

# MILL CREEK TOWN CENTER

# DESIGN GUIDELINES

**APRIL 12, 2005**



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### INTRODUCTION

Located within the city limits of Mill Creek, Washington, on a 32-acre site adjacent to SR 527, the proposed Mill Creek Town Center is a 500,000 square foot, mixed-use development that will provide a new focal point for a growing community.

Although the project is organized around a retail core, Mill Creek Town Center represents a sharp departure from conventional shopping center design. As an open-air, multi-level retail, restaurant, entertainment, and civic complex it creates, in effect, a downtown for the Mill Creek community.

Mill Creek Town Center will become the town's new urban focus, featuring shop-lined streets, landscaped parks, offices overlooking public plazas, and a wide variety of shopping, dining, entertainment, office, and recreational experiences.

The project employs progressive planning strategies to achieve pedestrian-oriented yet urban streets, distinctive architecture, and a unique cosmopolitan character. These attributes, combined with the project's sensitive integration of the Mill Creek community's goals and values ensure that Mill Creek Town Center will be an attractive and treasured community gathering place for years to come.

### Application of Guidelines

The Mill Creek Town Center Design Guidelines will be used in conjunction with Title 17 as development regulations under RCW 36.70A.030(7). They will be used to review development proposals associated with a Binding Site Plan application within the areas designated on the Comprehensive Plan as the Town Center and zoning map as Planned Community Business.

Any Developer Agreement established in conjunction with a Binding Site Plan application shall be consistent with the Design Guidelines and Conceptual Master Plan. The specific application of these guidelines is for all uses set out in the Planned Community Business District Zoning and implements the Town Center designation of the Comprehensive Plan.

Mill Creek Town Center Design Guidelines contain the following sections:

- Goals and Objectives
- Site Design
- Streets and Public Plazas
- Landscape and Buffers
- Architectural Character
- Parking Areas
- Terminology

## Mill Creek Town Center Design Guidelines

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The Design Guidelines use imperative language such as “shall” and “must” to indicate high priority features and a strong directive toward satisfying the Guidelines’ intent. Words such as “should” and “may” indicate desirable conditions or elements that are strongly encouraged. The “intent statements” preceding each section indicate the underlying objectives behind the Guidelines and are included to assist in interpreting and applying the Guidelines.

The Mill Creek Town Center Design Guidelines were written as a collaborative effort between City of Mill Creek staff, the Mill Creek Town Center Steering Committee, the owner and the architects. The process of developing the guidelines involved many meetings and workshops. The following individuals and groups were instrumental in the preparation of the guidelines and standards contained in this document:

Owner/Developer:                      Buchan Brothers Investment Company and  
Langly Associates  
1417 - 116<sup>th</sup> Avenue Northeast, #202  
Bellevue, Washington 98004

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801 - 2<sup>nd</sup> Avenue, Suite 501  
Seattle, Washington 98104

City of Mill Creek:                      Bill Trimm, Cari Hornbein

City of Mill Creek  
Urban Design Consultant:            Makers Architecture and Urban Design

Mill Creek Town Center Steering Committee

Mill Creek Town Center Ad Hoc Subcommittee

Several individuals merit special recognition and thanks for their dedicated efforts in the development of the Guidelines. They are: Marie Beyerlein, Carey Butler, Cyril Dye, Stuart Grannis, Dan Hodge, John Lovick, Jack Mathews, Robert McElhose, Gillian Mittelstaedt, Jon Pazevic, Mark Robertson, Virginia Simontacchi, and Mark Beales.

### TOWN CENTER GOALS AND OBJECTIVES

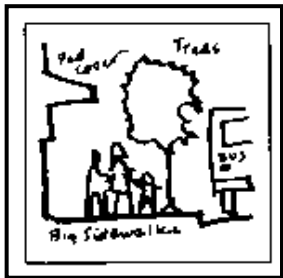
The following goals and objectives for the Town Center were developed at a meeting held on May 20, 1994, with the Steering Committee, property owners, and Makers Architecture and urban Design.



**Goal A: Encourage density and a diverse mix of uses in the center.**

#### Objectives

1. Encourage small-scale businesses such as bed and breakfasts, small hotels, restaurants, a winery, micro-brewery, and/or a chocolate factory.
2. Encourage theater, art galleries and some places for evening activities.
3. Businesses should be oriented toward public open spaces whenever possible.
4. Encourage mixed-use buildings such as apartments or offices, over first floor commercial uses.
5. Encourage dense, good quality, multifamily housing (4 stories). These apartments should:
  - Have patios and/or private open spaces.
  - Be oriented toward the wetland and greenbelts whenever possible.
6. Discourage large office parks and/or auto-oriented commercial.
7. Discourage large monolithic buildings while encouraging multiple-use buildings.

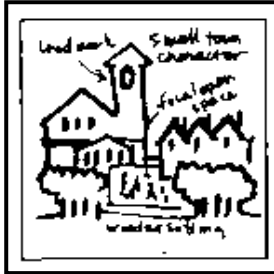


**Goal B: Create a Town Center that is strongly pedestrian-oriented and transit friendly.**

#### Objectives

1. Develop streets with pedestrian amenities such as wide sidewalks, awnings, street trees and landscaping, and buildings with display windows.
2. Keep auto circulation compatible with pedestrian circulation.

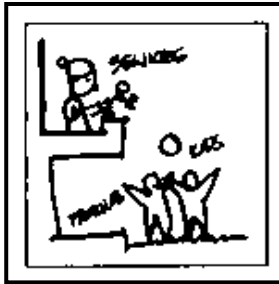
3. Place the majority of parking behind buildings.
4. Incorporate bike ways and locate a transit stop in the Town Center.
5. Include on-street parking to provide convenient parking and separate moving traffic from sidewalks.



### **Goal C: Create strong identity for the new Town Center.**

#### **Objectives**

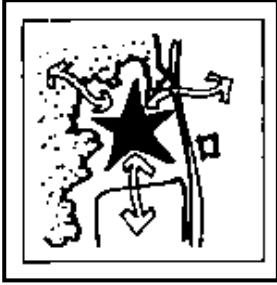
1. Encourage a small-town character through uses that cater to local residents.
2. Coordinate building design, signage, lights and landscaping to provide diversity and variety in building form and type, landscape design, open spaces and site features while maintaining a sense of design continuity throughout the site.
3. Create places for people to gather and physical focal points, such as plazas, clock towers, fountains, etc.



### **Goal D: Create places that provide for the needs of a diverse population of different ages.**

#### **Objectives**

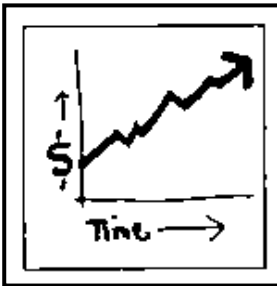
1. Create places for children to play and parade.
2. Create social gathering places, such as a community center, that could be used by residents of all ages.
3. Develop activities and places, such as a skating rink, to draw people.
4. Develop facilities for the elderly, such as a congregate care facility in proximity.



**Goal E: Integrate the new Town Center with existing commercial development and the surrounding natural environment.**

### Objectives

1. Use coordinated design elements (buildings, lights, signage, etc.) developed for the new Town Center to tie new and existing development together.
2. Integrate a greenbelt.
3. Enhance wetlands.
4. Connect center to wetlands with a trail system or a boardwalk.
5. Integrate road with public space.



**Goal F: Phase plan to allow for future growth and economic viability over time.**

### Objectives

1. Integrate phasing with citywide development.
2. Provide space for growth and design flexibility to adapt to new options or needs that may arise.

### SITE DESIGN

#### Design Intent:

- *Develop the Town Center site as a unified and distinct set of contextual buildings.*
- *Promote pedestrian activity, safety and security.*
- *Present and promote attractive, viable commercial businesses along the primary street frontage and public plazas and courts.*
- *Unify the spatial and urban qualities of the street.*
- *Establish a flexible site plan that is adaptable to market conditions and capable of being phased.*
- *Develop a network of on-site streets, or “city grid,” that contributes to a unique urban environment.*

#### General Site Design

1. Sites shall be developed in a coordinated manner, complementing adjacent structures through placement, size and mass.
2. Buildings shall be clustered to create plazas, courtyards, pocket parks, and other pedestrian use areas.
3. The site shall be developed to respect wetlands, creeks and existing trees. These natural elements shall be integral site design features.
4. Sites shall be designed to create an identifiable pedestrian “downtown” character while avoiding the appearance of automobile domination. Positive methods to achieve this concept include:
  - Inclusion of a recognizable, physical landmark feature.
  - Orienting building to front Primary Pedestrian Streets (refer to Figure 11), placing parking lots at the rear and/or sides.
  - Designing the parking areas into smaller, connected lots rather than large lots.
  - Providing well-defined pedestrian walkways from parking areas and linking public sidewalks and a trail system throughout the site.
  - Designing parking areas to be partially screened from view from adjacent streets and building occupants.
5. Sites shall incorporate transit-friendly designs where appropriate.



