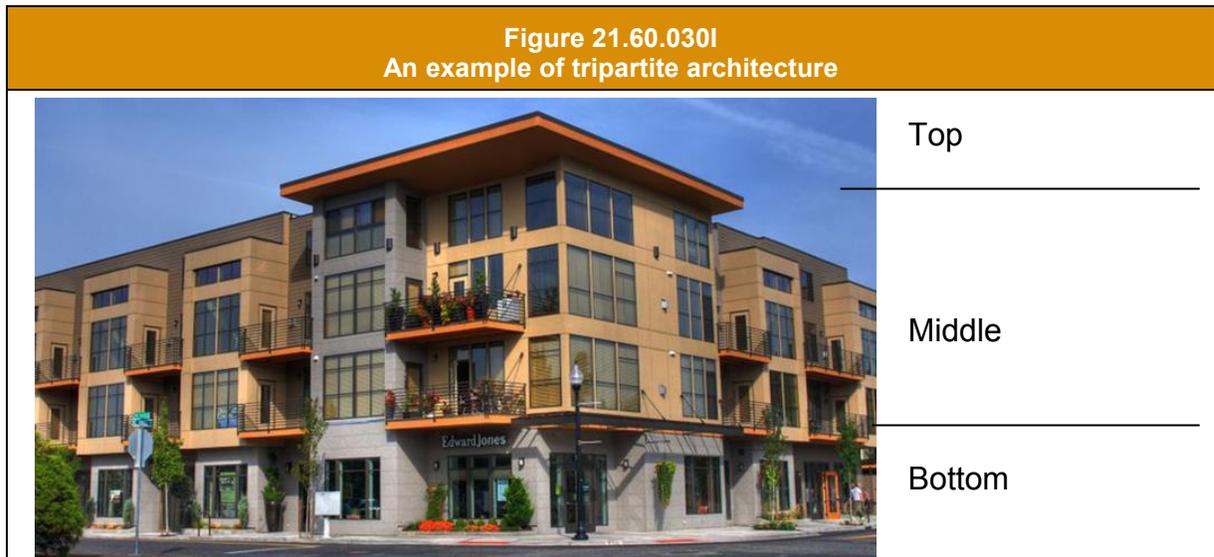
Figure 21.60.030H  
Examples That do Not Meet Maximum Façade Width Provisions



Alternative designs will be considered via administrative design flexibility (RZC 21.76.070.C.4) provide the design meets the intent of the standards. Supplemental consideration for approving alternative designs:

- Width of the façade. The larger the façade, the more substantial articulation/modulation features need to be.
- Block frontage designation. Storefront designated block frontages warrant the most scrutiny while undesignated streets warrant more flexibility.
- The type of articulation treatment and how effective it is in meeting the intent given the building's context.

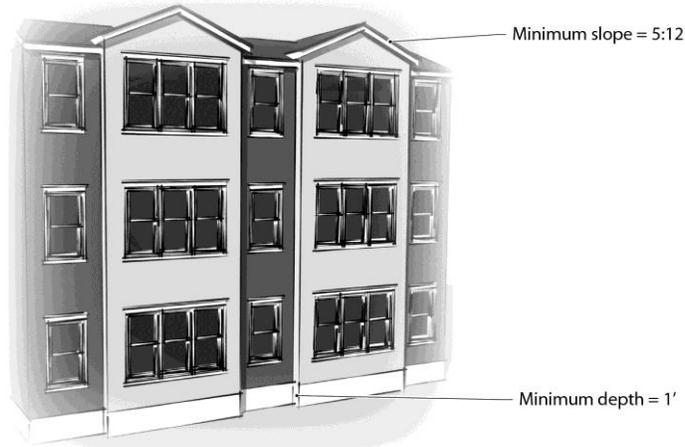
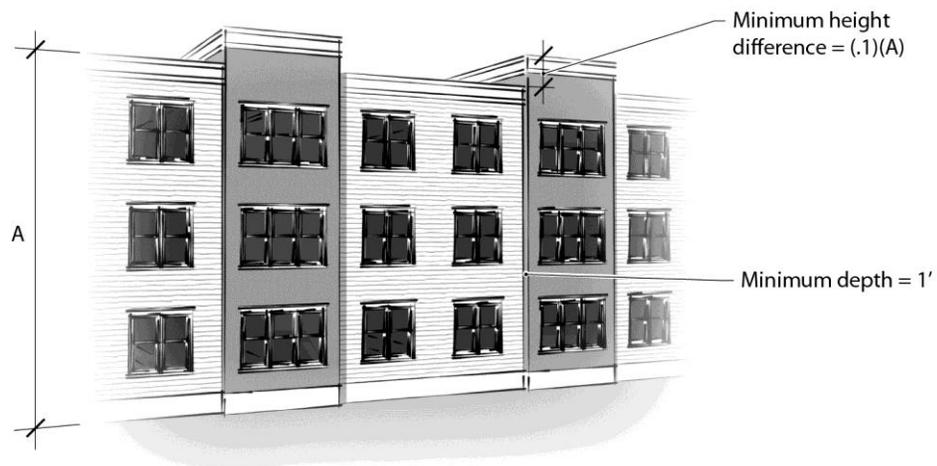
**6. Tripartite Articulation.** Multistory buildings shall provide tripartite building articulation (building top, middle, and base) to provide pedestrian scale and architectural interest.



**7. Roofline modulation.** In order to qualify as a facade articulation feature in subsections C.2 and C.3 above, rooflines shall employ one or more of the following:

- a. For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques described in subsections C. 2 and C.3 above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of four feet or 0.2 multiplied by the wall height.
- b. A pitched roofline or gabled roofline segment of at least 20 feet in width. Buildings with pitched roofs shall include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above.
- c. A combination of the above.

Figure 21.60.030J  
Clarifying Roofline Modulation Standards



Illustrating standards for roofline modulation, where employed as one of the façade articulation techniques

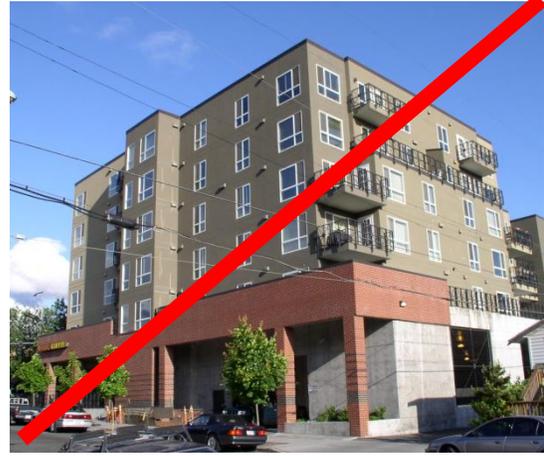
- 8. Cornice/roofline design.** Buildings employing a flat roof shall employ a confident and distinctive roofline. Such rooflines shall be proportional to the size and scale of the building. Figures 21.60.030K and L below illustrate acceptable and unacceptable examples.

Figure 21.60.030K  
Examples of Buildings Employing Confident and Distinctive Rooflines



These buildings employ a variety of cornice lines. The lower right image uses a dramatic cornice line on the prominent building corner – but uses a change in building material, color, and façade modulation to add roofline interest.

Figure 21.60.030L  
Unacceptable Flat Rooflines



Unacceptable flat rooflines that do not meet the intent of the standards. While the left building uses a significant change in materials from the lower floors, the long and unmodulated roofline with only a simple dark color band along the roofline would not meet the standards. Similarly, the building on the right features some vertical modulated elements and a simple color band along the roofline, but it is not substantial enough to meet the standards.

9. **Articulated building entries.** The primary building entrance for an office building, hotel, public or community-based facility or other multi-story commercial building shall be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances shall be easily distinguishable from regular storefront entrances on the building. Such entries shall be scaled proportional to the building. See Figure 21.60.030A below for good examples.

Figure 21.60.030A  
Acceptable Building Entry Examples



## **10. Structured parking.**

- a. Structured parking facades visible from streets, parks, and internal circulation elements shall conform to façade articulation and maximum façade width (see subsection C.2 and C.5, respectively, above). Exceptions:
  - i. Articulation standards: Only two articulation elements from the list in C.2 above are required at minimum 60-foot intervals.
  - ii. Maximum façade width: The administrator may waive the standard for structures less than 35 feet in height that feature Type II plantings at least ten feet deep in front of the building.
- b. Facades of parking structures shall include a landscape treatment in addition to architectural screening from the SR 520 corridor.
- c. The top floor of parking structures should include landscape screening in areas, such as along the cornice and on the deck, either by trees or a screening trellis treatment if visible from residential zones or SR 520.

## D. Building Elements & Details.

The Administrator may relax or waive these requirements for buildings in the Industrial zone depending on the use and the site's context and visibility.