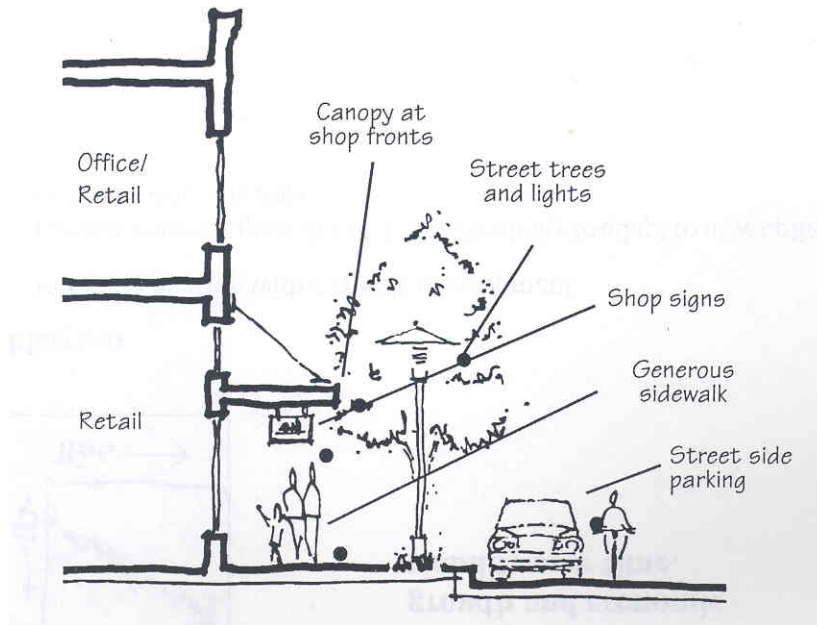


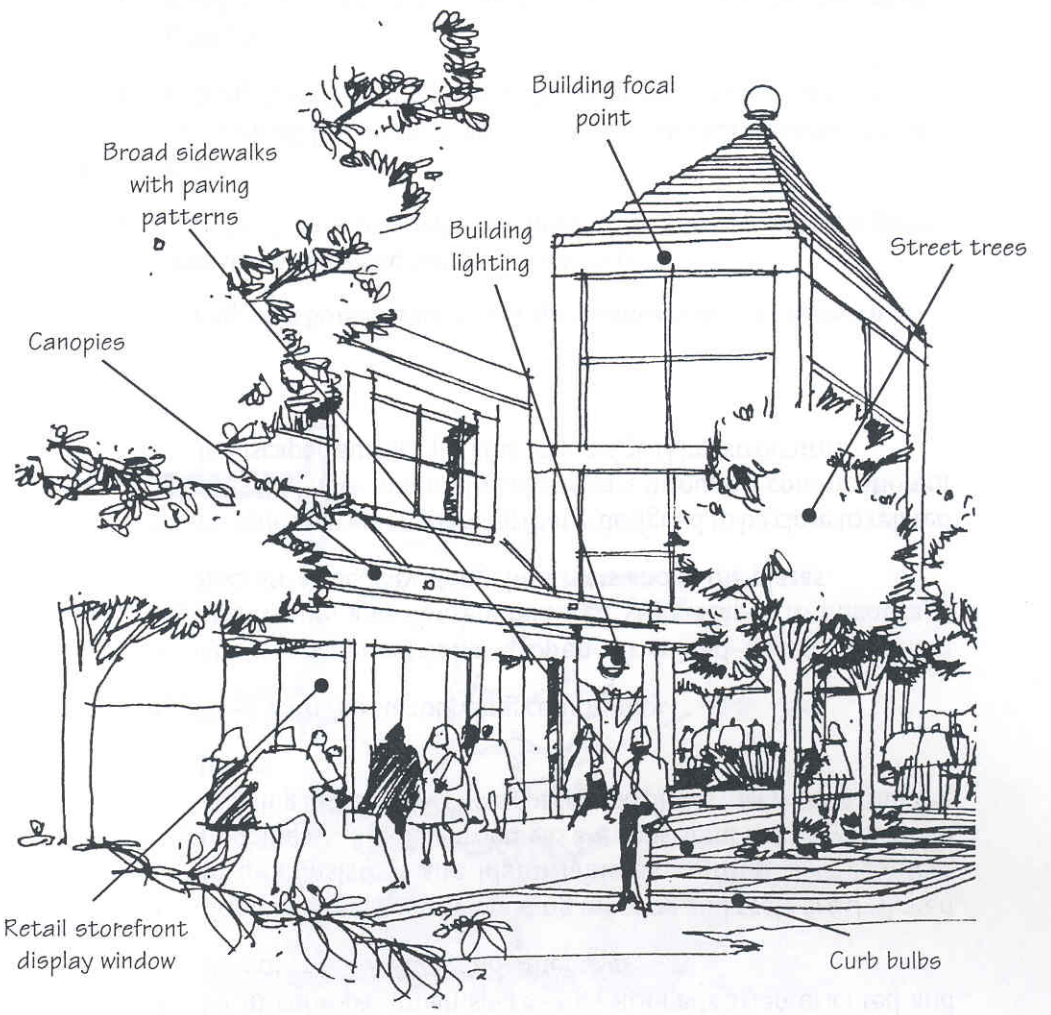
Figure 1: Pedestrian Scale Elements

6. Where possible, site plans shall be designed to provide vehicle and pedestrian connections to adjacent sites and activity areas (see Figure 11). These include:
  - South Main Street to Mill Creek Boulevard.
  - North Main Street extension.
  - 151<sup>st</sup> Avenue Southeast.
  - 153<sup>rd</sup> Avenue Southeast.
  - Future trail along North Creek.
7. Residential buildings are encouraged within the Mill Creek Town Center and shall be sited to be convenient to parking, transit, open space, and pedestrian facilities. Where possible, residential buildings should be oriented to the North Creek Greenway or public open spaces.

### Urban Design Influences

1. The following neighborhood locations have been identified as appropriate urban design references for Mill Creek Town Center:
  1. 15<sup>th</sup> Avenue on Capital Hill
  2. University Village
  3. Redmond Town Center
  4. Fremont
  5. Madison Park
  6. Downtown Kirkland

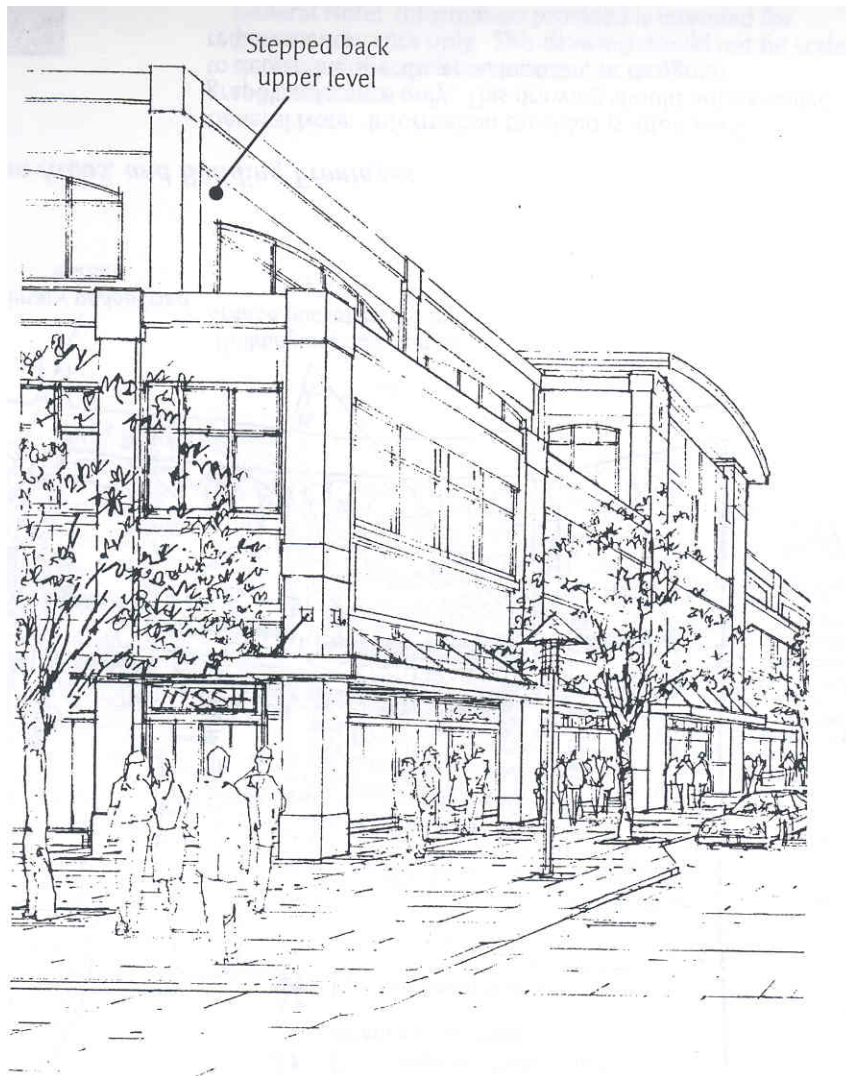
7. Old Bellevue (Main Street)
2. All of the above neighborhoods embody important urban design ideas that are essential to the successful development of a vital, identifiable community gathering place. The Mill Creek Town Center will emulate such neighborhoods in that it will:
  - Form cohesive urban spaces that are pedestrian oriented and support retail, office, and other uses.
  - Contain streets whose building massing and scale are designed to be consistent and identifiable as a group (i.e., “context buildings”). Building frontages are consistent but vary to create building setbacks for street spaces and plazas that act as gathering places.
  - Fit in with surrounding community.
  - Focus on pedestrians – open air mixed-use commercial storefronts and densely textured streetscapes to encourage pedestrian activity along the streets and in the plazas.
  - Provide convenient parking that is designed to be close to related uses and have minimal visual impact through a combination of landscaped surface parking lots and parking structures.



*Figure 2: Characteristics for Streetscapes on Primary Pedestrian Streets*

### Building Design Guidelines

1. Buildings shall generally follow the alignment of the streets they front. However, buildings may be set back up to 15 feet from the front property line when this setback area is to accommodate building entries, outdoor cafes or other pedestrian-oriented activities and uses. In addition, the setback may be exceeded at South Pedestrian Plaza, Mill Creek Court and North Plaza to accommodate additional pedestrian public space (as designated in Figure 4). Buildings on the opposite side of the street from a significant plaza, and not directly connected, are excluded from this option.
2. Exception: Buildings facing the access road(s) between SR 527 and Main Street may be set back greater than 15 feet to provide a greater view corridor into the Town Center.
3. Pedestrian-oriented ground floor retail, pedestrian-oriented use (or business), or a compatible building drawing people, such as a theater or community center, is required on building fronts facing Main Street.



*Figure 3: Multi-level Building with Retail or Office on Ground Level, Retail, Office and Residential at Upper Levels*

## Mill Creek Town Center Design Guidelines

4. Multi-level buildings with commercial, office, or residential use are strongly encouraged to create a more clearly-defined street edge and to provide upper-story activities, which overlook the street and plazas. Easy access to the second story is strongly encouraged to allow economic viability for commercial uses and/or separate entrances for residential uses.
5. Canopies, awnings, porches, building overhangs and arcades are required along substantial portions of building fronts facing pedestrian streets in the commercial area to provide shelter from the elements.
6. All primary building pedestrian entrances and storefront windows must face onto the primary street and/or plazas, not the parking lot (secondary entrances and windows are encouraged on the façade facing rear parking).
7. The Town Center Plan calls for inviting entries off of SR 527, with landscaped streets that provide a clear view from the highway to the Town Center. A passenger drop-off area shall be provided near the Town Center entrance. Parking and drives shall be minimized along roads between SR 527 and Main Street.
8. High quality residential units shall be integrated into mixed use buildings with ground floor office or retail and up to 4 stories of residential units. Residential units over restaurants should be avoided unless measures can be taken to minimize the affects of restaurant noise on residential uses.

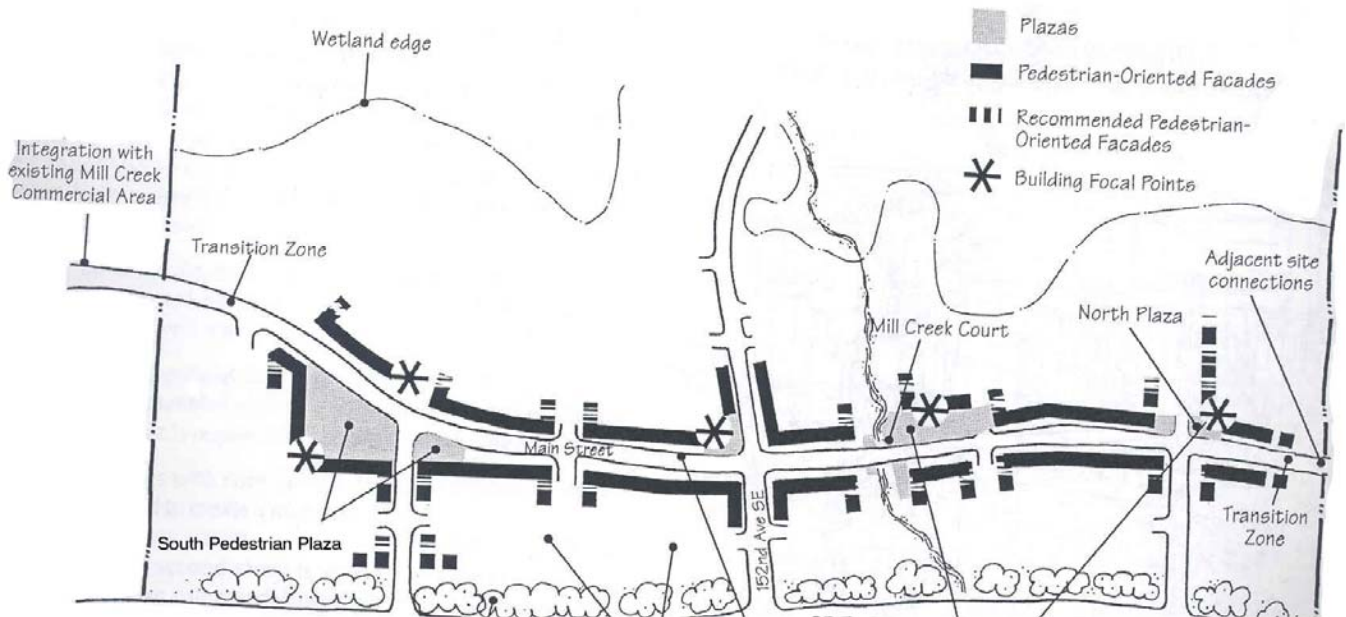
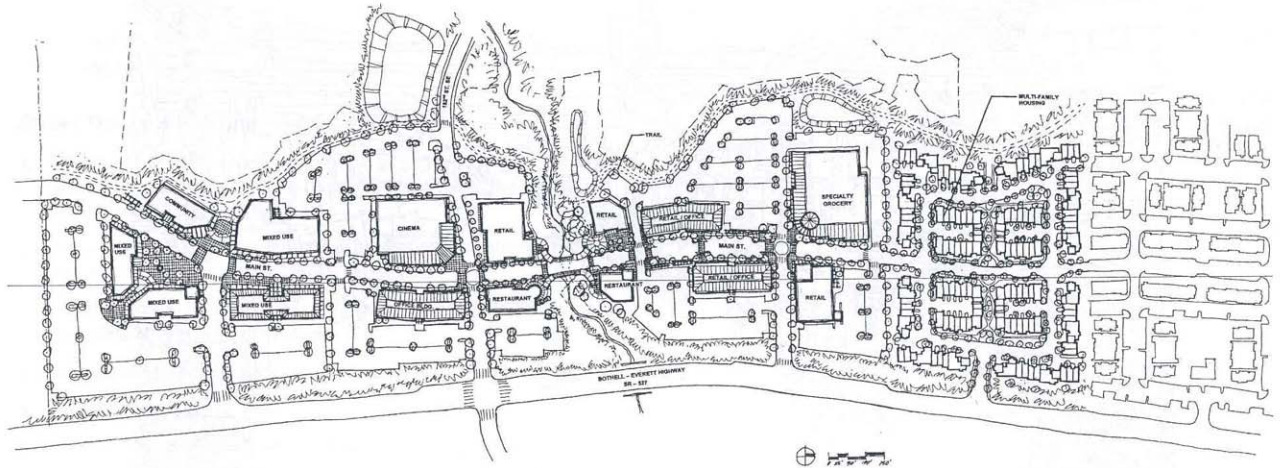


Figure 4: City Blocks, Streets, Pedestrian Areas, and Building Frontages

General Note: Information provided is intended for graphic reference only. This drawing should not be scaled to determine specific area, location, or design requirements.