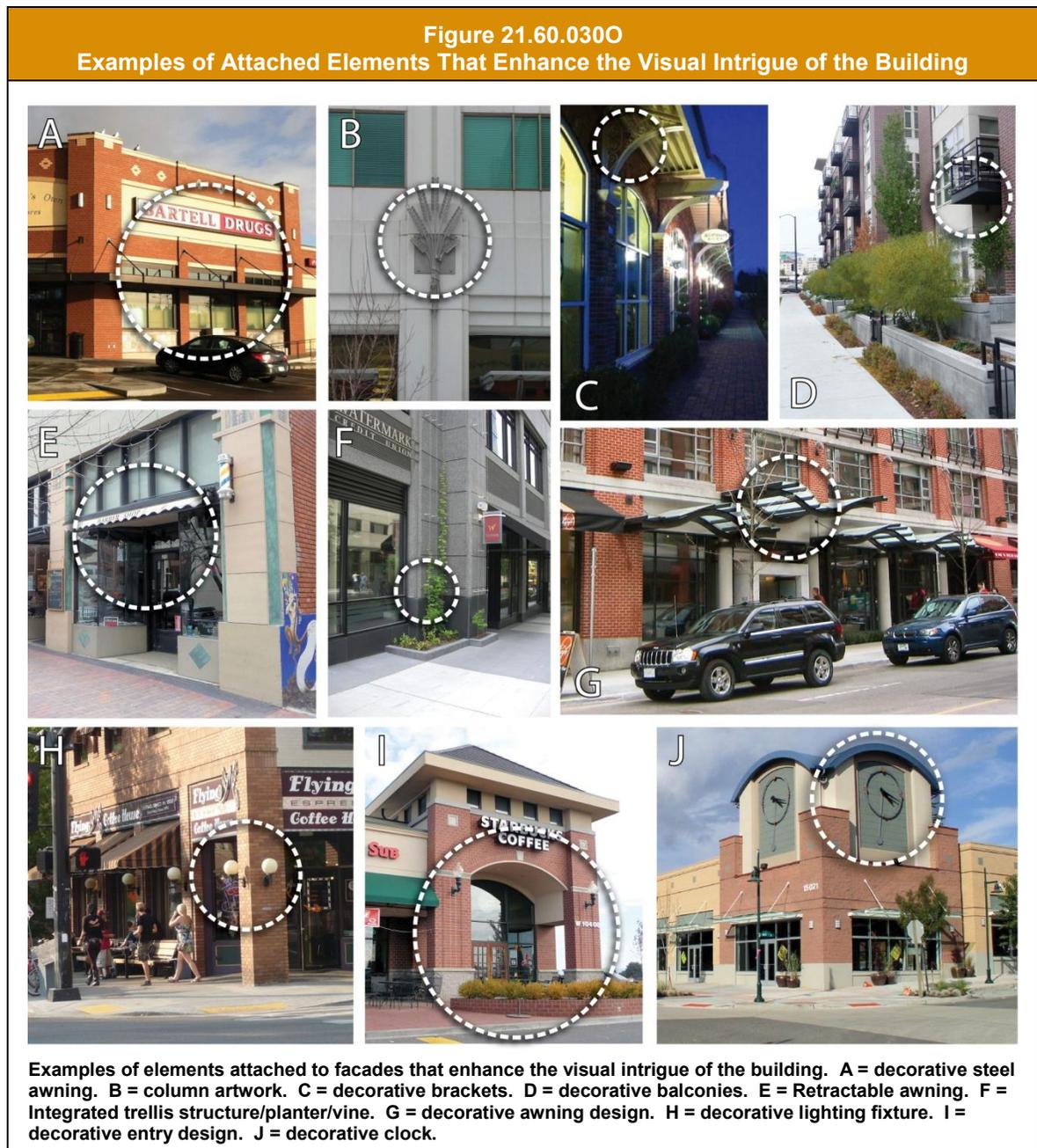
1. **Intent:** To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.
2. **Façade details – non-residential and mixed-use buildings.** All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings and additions and buildings associated with Level II and III Improvements shall employ at least one detail element from each of the three categories below for each façade facing a street or public space for each façade articulation interval (see subsection C.2 above). For example, a building with 120 feet of street frontage with a façade articulated at 40-foot intervals will need to meet the standards for each of the three façade segments below.
  - a. Window and/or entry treatment, such as:
    - a. Display windows divided into a grid of multiple panes.
    - b. Transom windows.
    - c. Roll-up windows/doors.
    - d. Other distinctive window treatment that meets the purpose of the standards.
    - e. Recessed entry.
    - f. Decorative door.
    - g. Other decorative or specially designed entry treatment that meets the intent of the standards.