*Figure 5: Conceptual Master Plan*

General Note: Information provided is intended for graphic reference only. This drawing should not be scaled to determine specific area, location, or design requirements.



*Figure 6: Conceptual Sketch of Main Street at Mill Creek Court*

General Note: Information provided is intended for graphic reference only. This drawing should not be scaled to determine specific area, location, or design requirements.

### STREETS AND PUBLIC PLAZAS

Design Intent:

- *To create a pleasant and visually interesting environment for pedestrians.*
- *To provide for safe separation of pedestrian, vehicular and bicycle traffic.*

*Note: The City will determine which of the street profile sections apply to each area of the Town Center.*

#### Street Design Guidelines

1. Paving, street trees, pedestrian lights, benches, signage, etc. along streets, should be consistent and help to create an identifiable character for the Town Center.
2. Crosswalks, preferably of special textured pavers or colored brick are required at all street intersections.
3. Street trees with tree grates and landscaping are required on all Primary Pedestrian Streets and all medians.
4. ADA curb cuts shall be installed on all street corners.
5. All utility lines shall be underground.
6. Parallel parking is permitted in curb lanes (see Figure 7).
7. Parking lanes are required along primary and secondary streets as shown in Figure 11. The exceptions to the parking lane requirement are street design conditions which:
  - Increase, or decrease overall curb-to-curb width;
  - Impair safe traffic movements; or
  - Utilize a provision to allow no more than 131 stalls of diagonal parking with landscape features on Main Street (as shown on Figure 5). No more than 10 stalls may be placed between landscape features, which shall contain trees, shrubs and/or groundcover. Pedestrian and traffic safety shall be considered in the design of Main Street.
8. Sidewalks shall be constructed of concrete. Special textured pavers, brick, colored concrete and pavers or a combination of these materials that produce patterns and/or decorative tones shall be used to accent sidewalk and plaza areas. Asphalt may be used as temporary sidewalk surface in front of undeveloped parcels for a period not to exceed five years from the date of approved civil plans and bonded for future construction.
9. Curb bulbs to minimize the street crossing distance for pedestrians are required at all intersections along both primary and secondary streets (see Figure 32).
10. Street light maximum height is 15 feet.

#### Primary Pedestrian Street

1. A 13-foot minimum width (14-foot average width) sidewalk is required on both sides of the street. Sidewalk includes 3-foot “curb zone” for street trees, street light, landscaping, and

pedestrian amenities; and a 10-foot wide pedestrian movement zone; parallel parking or angled parking where allowed; and 14-foot lanes for bikes and cars.

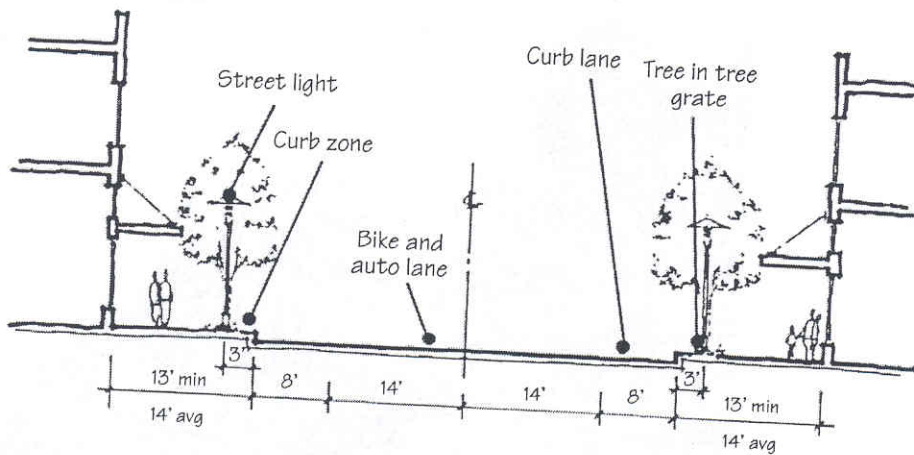


Figure 7A: Parallel Parking at Primary Pedestrian Street

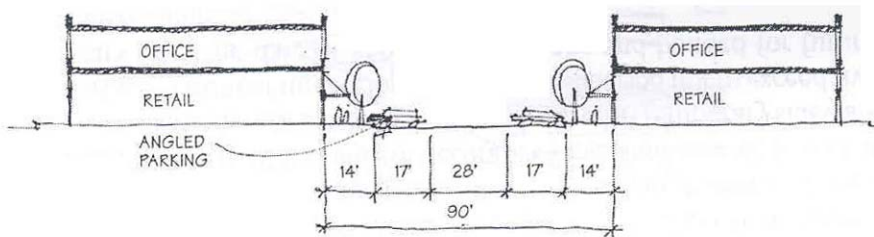


Figure 7B: Angled Parking at Primary Pedestrian Street



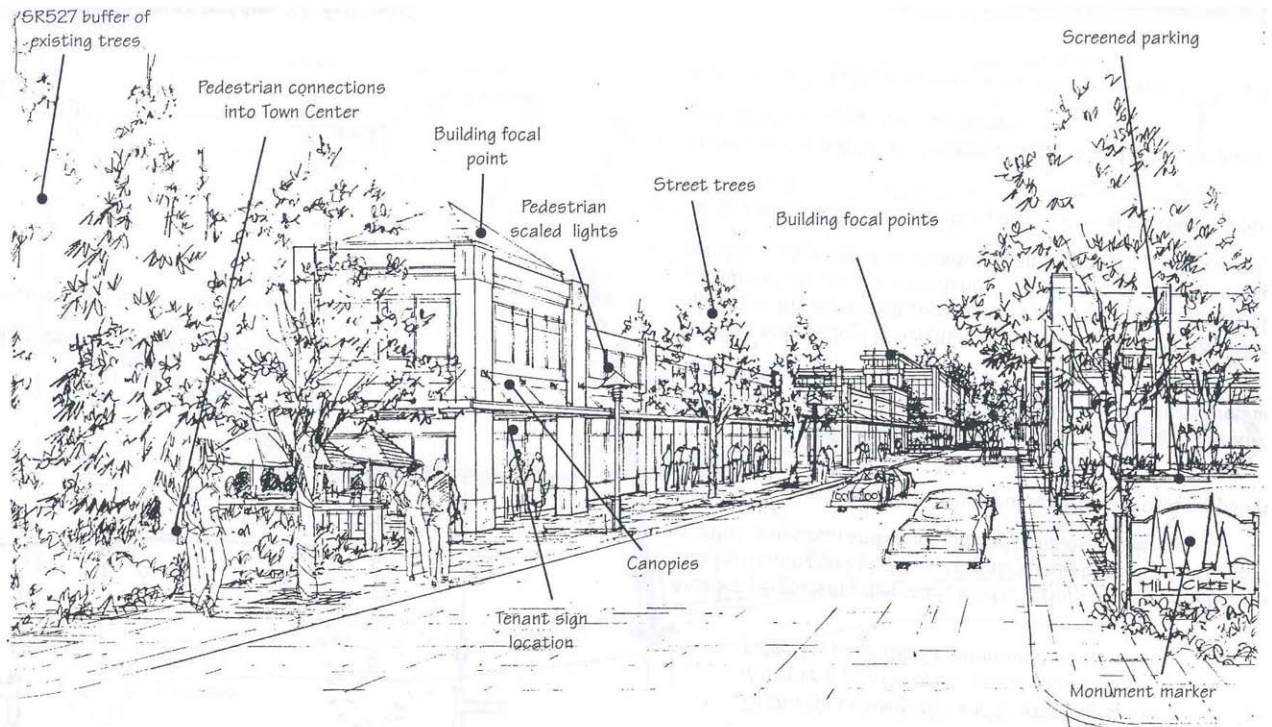


Figure 8: Inviting entry off of SR 527 at 153<sup>rd</sup> Avenue Southeast

General Note: Information provided is intended for graphic reference only. This drawing should not be scaled to determine specific area, location, or design requirements.

### Secondary Street

1. Twelve-foot sidewalk required on both sides of the street. Sidewalk includes three-foot curb zone for street trees, landscaping, and pedestrian amenities; and a nine-foot wide pedestrian movement zone.

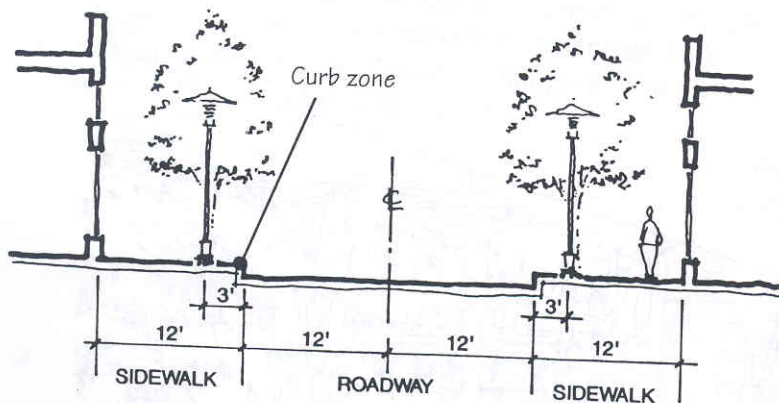


Figure 9: Secondary Pedestrian Street



### 153<sup>rd</sup> Avenue Extension (North Creek Crossing)

1. Twenty-two foot roadway and six-foot sidewalk along one side of the road.

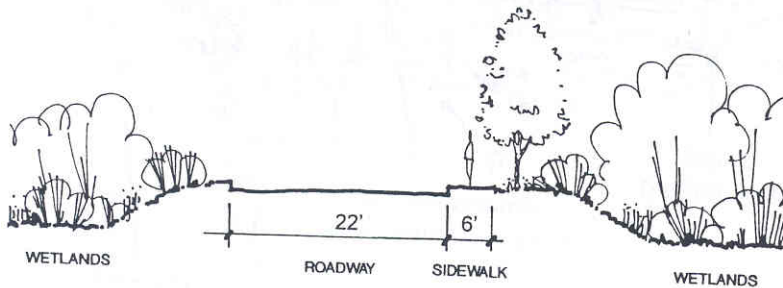
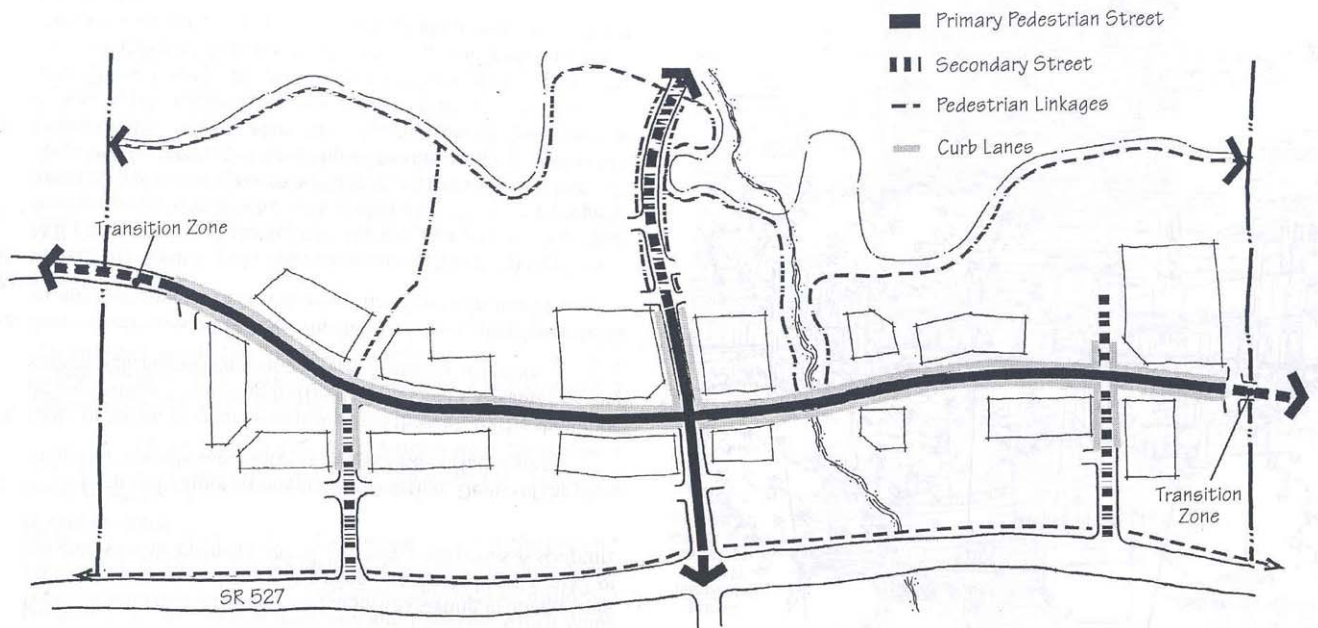