Figure 21.60.030N  
Examples of Decorative or Specially Designed Windows and Entries



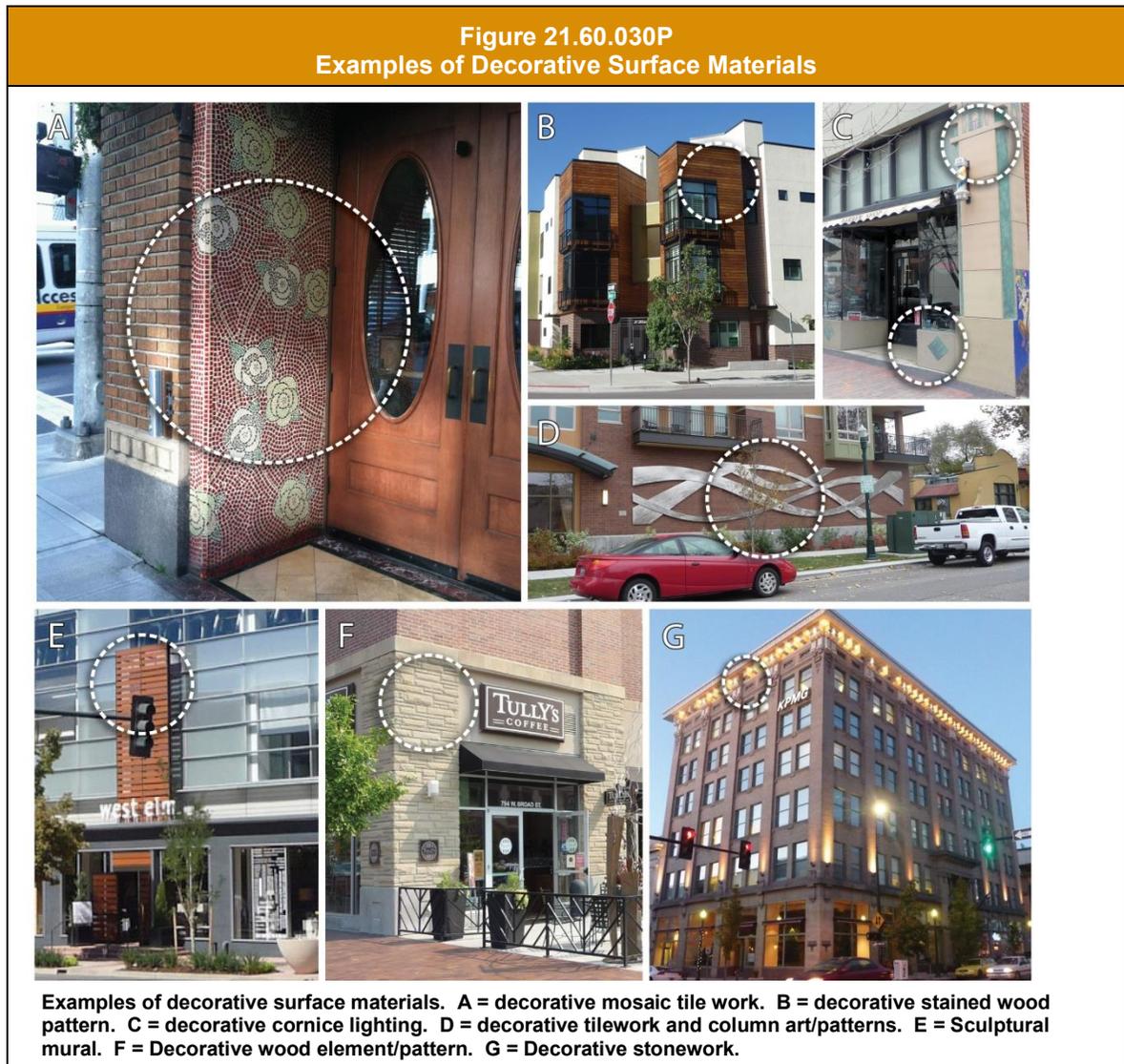
Examples of decorative or specially designed windows and entries. A = decorative window shades. B = decorative windows. C = Roll up door/window. D = decorative garage door/grillwork. E = decorative curtain wall design with louvers that add depth and a frosted glass design. F = decorative door. G = decorative entry (glass/steel).

- b. Building elements and façade details, such as:
  - a. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning.
  - b. Decorative, custom hanging sign(s).
  - c. Decorative building-mounted light fixtures.
  - d. Bay windows, trellises, towers, and similar elements.
  - e. Other details or elements that meet the purpose of these standards.



- c. Building materials and other facade elements, such as:
  - a. Use of decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
  - b. Artwork on building (such as a mural) or bas-relief sculpture.
  - c. Decorative kick-plate, pier, beltcourse, or other similar feature.
  - d. Hand-crafted material, such as special wrought iron or carved wood.
  - e. Other details that meet the purpose of the standards.

“Custom,” “decorative,” or “hand-crafted” elements referenced above shall be distinctive or “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship.



Alternatives to the standards above will be considered (via administrative design flexibility, RZC 21.76.070.C.4) provided the number, quality, and mix of details meet the intent of the standards.

**3. Window design.** Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Glass curtain walls are exempt from this standard. Glass curtain walls are exempt from this standard.

**Figure 21.60.030Q**  
**Acceptable and Unacceptable Window Design Examples**

 <p><b>Examples of projecting windows</b></p>		
		 <p><b>Examples of windows with 4" window trim with contrasting colors</b></p>
	 <p><b>The left image does not have sufficient window trim or depth. The right image illustrates an acceptable alternative with the use of a small ledge at the bottom and the use of adjacent bay windows and balconies to add richness and depth to the façade.</b></p>	

Alternatives will be considered (via administrative design flexibility, RZC 21.76.070.C.4) where buildings employ other distinctive window or facade treatment that adds a sense of depth to the facade and/or visual interest to the building.

**4. High visibility street corner and gateway sites.** All development proposals located at designated high visibility street corners and gateway sites per Community Design Framework Maps in RZC 21.60.020.A shall locate a building or structure within 15 feet of the street corner and include special design features that accentuate the street corner. Alternatively, the building could be configured with a corner plaza. Figure 21.60.030R below illustrates acceptable examples.

Figure 21.60.030R  
Acceptable High Visibility Street Corner /Gateway Site Examples.



The left images uses a combination of materials, articulation, and detailing to make an architectural statement on the building corner. The right image uses a corner plaza to promote pedestrian activity and add visual interest.

5. **External stairways or elevated walkways** that provide pedestrian access to dwelling units located above the ground floor are prohibited. The Administrator may allow exceptions (via administrative design flexibility, RZC 21.76.070.C.4) for external stairways or walkways located in or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.

Figure 21.60.030S  
Elevated External Walkways Such as This are Not Allowed



## E. Building Materials.

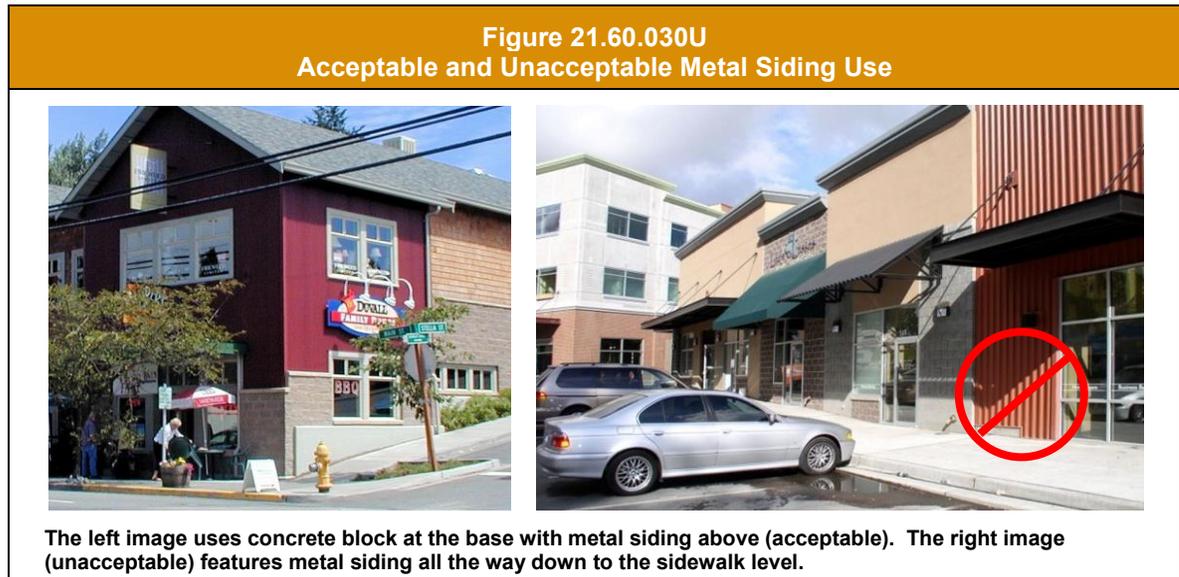
The Administrator may relax or waive these requirements for buildings in the Industrial zone depending on the use and the site's context and visibility.

1. **Intent.** To encourage the use of durable high quality building materials that minimize maintenance cost and provide visual interest from the street.
2. **Quality building materials.** Applicants shall use high quality durable materials. This is most important for the base of buildings, particularly for commercial and mixed-use buildings where the façade is sited close to sidewalks. At a minimum, stone, masonry, or architectural concrete shall be used (excluding window and door areas) for the first two feet of cladding on non-residential or mixed-use buildings.
3. **Special conditions and limitations for the use of concrete block, metal siding, and exterior insulation and finish system (EIFS) cladding.**
  - a. Concrete block (a.k.a. CMU) may be used as a secondary cladding material if it is incorporated with other permitted materials. Alternative designs that use concrete block as the primary, but not the sole, cladding material will be considered via administrative design flexibility (RZC 21.76.070.C.4) provided the design incorporates a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns. The figures below illustrate acceptable concrete block use/designs.