Figure 10: 153<sup>rd</sup> Avenue SE Extension through North Creek Wetland

### Public Plazas

#### Intent:

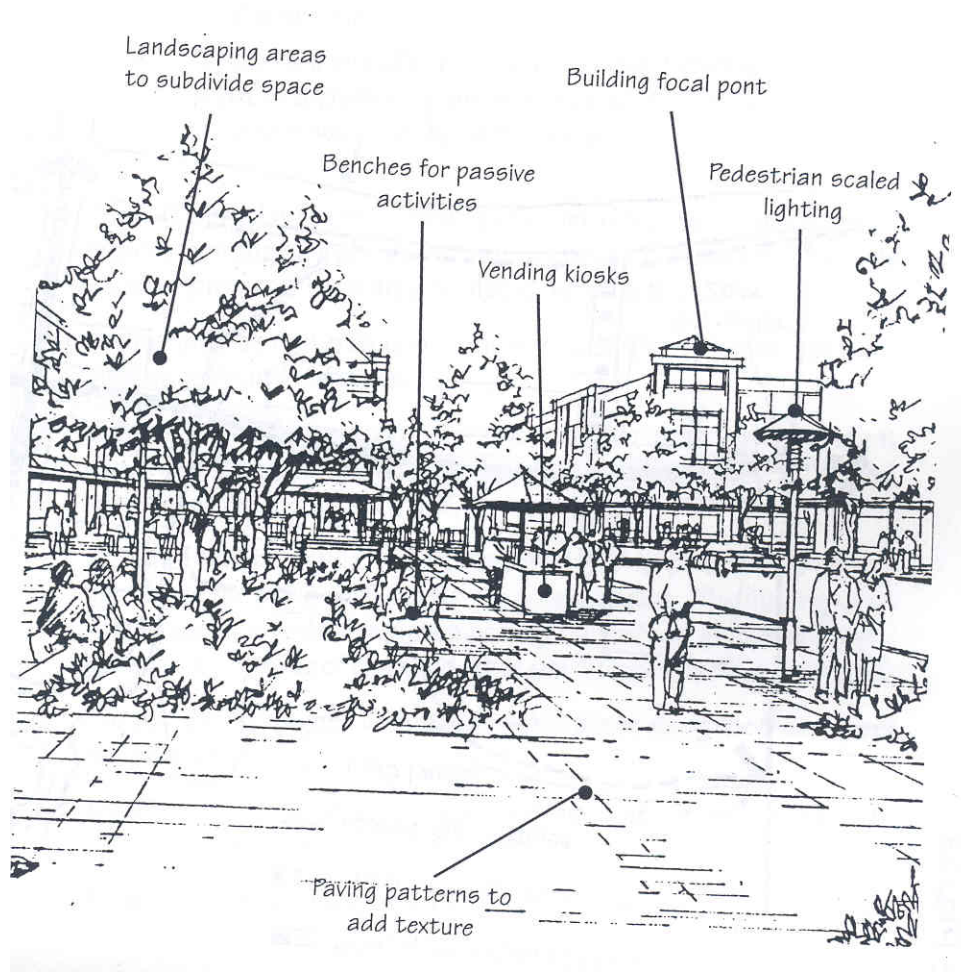
- To encourage community activity in open spaces, particularly at the edges that relate to building openings and activities and which separate active and passive uses.
  - To provide a visually rich and functionally unified improved public open space that acts as a gathering place for the community.
1. Arcades, pergolas or other street level coverings are encouraged on all facades fronting on plazas and primary pedestrian streets to provide weather protection and an articulated building façade.
  2. Paving shall be unit pavers or concrete with special texture, pattern and/or decorative features.
  3. Separation of active and passive uses is encouraged through placement of planters, street furniture, landscaping, different paving textures and subtle changes in ground plane.
  4. Lighting shall be low in height, maximum 15 feet in plazas. The overall lighting in the plaza shall average two foot-candles. The lighting plan should include pedestrian-oriented lights, such as globes and light bollards. Uplighting of trees and other site features is also encouraged.
  5. Plazas shall be designed as integral public spaces along the Main Street corridor axis.
  6. There shall be pedestrian linkages leading to and from the plazas to natural features and other pedestrian paths.
  7. A pedestrian transition zone or buffer of approximately ten feet will be left along the building edge to provide an outdoor area for café seating and a planted buffer. This zone could be marked with a change in paving.
  8. A plaza should have an articulated edge (buildings, benches, landscaping, etc.) where feasible to provide visual interest and additional seating along the edges of the plaza where people may linger out of the traffic flow.



*Figure 11: Street and Pedestrian Linkages Designation*

General Note: Information provided is intended for graphic reference only. This drawing should not be scaled to determine specific area, location, or design requirements.

9. Pedestrian amenities shall be provided such as seating, lighting, plants, drinking fountains, distinctive paving, art work, bicycle racks or structures; either open or covered, and such focal points as a sculpture or water feature.
10. Color, form and texture are integral to the design. Design of the plaza should incorporate some soft- as well as hard-surface areas.
11. Edges of the plaza opening to pedestrian through-traffic should be defined without impeding traffic flow, i.e., with a planter or low seating wall, pergola with vines, water feature or sculpture.
12. Some covered area along the perimeter (i.e., vine-covered pergola) is strongly encouraged to provide protection from rain and/or sun.
13. In areas where public gatherings take place, such as the South Pedestrian Plaza, Mill Creek Court and North Plaza, seating shall be provided. Plaza seating may include: benches, low seating walls, steps, or, if properly designed, a planter edge or edge of a fountain that is at least 12 inches deep. Seating accommodations should be compatible with the use/tenant fronting a public plaza. The allocation and design of seating shall reflect the nature of the public plaza (i.e., South Pedestrian Plaza and Mill Creek Court are encouraged to have distinct seating accommodations.) As a general rule, providing a minimum of one linear foot of seating for every 100 square feet of plaza area is considered appropriate.



*Figure 12: Typical Plaza Features*

### **South Pedestrian Plaza**

1. A series of individual, yet connected, public gathering spaces that complement the adjoining use and create strong visual and physical linkages through building placement, texture of the ground plane (e.g., consistent scoring patterns in sidewalks and individual plaza spaces), landscaping, sculptural elements, water features, seating, lighting, and other related pedestrian features.
2. Individual spaces to be large enough to provide outdoor seating and support tenant sponsored events and building placement that encourages pedestrian movement between individual plaza spaces.
3. Area size 24,000 minimum square feet not including street right-of-way, drive aisles, or pedestrian crossings.
4. Compose a unique southern entrance into the Town Center and provide an identifiable axial focal point for the south entrance of Town Center along Main Street.

5. Landscaping can be either formal or informal in style. However, the planting layout should frame the vista and emphasize the view corridor from the Town Center entrance to a building focal point.
6. Pedestrian access will be directly connected to passive recreation areas such as the North Creek Trail.

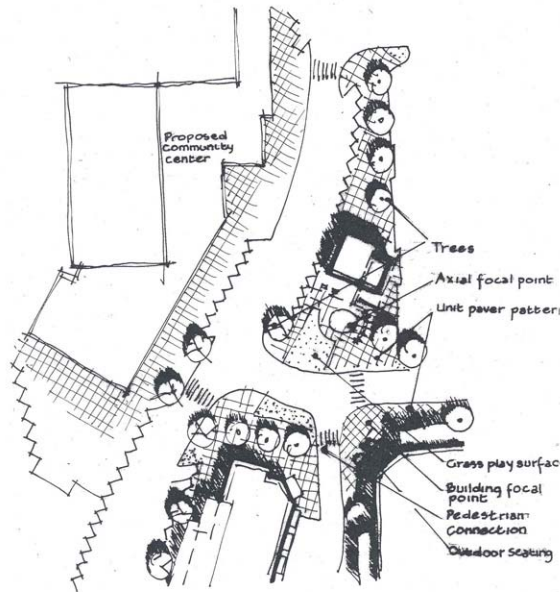


Figure 13a: South Pedestrian Plaza

### Mill Creek Court

1. Area size shall be a minimum of 6,500 square feet\*, not including the Smokehouse Creek buffer area or street right-of-way. This court will include enhanced pedestrian areas and a bridge, which compose a unique primary focal point for the Town Center.
2. Utilize Smokehouse Creek as an integral design feature. The design of seating areas and plaza areas shall complement the natural areas of Smokehouse Creek.
3. Center for daily activity and emphasis as the “heart of the project.” The connecting bridge across Smokehouse Creek should include design elements such as weather-protective canopy, light fixtures, distinctive building materials, paving materials and patterns, which when composed, create a uniquely designed feature within the Town Center.
4. Activity with restaurants, cafes, or retailing activity in adjacent buildings. Buildings surrounding the court are encouraged to have expressive façade features and focal points oriented toward the pedestrian areas and bridge.



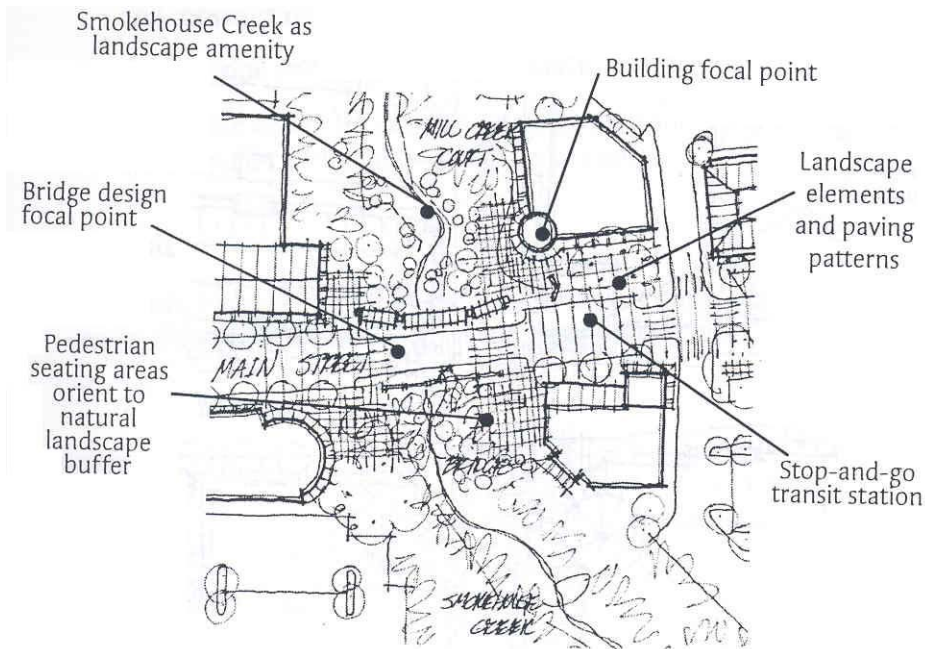


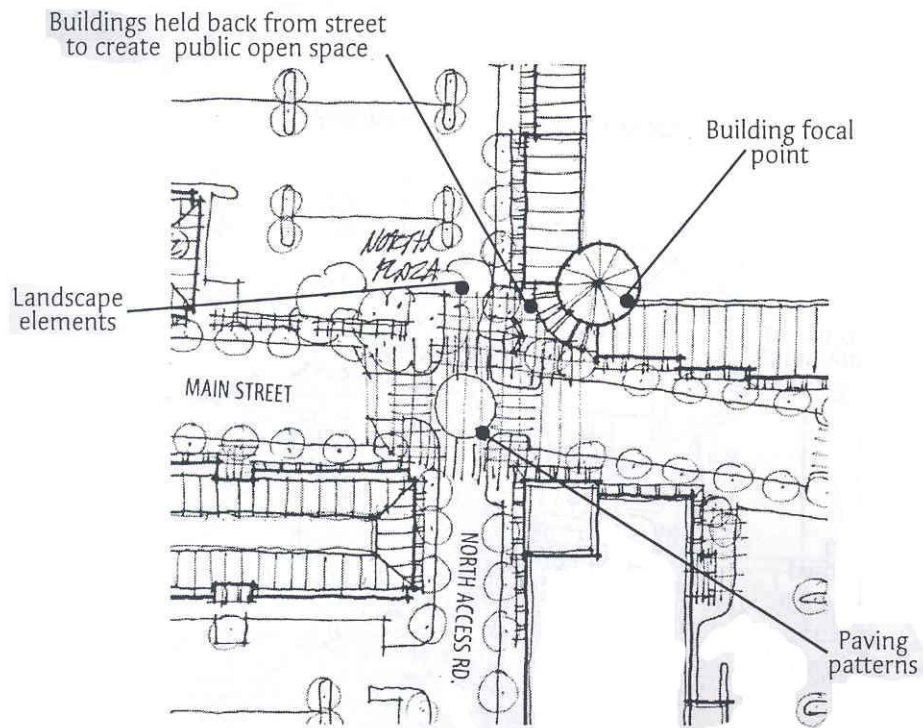
Figure 13b: Mill Creek Court

5. Landscape is mostly masonry pavers or patterned concrete, with tree and bench areas, fountain, and kiosks. Pedestrian areas should be designed to accommodate larger events when Main Street is closed off.
6. Inclusion of multi-modal transit features such as trail connection and bus shelter.