**Figure 21.60.030T**  
**Acceptable Concrete Block Use/Design**

	
<p>CMU is the primary cladding for the corner element above, but secondary to brick on the main facades. The corner element uses a combination of decorative split faced CMU closer to the sidewalk and smooth-faced CMU that is colored to look more like traditional white terra cotta tiles.</p>	<p>The above façade illustrates an acceptable alternative example, as CMU is used as the primary cladding material. Note the use of split-façade CMU's above each of the awnings and coupled with the use of smooth-façade CMU's on the vertical columns (which employ black accent tiles for added interest).</p>

- b. Metal siding may be used if it is incorporated with other permitted materials and it complies with the following:
  - i. It features visible corner molding and trim and does not extend lower than two feet above grade. Masonry, concrete, or other durable material shall be incorporated between the siding and the ground plane.
  - ii. Metal siding shall be factory finished, with a matte, non-reflective surface.



- c. Standards for the use of Exterior Insulation and Finish System (EIFS). Such material/finishes may be used as a secondary cladding material if it is incorporated with other permitted materials and it complies with the following:
  - i. EIFS shall not be used as the primary cladding for street facing facades.
  - ii. EIFS shall be trimmed in wood, masonry, or other material and shall be sheltered from weather by roof overhangs or other methods.
  - iii. EIFS shall not be used on the ground floor when facing a street, internal access road or pathway. Concrete, masonry, or other durable material shall be used for ground level wall surfaces to provide a durable surface where damage is most likely.

Figure 21.60.030V  
An Example of EIFS Used as a Secondary Cladding



Note the use of brick and decorative concrete block on the ground level and EIFS on the second floor of the left image. The window treatments visible on the second floor add depth and interest to the façade. The right image employs EIFS between the window and sidewalk – this design is prohibited.

- d. Cement board paneling/siding may not be used on the ground floor of non-residential or mixed-use buildings where adjacent to a sidewalk or other pedestrian path.

## F. Building Lighting.

### 1. Intent:

- a. Integrate lighting that illuminates distinctive features of the building.
- b. Provide street level lighting building-mounted lighting that enhances the pedestrian environment.
- c. Allow for a greater amount of building lighting in commercial areas and less in residential areas.
- d. Employ lighting techniques and materials to conserve energy and light pollution impacts.

**2. Storefronts** shall provide lighting in display windows that spills onto and illuminates the sidewalk.

**3. Buildings shall integrate lighting that highlights the façade** at street level and accents noteworthy architectural features. Examples include building entries, signage, decorative *cornice* lines, canopies, or other areas of architectural detail and interest.

**4. Site and building lighting shall be designed to minimize light pollution** and unwanted glare.

**5. Lighting meters shall be used**, where necessary, to conserve energy for unnecessary lighting (e.g., during daylight hours).

Figure 21.60.030W  
Good Internal and External Building Lighting Examples

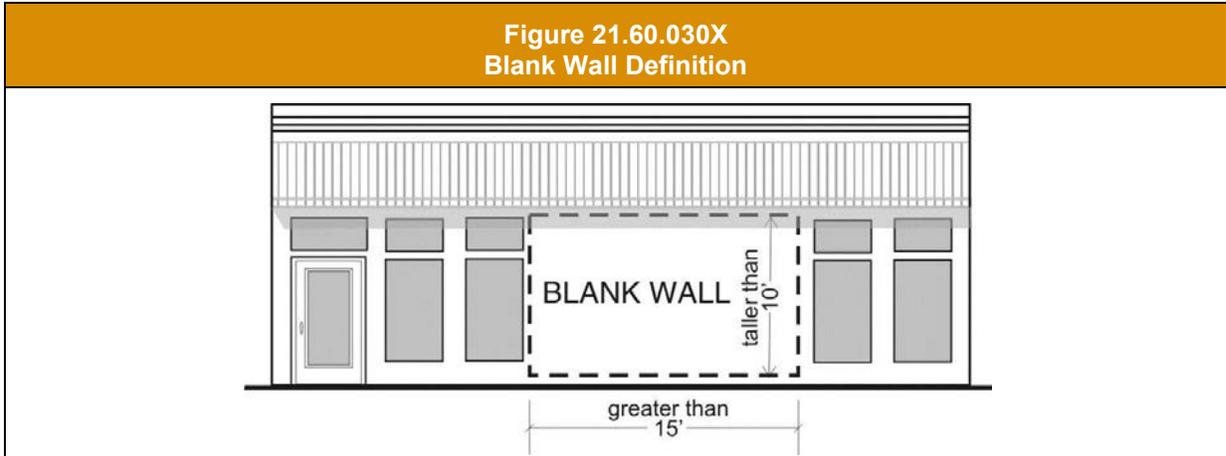


## G. Blank Wall Treatments.

### 1. Intent.

- a. To avoid untreated blank walls.
- b. To retain and enhance the character of Redmond's streetscapes.