### North Plaza

1. Area size shall be a minimum of 1,000 square feet\*, not including street right-of-way or tenant area.
2. Focal point for north entrance of the Town Center. Building tenant at this location shall include building focal point and land use feature such as a café, coffee stand or florist that attracts and activates this pedestrian area.
3. Paving and landscape elements shall be used to enhance pedestrian activity from adjacent buildings.

\* Note: Combined areas of Mill Creek Court and North Plaza to have a combined minimum area of 7,500 square feet.



*Figure 13c: North Plaza*

### PUBLIC AREAS AND LANDSCAPE

#### Sidewalks

Intent:

- *To provide a safe environment for pedestrians to move through the Town Center and separation of pedestrian and vehicular traffic.*
  - *To create a varied and rich pedestrian environment to encourage people to explore the Town Center on foot.*
1. Pedestrian amenities such as street trees, landscaping, and seasonal flowers, benches, lighting, banners and artwork shall be provided to create interest along the sidewalk in the curb zone of the street.
  2. Pedestrian crosswalks shall be provided at all intersections. These shall be indicated with distinctive paving.
  3. All public open spaces, walkways, and sidewalks shall meet ADA standards.
  4. The addition of texture to the ground plane of sidewalks and plazas with unit pavers, bricks, tiles or public artwork is strongly encouraged.
  5. Pedestrian pathways and public trails shall provide connections to various activities and land uses, the Town Center, open spaces, and public trails. Safe public walkways around and through parking areas are also encouraged.
  6. Awnings, arcades, pergolas, and/or overhangs shall be provided to protect pedestrians from inclement weather whenever possible.
  7. Pedestrian amenities and detailing of site furniture, lighting, paving, and site amenities should be consistent throughout the Town Center to create an identifiable identity and image.
  8. Separate areas should be provided for active and passive activities.
  9. Mixed-use residential buildings are encouraged to provide an easily accessible gathering space for building occupants and their guests. Examples include an upper level or roof-top patio area or an at-grade courtyard.

#### Trails

Intent:

- *To provide linkage in Mill Creek's public and private trail system where appropriate (i.e., connections to residential and commercial areas).*
  - *To provide an amenity for local residents.*
1. Pedestrian/bike trail along North Creek Greenway wetland buffer provides important north-south link connecting the Town Center to City Hall and the commercial area to the south as well as to the residential neighborhood to the northwest, and eventually, to McCollum Park (refer to Figure 15).
  2. Ten-foot pedestrian/bike trail shall be located within the buffer. Its location and construction shall meet all buffer criteria.

3. Trail location and design to be approved by the City.
4. Pedestrian amenities along the trail: lighting and small activity nodes with benches, picnic tables and/or a Par Course.

### Transit

Covered bus shelters shall be provided near transit stops. Designs should be compatible with materials and color of adjacent buildings.

### Highway Buffer

Intent:

- *To screen undesirable views of and from SR 527.*
  - *To provide green backdrop and frame for the Town Center.*
1. A buffer of native vegetation at least 35 feet wide shall be provided along SR 527.
  2. All “Significant Trees,” shall be retained in the buffer area, where practical and consistent with the Streetscape Element of the Comprehensive Plan.
  3. The understory may be cleared through buffer and trees to create view corridors to Town Center *buildings* but *not* to parking lots.
  4. An open view corridor shall be maintained at entrance streets and at the southeast corner of the site.
    - Buffer along SR 527 should be composed of a mix of evergreen and deciduous native vegetation to provide screening from the road and a “green gateway” for the Town Center.
    - Protection of existing landscaping, including significant trees and vegetation areas, is to be considered at all times.
    - The buffer shall have a natural, not manicured, character and recommended indigenous species include Douglas Fir, Cedar, Hemlock, Big Leaf Maple, Vine Maple, Oregon Grape, Salal, etc.
    - View corridors and street entries should feature special landscape features, such as formal plantings, floral displays, lighting, etc.

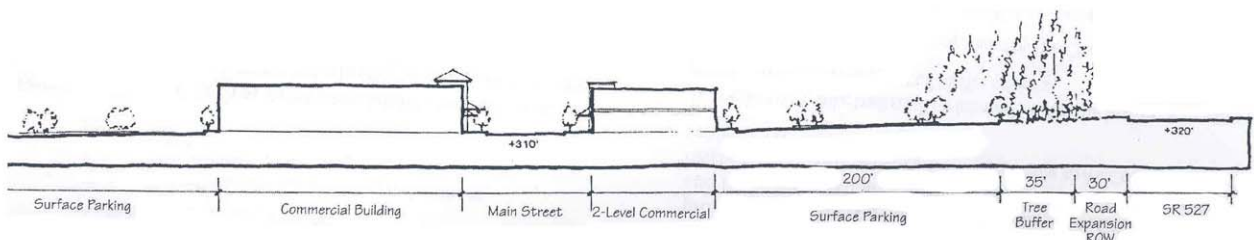


Figure 14: Typical section from SR 527 to Main Street



### Landscape Planting

Intent:

- *To achieve a high-quality, urban landscape that features a variety of plant materials.*
- *To utilize landscape materials to strengthen and unify the center's design identity.*
- *To select plant materials that are relatively hardy and require little maintenance.*
- *To frame the human-made elements with a natural backdrop.*
- *To add color, texture, and interest to the center.*

All plant material species, size and quality shall be as approved by the City.

### Mixed-Use Area Landscape Guidelines

#### *Plazas and Courts*

1. A range of landscape materials, trees, evergreen shrubs, groundcovers and seasonal flowers shall be provided for color and visual interest.
2. Trees should be placed to allow southern sun exposure in such a manner as not to conflict with pedestrian activity areas. (For this reason trees with a fine leaf texture are also preferred in the plaza.)
3. Planters or large pots with small shrubs and seasonal flowers may also be used to separate café seating from traffic flow and create protected sub-areas within the plaza for sitting and people watching.
4. Creative use of plant materials such as climbing vines or trellises, and use of sculpture groupings, etc. are also encouraged.
5. All landscaping shall be as approved by the City.
6. Sun angle at noon and wind pattern should be considered in the design of the plaza to maximize sunlight areas.
7. Materials: brick, concrete, unit pavers, tile, stone, wood (some seating).
8. No dumpsters or service areas shall be adjacent to open space.
9. Public restrooms shall be located nearby in an accessible public space.

#### **Streetscape**

1. Street trees shall be planted an average of 24 – 30 feet on center with tree grates on both sides of all commercial streets in the “curb zone” area with the following exceptions:
  - Street trees along 153<sup>rd</sup> Street Southeast shall be planted at 24 feet on center with tree grates on both sides of the street.
  - There may be an interruption of street trees along commercial streets if overhead elements extend to the street (e.g., arcades).
2. Individual plant beds, trees, hanging baskets, and other plant materials are encouraged.

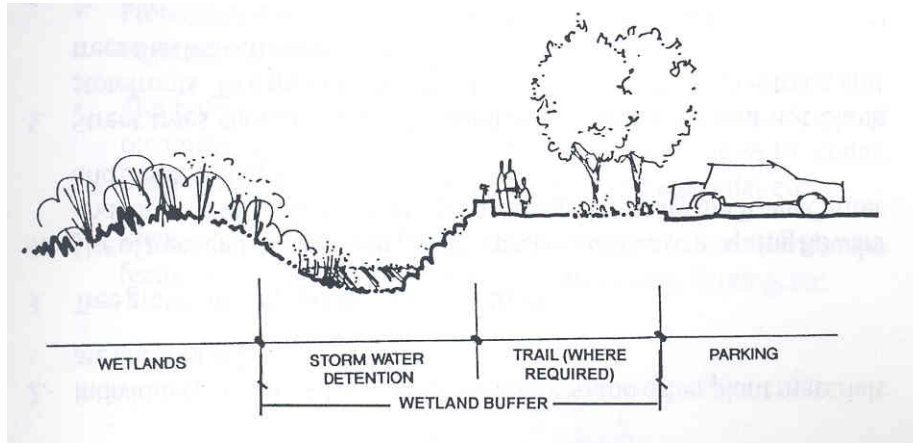
3. Tree grates are required for all street trees.
4. Use of trees and other plantings with special qualities (e.g., spring flowers and/or good fall color) is strongly encouraged to unify the Town Center and create a unique character.
5. Street trees should align with building column lines and not block storefronts. Tree species selection shall encourage deciduous trees, and trees that branch above six feet.
6. The following trees are recommended:
  - Armstrong II Maple
  - Bowhall Maple
  - Canticleer Callery Pear
  - Green Vase Zelkova
  - Skyline Honeylocust
  - Elms (disease resistant)

### Natural Areas, Buffers, Greenways, and Creeks

#### Intent:

- *To provide a protective buffer for Smokehouse Creek, North Creek and the adjacent wetlands.*
  - *To provide for a bike/pedestrian trail that connects the Town Center to the existing commercial center to the south and the proposed business park to the north, with connections to McCollum Park.*
  - *To provide stormwater detention areas that function as amenities consistent with the City of Mill Creek environmentally critical areas regulations.*
  - *To provide a vegetative backdrop for the Town Center.*
  - *To comply with environmental protection regulations.*
1. Native vegetation along the creek and wetland edges shall be retained in a natural state and supplemented with wetland species if necessary to improve its function as a stormwater detention/drainage swale. “Significant Trees” should be retained in the setback area, where practical.
  2. A public trail for pedestrians and bicyclists shall be provided within the North Creek Greenway buffer within the setback area. The City shall determine the route and configuration of the trail during permit review.
  3. Use of trees and other plantings with special qualities (e.g., spring flowers and/or good fall color) is strongly encouraged to unify the Town Center and create a unique character.
  4. Existing trees and vegetation along North Creek to be retained to provide protection for creek and wetlands, except where removal is necessary for trail and utility corridor street connections.

5. Smokehouse Creek shall be designed to enhance the space as an amenity for natural habitat and pedestrian activity.
6. Where located in close proximity to the North Creek Trail, residential buildings shall have a minimum separation of 20 feet between the trail and the exterior of the building. Upper level balconies may overhang this setback area up to 6 feet.



*Figure 15: North Creek wetland buffer edge condition*



*Figure 16: Smokehouse Creek as a natural amenity for the project*

### ARCHITECTURAL CHARACTER

#### Design Consistency

Intent:

- *To create an ensemble of buildings that presents a unified character while allowing for the individual architectural expression of each building.*
1. The design character of an individual building should be compatible with (share similar features with) its neighbors but also include other features or characteristics that are different. Applicants should be prepared to demonstrate how proposed buildings are similar to or dissimilar from neighboring buildings, including those across the street, with regard to:
    - Building forms and massing.
    - Rooflines and parapet features.
    - Special building features such as signs, artwork, special canopies, landscaping elements, entries, etc.
    - Building fenestration—the size, orientation, and treatment of windows and glazed areas.
    - Materials and color.
    - Relationship to site.

The City will review architects' proposals and determine the features to be similar to neighboring buildings.
  2. Residential buildings shall be designed to complement nearby commercial buildings, and shall be urban, rather than suburban, in character. An urban character can be achieved through the use of a well defined entrance and lobby, elevators (to avoid exterior stairwells), and flat roofs.