**2. Blank wall definition.** A wall (including building façades and retaining walls) is considered a blank wall if it is over ten feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door and the space occupies no more than 15% of the façade plane.



**3. Untreated blank walls** visible from a public street, pedestrian-oriented space, common usable open space, or pedestrian pathway are prohibited. The Administrator may waive or relax this provision in the Industrial zone depending on the visibility of the wall and the nature of the use. Methods to treat blank walls can include:

- a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment.
- b. Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.
- c. Installing a vertical trellis in front of the wall with climbing vines or plant materials.
- d. Installing a mural as approved by the reviewing authority.
- e. Special building detailing that adds visual interest at a pedestrian scale. Such detailing shall use a variety of surfaces; monotonous designs will not meet the purpose of the standards.

For large visible blank walls, a variety of treatments may be required to meet the purpose of the standards.

Figure 21.60.030Y  
Acceptable and Unacceptable Blank Wall Treatments



4. **Firewalls along property lines** are exempt from the above standards, but where they are visible to the public, they shall be designed to provide visual interest from all observable distances. Examples may include the use of varying materials, textures, and/or colors, the use of green or living walls, and/or the use of modulated building walls to form design patterns.

Figure 21.60.030Z  
Acceptable Firewall Design Where Visible to the Public

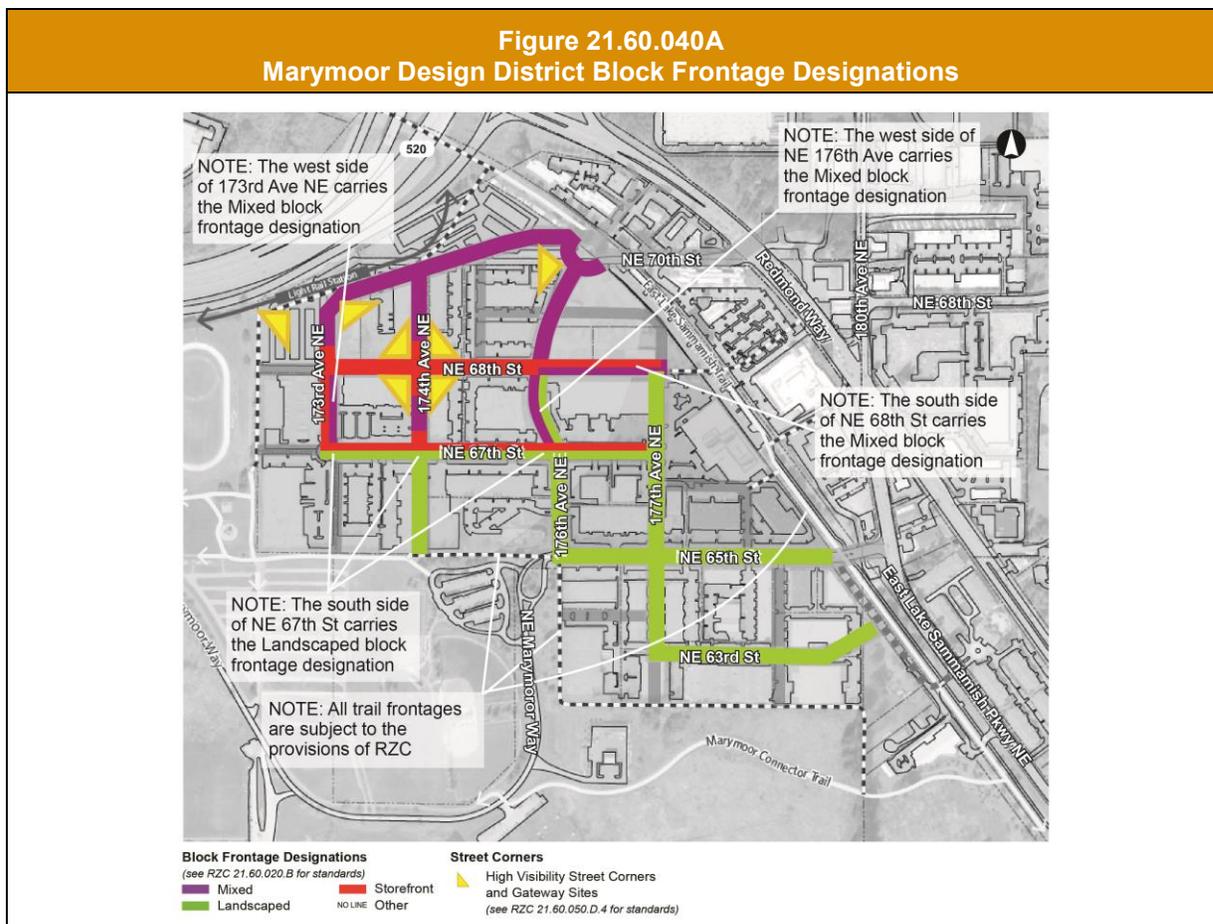


## 21.60.040 Area Specific Design Standards

### A. Marymoor Design District Standards

NOTE: MARYMOOR DESIGN DISTRICT CODE SECTIONS ARE NOW BEING REFINED AND APPLICABLE STANDARDS AND CROSS-REFERENCES NOTED BELOW ARE SUBJECT TO CHANGE.

- 1. Purpose.** The purpose of the Marymoor Design Standards are to implement the policy calling for a walkable subarea that mixes opportunities for living, employment, community gathering, education, and small scale shopping. This section establishes design criteria that will guide development to be attractive in appearance and functionally integrated, take advantage of Marymoor Park as a visual and recreational amenity, and incorporate green spaces and green development into the district.
- 2. Applicability.** Developments within the Marymoor Design District (MDD) are subject to the design standards in RZC Chapter 21.58 and 21.60, except where superseded by the district specific provisions below.
- 3. Community Design Framework Map.** Figure 21.61.010 dictates the block frontage designations for property in the Marymoor Design District. See subsection D below for standards related to the individual designations.



**4. Block Frontage Standards.** Developments in the Marymoor Design District are subject to the provisions of RZC 21.60.020.B. for the applicable block frontage designation identified in Figure 21.61.010A, except:

- a. Developments are subject to the build-to line and façade zone provisions set forth in RZC 21.13.010.D and F for the applicable zone district.