#### Building Scale

- To create a consistent building scale throughout the Town Center.
- To provide a consistent architectural scale throughout the Town Center that is appropriate to a pedestrian environment.
- To create a more focused character near plazas and along the commercial street.
- To achieve an inviting and interesting set of buildings with distinctive character.
- To ensure that the buildings present a varied response to streets and public spaces.

#### Building Height

1. Commercial/office: Generally, 1-3 stories. Minimum height 20 feet, maximum height 50 feet measured from ground to top of cornice or eave. The City will consider higher building heights if applicant can demonstrate consistency with overall design guidelines intent.

2. Except for residential buildings, buildings shall include eight-foot minimum setback at floors above second level. Building focal points do not need to be set back.
3. For residential buildings, the maximum height is 60 feet, allowing for ground floor retail and/or commercial and up to four stories of residential units.

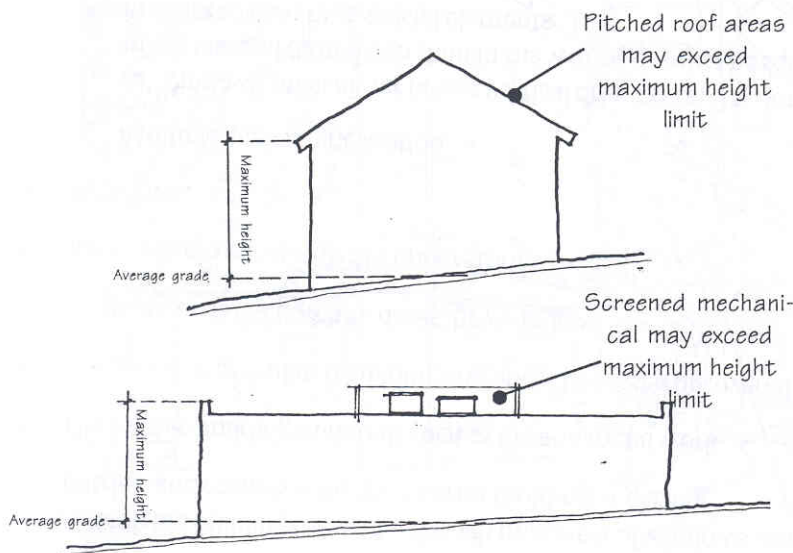


Figure 17: Building height determination diagram

### Building Articulation

#### Liner Modulation:

1. In order to prevent long stretches of monotonous façade, buildings over 100 feet in length as measured parallel to a roadway or public open space should be vertically articulated along the façade at regular intervals (see Figure 19). Articulation may be accomplished in several ways, including:
  - Modulation—the stepping back or projection of a portion of the façade.
  - Including significant building elements such as balconies, porches, canopies, towers, entry areas, etc. that visually break up the façade.
  - Building focal points which include distinctive entry features, etc.
  - Changing the roofline.
  - Changing materials.
  - Using other methods acceptable to the City.

#### Vertical Modulation:

Each building over 100 feet in length should be articulated into sections averaging not more than 36 feet in length as measured along the building front roughly parallel to the roadway or public open space.

Figure 19 illustrates the intent of the provisions to articulate long facades.

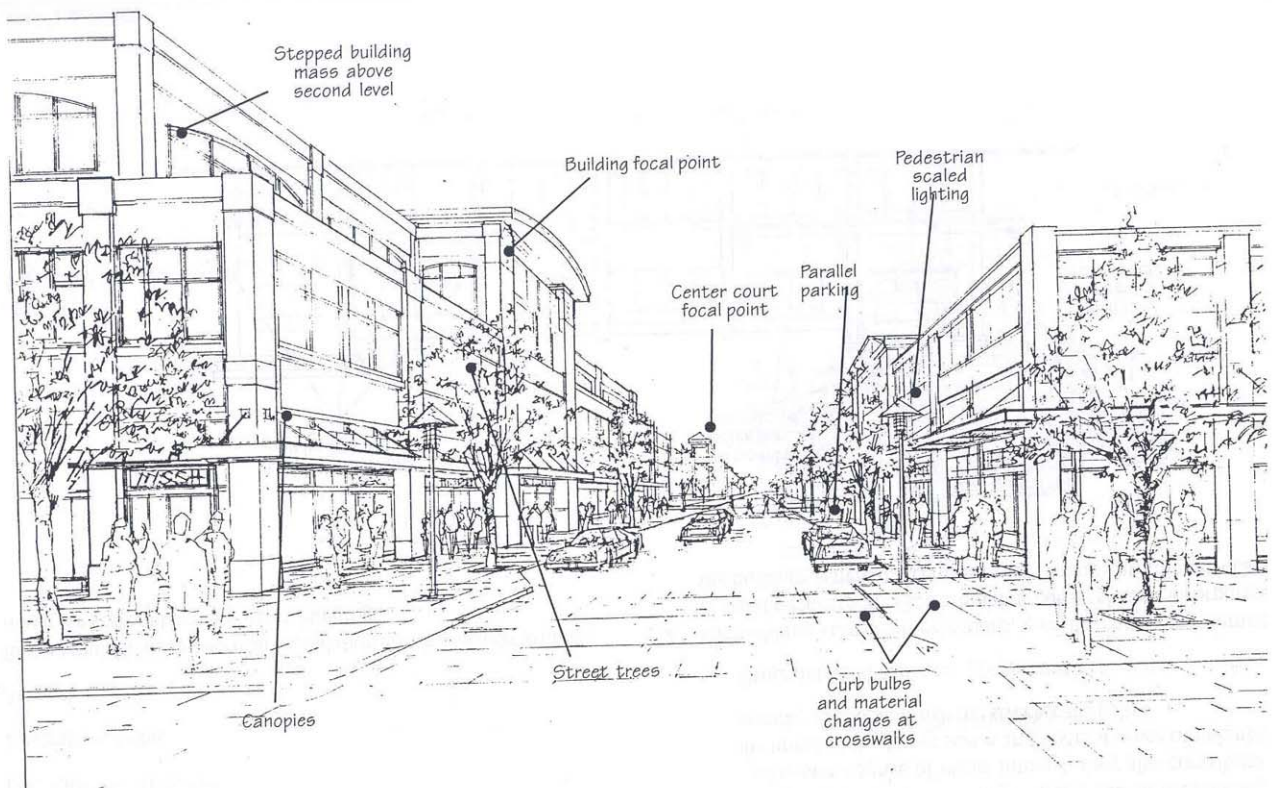


### Building Elements and Details

1. All building sides facing public streets and plazas shall incorporate a substantive use of building elements, such as those from the list that follows, as approved by the City, to achieve a pedestrian scale both in the commercial and residential areas. “Substantive” in this case means a significant contribution to the form and character of the building. Note that “decorative” shall mean exhibits special craftsmanship or distinctive design that adds visual interest and/or unique character.

#### Elements:

- Articulated building elements through treatment of windows, doors, entries, and corners with special trim molding or glazing.
- Decorative building materials such as tile and metal work.
- Enhanced or articulated building entrances (recessed or covered).
- Pergolas, arcades, porches, decks, bay windows.
- Balconies are encouraged in upper stories.
- Windows:
  - Multiple-paned fenestration
  - All windows must either have a vertical orientation (i.e., no longer in the vertical dimension than in the width) or must be square in order to qualify as special elements.



*Figure 18: Varied building heights and massing develops urban scale*

- All windows must have trim or molding around the perimeter at least 2 inches wide to qualify as a special element.
  - Decorative railings, grill work, or landscape guards.
  - Landscape trellises.
  - Decorative light fixtures.
  - Decorative paving.
  - Artwork in public spaces.
  - Broken roof forms and vertical modulation which will help to break down the scale of large one-story buildings.
  - Storefront windows with glazing over at least 75 percent of the front façade of the ground floor between the height of two feet and eight feet above the ground along main commercial streets.
  - Multi-story structures with balconies overlooking the street are encouraged. Balconies not only help to articulate the building façade and create a sense of visual interest, they also contribute to the liveliness of the street scene and foster a sense of neighborhood security as people watch the street scene below.
  - Other details or elements as approved by the City.
2. For buildings at street intersections, special architectural elements and or building focal points at the building corner shall be incorporated into the building design to accentuate the building's prominent location.

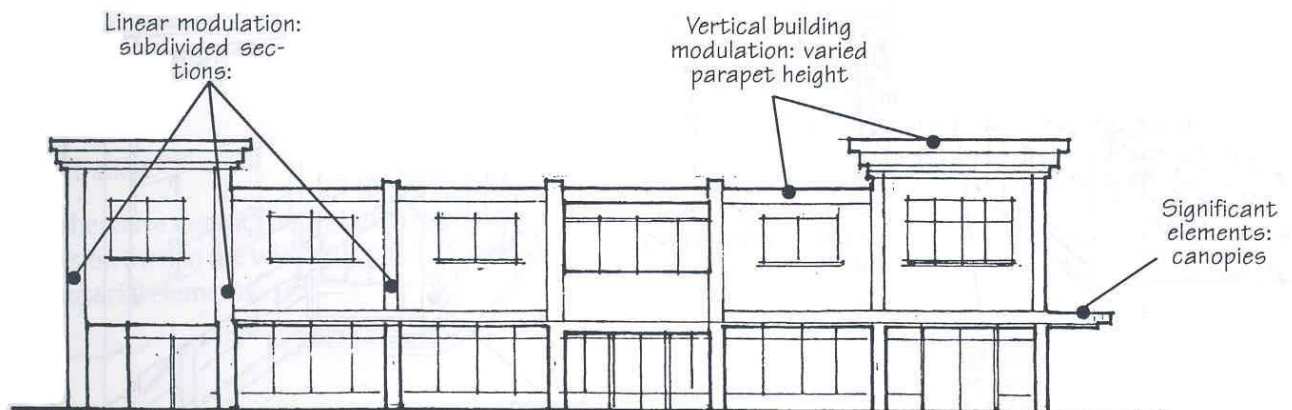


Figure 19: Building articulation: varied parapet, recessed entries

### Building Focal Points

Intent:

- *To create strongly identifiable elements and civic gathering places that encourage a sense of community.*
1. All building focal points, including entry signs, plaza features, gateways, towers, clock towers, etc., shall be as approved by the City.



2. Placed when appropriate and highly visible from SR 527 and Main Street (see Figure 4).

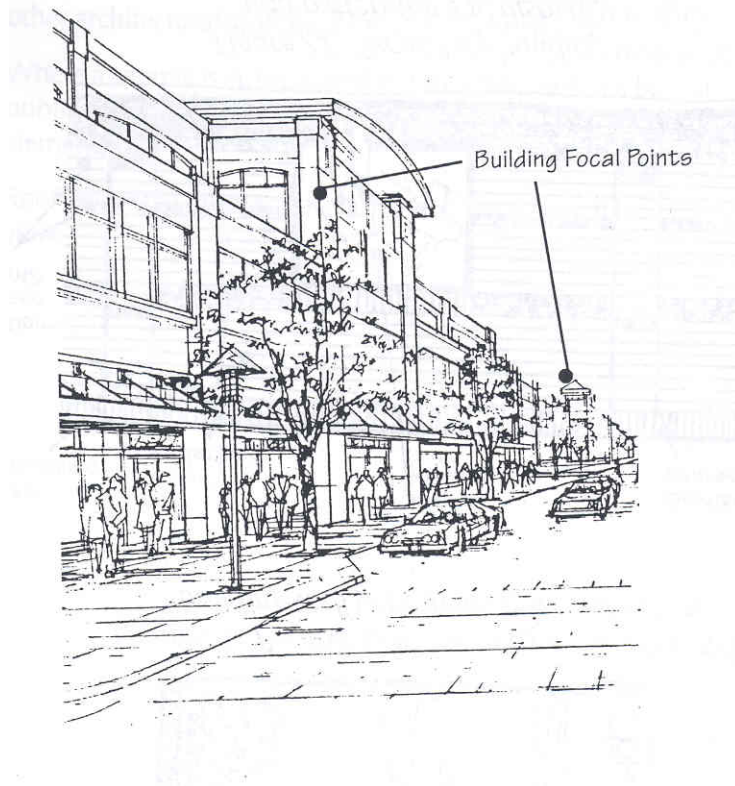


Figure 20: Building focal point

### Secondary Building Walls

Intent:

- To provide visual interest along secondary streets and public parking areas.
1. Blank walls more than 15 feet in length, and between 2 and 8 feet in elevation height, without a window, entry, architectural feature or modulation should not face public open spaces, street rights-of-way, and parking lots. Where such walls are unavoidable, they shall be treated in two or more of the following ways:
    - Planters or trellises with vines.
    - Landscaping that covers 30 percent of wall area within three years of planting.
    - Special materials (e.g., decorative patterned masonry).
    - Display windows.
    - Other treatment approved by the City.
  2. Building modulated per guidelines and “Building Articulation” section for vertical and linear modulation.
  3. Creative use of building materials such as concrete and concrete masonry units are encouraged (see Figure 22).

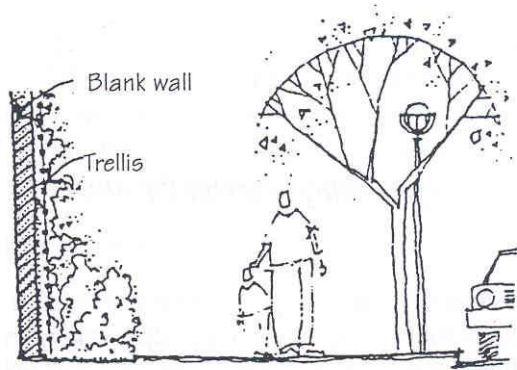


Figure 21: Positive example of treating a secondary building wall with trellis and landscaping.

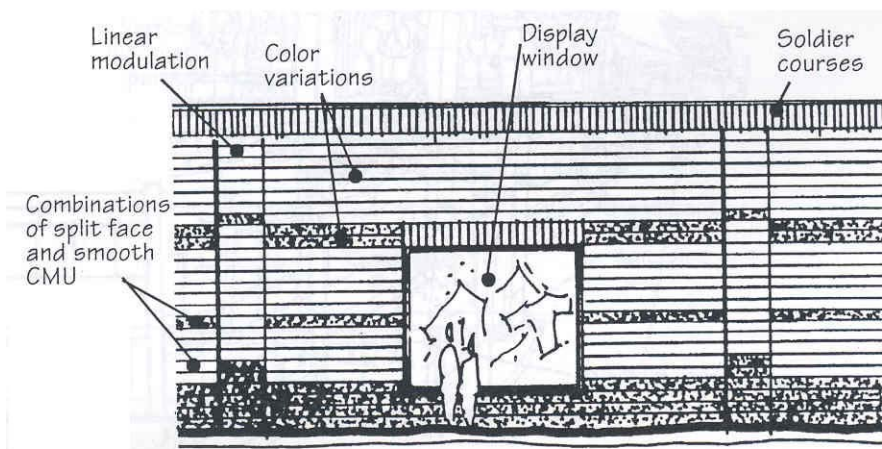
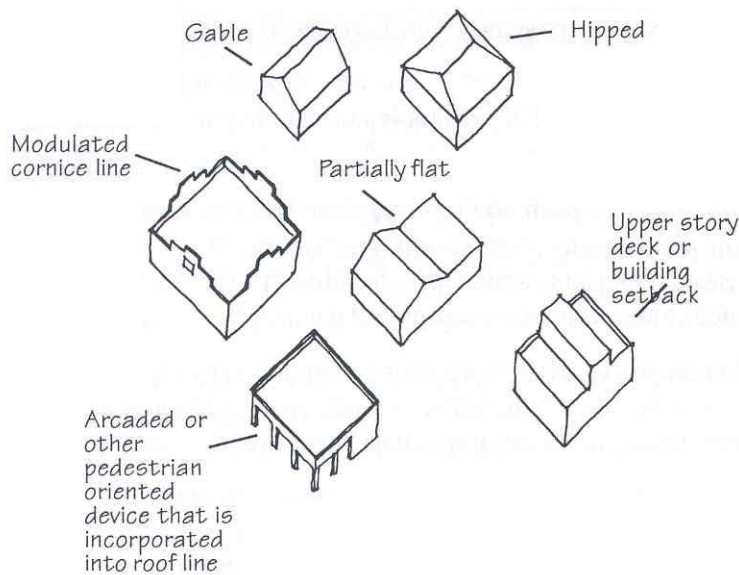


Figure 22: Secondary building wall with unit patterning and display window

### Building Roof

Intent:

- To unify the Town Center's design character through complementary roof design, materials, and color.
1. Roof designs should provide unifying elements within the Town Center. It is recommended that buildings have consistent roof slopes, details, materials and configurations wherever possible.



*Figure 23: Roof configuration options*

2. Roofs shall have a slope appropriate to the design character of the building and compatible with surrounding buildings.
3. All flat roofs shall be architecturally treated or articulated with a parapet wall, combined with ornamental molding, entablature, frieze, cornice or other architectural roofline detail visible from the ground level.
4. Where a parapet is incorporated, the back side must not be visible from a public area. Articulated cornice lines should not appear as applied elements.
5. Roof-mounted mechanical equipment (HVAC) shall be screened from view.

## Materials

### Intent:

- *To enhance the quality of both individual buildings and the Town Center streetscape as a whole.*
  - *To encourage use of good quality materials with a low life-cycle cost.*
  - *Building design, materials and methods of construction should reflect a sense of permanence and timelessness.*
1. The materials of the building elements in the Town Center, such as roofs (where exposed to view), exterior walls, trim, and other miscellaneous elements, should be durable yet should also possess a traditional character.
  2. The use of materials which provide textural interest is encouraged for both roofs and walls. Examples of such materials include: precast concrete, stucco/EIFS, masonry (CMU, stone), brick, ornamental steel, metal panels, and wood accents. CMU shall be used sparingly on building frontages.

3. Corrugated metal siding, vinyl siding and plywood siding should not be used for exterior walls.
4. Windows shall have clear glazing only. Mirrored or reflective glass should not be used.
5. “Tilt-up” construction methods will be allowed. However, exposed concrete shall be finished with other materials, design patterns and colors compatible with surrounding buildings.

### Colors

#### Intent:

- *To create design unity, a sense of place, and community identity.*
1. The basic building shell may be earth tones, taupe, brown, red-brown, buff, gray, cream, white, natural wood, brick or stone.
  2. Trim may be white, black, dark blue, dark green, dark teal, dark red or other deep saturated colors.
  3. Accent colors shall not cover more than 10 percent of any building façade. Color choice is subject to Design Review Board (DRB) approval.

### Service Areas

#### Intent:

- *To screen unsightly service and utility elements from view while providing efficient service areas.*
1. Building service elements and utility equipment should be contained within the building envelope so as not to encroach on pedestrian areas.
  2. All on-site service areas, such as loading zones and outdoor storage areas (except outdoor retail sales areas under 100 square feet in occupied area), waste storage, disposal facilities, transformer and utility vaults and similar activities shall be located in an area not visible from a public street or plaza space. If this is not practical, then the service area, or storage area must be screened, or designed in a way that does not detract from the streetscape character. Service areas shall be screened from trails located in a wetland buffer. Acceptable screening includes:
    - A masonry or wood enclosure incorporated into a building wall.
    - A solid hedge or other screening as approved by the City.Note: Chain link fencing with/without slats is not permitted.
  3. Service/utility areas or enclosures shall not be located in or be visible from public plazas or courts.

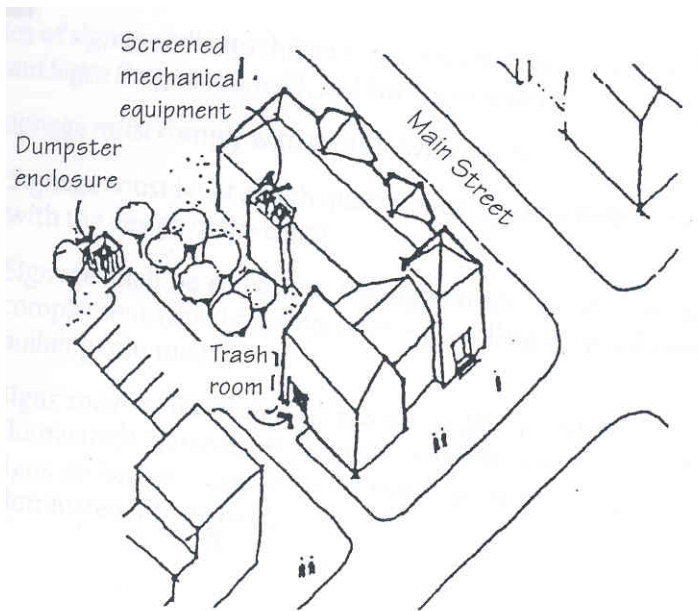


Figure 24: Service area locations and screening

### Lighting

#### Intent:

- *Provide adequate lighting to ensure safety and security.*
  - *Enhance and encourage evening activities.*
  - *Provide distinctive character and add drama to evening experience of the Town Center.*
1. The color of light must be considered in the lighting design. For example, metal halide is recommended for general usage at building exteriors, parking areas, and pedestrian courts as well as in streetlamps and for use lighting street trees. Low pressure sodium, which casts a yellow light is not recommended.
  2. Uplighting on trees and provisions for seasonal lighting are encouraged.
  3. Light levels averaging at least one foot-candle are required along all sidewalks within the commercial area.
  4. All efforts to reduce glare into Town Center and surrounding community from street and parking area lights should be undertaken.
  5. Accent lighting on architectural and landscape features are encouraged to add interest and focal points.
  6. Pedestrian-scaled lighting is required along all streets and in all public plazas and courts. Pedestrian scaled lighting fixtures are generally below 16 feet and of a character complementary to the building architecture.
  7. Parking area lighting shall not exceed 25 feet in height and shall be baffled to minimize glare and spillage into the surrounding community and adjacent wetland buffer.

### Signage

#### Intent:

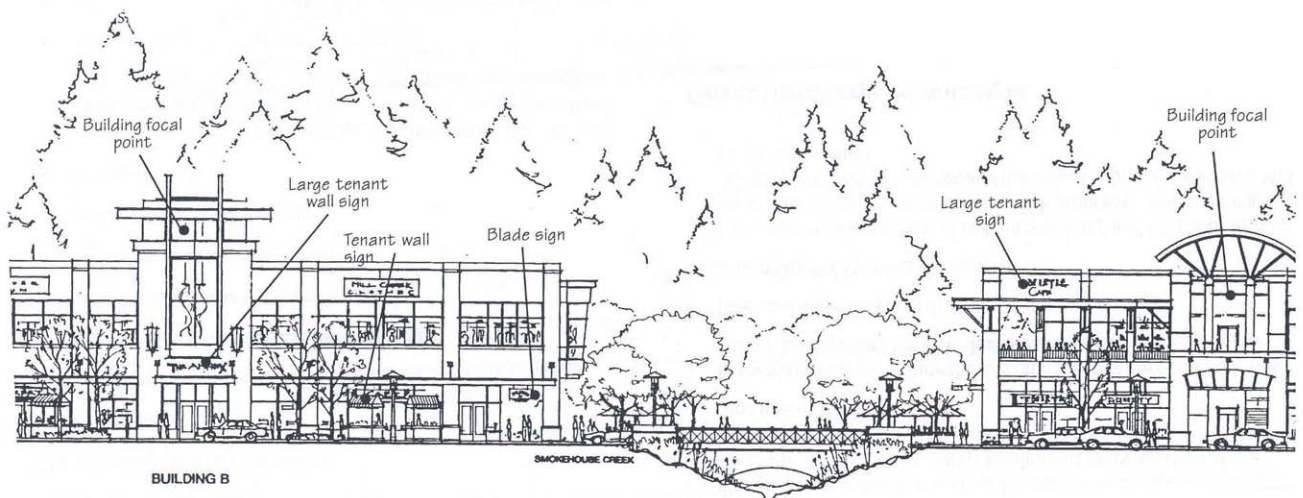
- *To encourage signage that is both clear and of an appropriate scale for the project.*
- *To provide a comprehensive sign program that creates consistent design criteria for the entire Town Center.*
- *To enhance the visual qualities of signage through the use of complementary sizes, shapes, colors, and methods of illumination.*
- *To provide signage guidelines that meet commercial tenant needs.*

### General Signage Guidelines

Types of signage fall into three categories: Monument Site Entry Markers, Tenant Signs (large and small), and Environmental Graphic Design Elements.

All signage must comply with the following guidelines:

1. Signage must be of a high quality of design and materials, consistent with the design of the center.
2. Signage shall be consistent throughout the design area and always complement a building's character (e.g., wall signs should avoid covering building columns).
3. Signs may be fabricated of mixed-media, including metal reverse-illuminated letters, suspended neon letters, illuminated individual letters, signs etched or cutout of solid material such as wood or brass and illuminated from behind.



*Figure 25: Consistent signage adds to enhanced visual quality of spaces*

4. Non-illuminated, mixed-media and other, special mixed-media signs will be subject to approval by the City.
5. Back-lit translucent awnings are not permitted.