- b. Block frontages are subject to building form provisions set forth in RZC 21.13.010.D and F for the applicable zone district, including upper story setbacks, ground floor finish level and ceiling height, entry locations, and residential privacy provisions.
- c. Developments are subject to sidewalk and pathway standards set forth in RZC 21.##.###.X for the applicable street type.

**5. Development Along Marymoor Park Edge (from draft of 21.13)**

- a. Intent. Several MDD zones share a border with Marymoor Park. Development on properties along this border should take advantage of Marymoor Park as a visual and recreational amenity, and should avoid creating or maintaining a wall between Marymoor Park and the Design District.
- b. Design criteria.
  - i. Buildings shall be designed to take advantage of the park as a visual amenity, such as by placing large windows onto the park.
  - ii. Developments shall provide connections to the park shown in the Southeast Redmond Neighborhood Connections Map in the Comprehensive Plan. These connections shall be landscaped in such a way that the landscaping draws attention to the existence of the connection and has the effect of creating a “green finger” from the park into the Design District.

**6. Corner Lots – Building Design** (*ADAPT FROM UPDATED 21.62.020.D*)

**7. Residential Usable Open Space.** The open space provisions of both RZC 21.13.010# and RZC 21.60.020.H.2 apply to residential development in the MDD, except the provisions of RZC 21.13.### shall apply in the event of a conflict. Common usable open spaces are subject to the landscaping provisions of RZC 21.13.###.

**8. Residential Privacy** (*ADAPT FROM UPDATED 21.62.020.F.1*)

**9. Landscaping.** The landscaping provisions of both RZC 21.13.### and RZC 21.60.020.L apply to development in the MDD, except the provisions of RZC 21.13.### shall apply in the event of a conflict.

**10. Design Treatment for Kiosks and Drive-Up Stands.**

- a. Intent. Kiosks and drive-up stands should be designed for access and enjoyment by those arriving on foot, by bicycle, and in cars.
- b. Design criteria. Two sides of the kiosk or drive-up stand shall require small-scale landscaping, such as planter boxes.

## **11. Use Compatibility.**

- a. Intent. Allow for the development of sites with multifamily residential components in a way that mitigates the potential impacts of nearby manufacturing uses.
- b. Design criteria. Applicants shall use the following techniques to minimize the potential negative impacts to residents living adjacent to manufacturing uses or uses with similar impacts:
  - i. Screening: new multifamily uses shall take advantage of existing screening vegetation and employ Type 1 screening as required in Table RZC 21.32.080.
  - ii. Building orientation: applicants shall orient multifamily structures to protect sensitive areas such as bedrooms from noise and light impacts.
  - iii. Non-motorized circulation and open space: applicants shall design non-motorized circulation and open space areas achieve a pleasant experience for pedestrians and bicyclists that minimizes noise and light impacts from adjacent uses.