6. The following signs are prohibited:
  - Pole-mounted signs.
  - Signs employing moving or flashing lights.
  - Signs employing exposed electrical conduits.
  - Ballast boxes or other equipment.
  - Signs with luminous plastic letters.
  - Audible or odor producing signs.
  - Cardboard signs.
  - Roof mounted and temporary type signage, such as banners, etc. (note: temporary signage for special occasions will be permitted, subject to City approval of both design and duration of display).
  - Cabinet signs are not permitted. Cabinet signs are those signs that are typically constructed of extruded aluminum with a slide-in lexan face, vinyl lettering, and internally illuminated with fluorescent lighting.
  - No off-premises signs, except public directional and site identification signs, are permitted.
7. Cinemas may have changeable letter signage.
8. Signs on the back side of buildings shall be subject to the same placement, maximum size and quantity limitation standards as all other signs in the Town Center.
9. Residential building signs are allowed on the primary building facade. Residential signs are not allowed on the upper levels of the building.

### Monument Site Entry Markers

#### Placement

1. Markers shall be located at major entries connecting to SR 527, and other streets connecting to the Town Center (see Figure 8).
2. Markers shall be designed to integrate with adjacent site landscaping.
3. Entry markers shall be unified by common design and graphic elements. It is encouraged that Monument Entry Markers share design elements with the Environmental Graphic Design Elements throughout the site.
4. Entry Markers shall include the logo and identify the Mill Creek Town Center development. No individual tenant names shall be identified.
5. Freestanding markers shall not be internally illuminated.

#### Maximum Size and Quantity Limitations

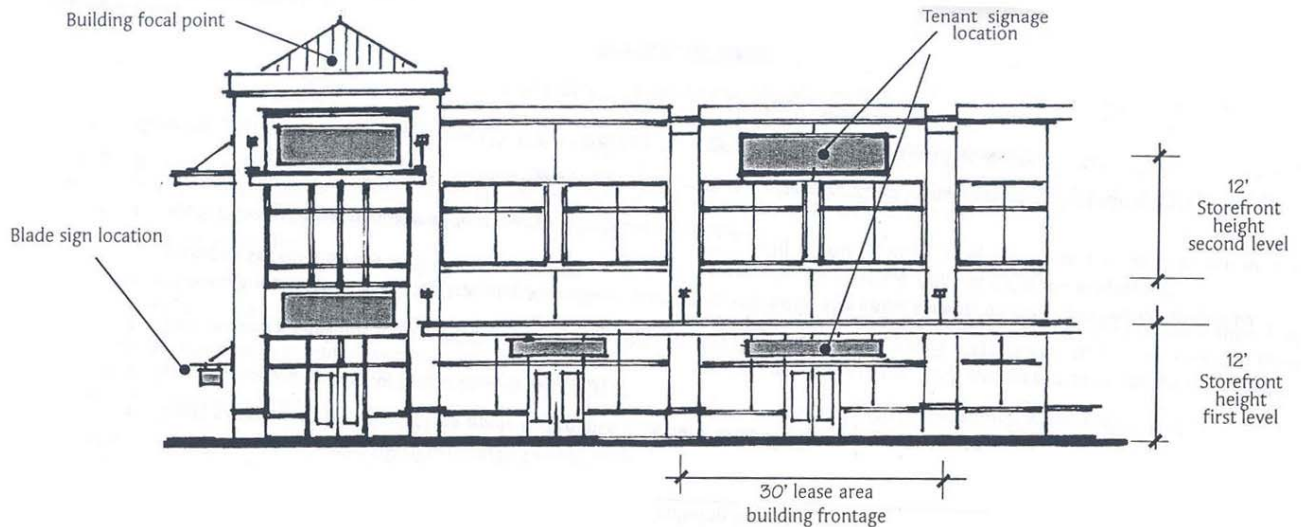
1. Entry Markers will maintain a height of between two and ten feet. The maximum width shall be approved by the City, with proposals reviewed for scale, design quality, attractiveness, and functional appropriateness for Mill Creek Town Center.

### Tenant Signs/Large Tenants Signs/Residential Signs

For purposes of these guidelines, “Tenants” shall be considered those with less than 12,000 square feet of leasable area and Large Tenants shall have a leasable area of 12,000 square feet and greater.

#### Placement

1. Wall signs for retail shops shall be located in the storefront area above door height and below canopy (typically eight feet above the floor). Wall signage located at building focal points is an exception to this guideline.
2. Signs must be centered between architectural elements and between columns to allow building architecture to be expressed. Signs shall not necessarily be centered on lease premises.
3. Signs shall be compatible in scale and proportion with building design and other signs.



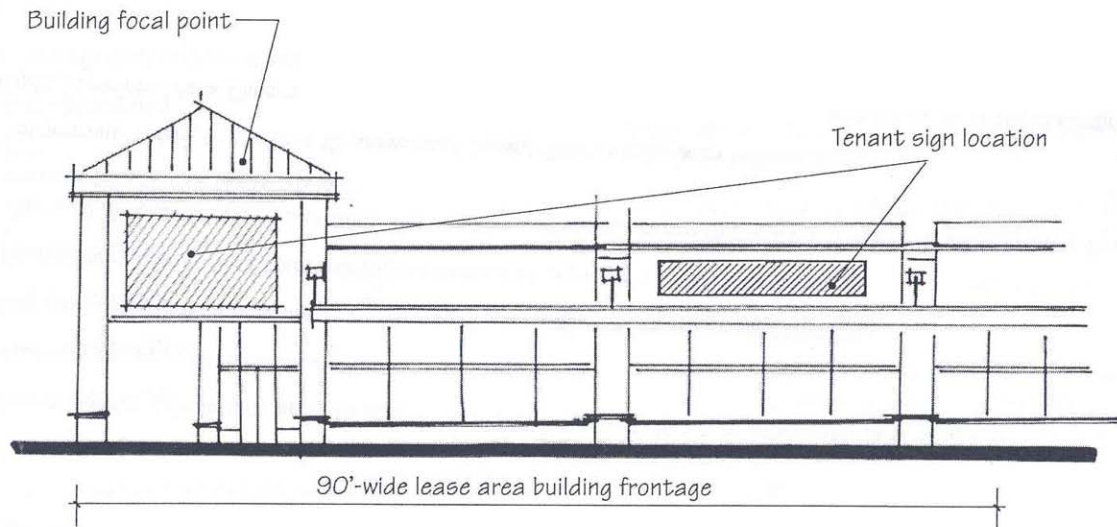
*Figure 26: Tenant Signage Diagram and Placement*

Example for calculating area of “Small Tenant” signs (less than 12,000 square feet leasable area):

Storefront Area Dimensions: 12 foot storefront height x 30 foot building frontage = 360 square feet.  $360 \times 15\% = 54$  square feet of allowable signage; however, 50 feet is the maximum area for the primary sign.

100% of the maximum sign area allowed over the storefront may be placed over the secondary entrance that faces a parking lot or SR 527





*Figure 27: Large Tenant Signage Diagram*

Example for calculating area of “Large Tenant” signs (12,000 square feet or more of leasable area):

Storefront Area Dimensions: 12 foot storefront height x 90 foot building frontage = 1,080 square feet.  $1,080 \times 15\% = 162$  square feet of allowable signage.

4. Signage shall be placed facing Primary Pedestrian Streets. When tenants face two streets designated as Primary and Secondary Pedestrian Streets (see Figure 11), signage is allowed on both facades. Each sign is calculated separately and shall conform to all applicable maximum area limitations. Calculated maximum areas are transferable to other facades, leased by the same tenant, to increase visibility from SR 527, consistent with City sign ordinance 17.26. Each tenant is allowed to place signage on no more than two facades.
5. Blade signs, which hang from the canopy, arcade or building front may be utilized to increase visibility.
6. Upper level tenants and large tenants may have signs located above the storefronts and below roof line or cornices, subject to City approval, to accommodate signs visible from SR 527.
7. Consideration will be given to oversized signage and placement of signs on additional facades for large tenants, with lease areas of at least 12,000 square feet to maintain visibility from SR 527 and from Main Street; however, these signs must enhance the character of the project. Large tenants may include retail, cinema, entertainment or office land uses.
8. Service/secondary signage shall be allowed.

### Maximum Size and Quantity Limitations

1. For small tenants (tenants less than 12,000 square feet) signs facing Primary and Secondary Pedestrian Streets shall not exceed 15 percent of the façade area, up to a maximum of fifty (50) square feet. For all other tenant spaces (those that have a primary entrance on Main Street and a secondary entrance off the parking lot or face SR 527), a second sign is allowed. The second sign shall not exceed 100 percent of the area allowed for the sign on the façade

- facing Main Street, provided that they otherwise comply with all of the limitations and restrictions set forth in the Design Guidelines.
2. Large tenants (12,000 square feet or more) are allowed a signage area not to exceed the lesser of 15 percent of the façade area, up to a maximum of 300 square feet. Office tenant signage maximum is 100 square feet. Approval shall be based on site design quality, attractiveness, scale appropriateness, and compatibility with the building to which attached (see Figure 27).
  3. Maximum sign area may be transferred to another building façade, leased by the same tenant, to increase tenant visibility from SR 527.
  4. The body of the sign shall not exceed 24 inches in height. Enlarged initials, capitals and extended typographical elements (e.g., such as the up and down strokes of “g” and “h,” etc.) are acceptable up to a maximum of 36 inches in height. Stacked signage or logos must not exceed 48 inches in height and must fit other signage criteria.
  5. For small tenants, length of the sign shall not be more than 75 percent, or exceed 25 feet as defined by the building columns, of the overall leased tenant storefront.
  6. Wall mounted signs shall not project more than ten inches from the building.
  7. Hanging Blade signs shall not have an area of more than three square feet or exceed two inches in thickness. Blade sign area is not included in signage area. Bottom of the sign should not be lower than 8 feet above ground.
  8. Service/secondary signage maximum area is two square feet.
  9. Residential signs shall not exceed one square foot of sign area for each lineal foot of frontage at the building entry, and shall meet all other sign provisions of the Design Guidelines.

### Environmental Graphic Design Elements

#### Placement

1. Environmental Graphic Design Elements may include directional signage and street name markers, pedestrian trail markers, project tenant directories, kiosks, theme elements, and miscellaneous exterior site signage. The design of these elements typically shall share consistent design patterns and express the character of the Town Center project.
2. The Environmental Graphic Design Elements of the Mill Creek Town Center shall be coordinated throughout the site. Informational and directional signage design must integrate with the various design areas.
3. Directional signage shall be required to direct traffic to public parking.
4. Pedestrian trail/routes shall be identified.

#### Maximum Size and Quantity Limitations

1. Way-finding signage, including parking lot signage, shall not be higher than 4 feet above the ground.
2. Parking lot signage shall be limited to one sign per entrance.
3. The size and areas of Environmental Graphic Design Elements shall be reviewed and approved by the City based on design quality, attractiveness, thematic, functional and scale appropriateness.

### PARKING AREAS

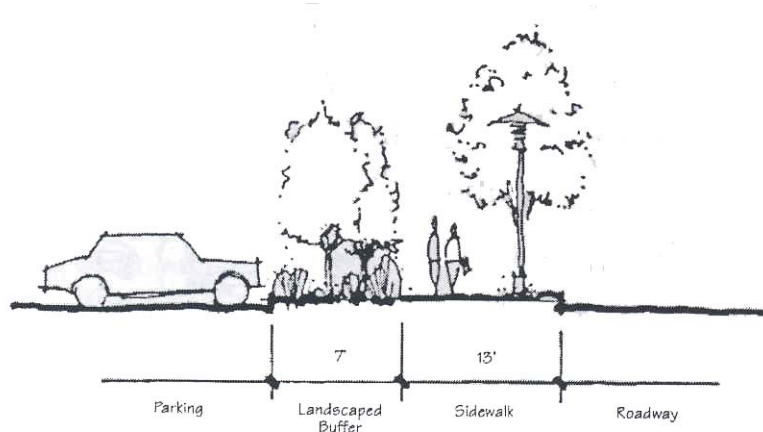
#### Parking Areas

Intent:

- *To provide centrally located parking that encourages people to leave their cars and walk throughout the Town Center.*
- *To maintain the “built” street edge through effective screening of all parking lots.*

#### Surface Parking Areas

1. Parking lots shall not be located in front of commercial buildings along Primary Pedestrian Streets. Parking lots shall be located either at the rear and/or side of buildings. Parking lots located at the sides of buildings but fronting onto any street must be screened. Acceptable screening must be made of long-lasting construction materials and/or appropriate landscaping including:
  - A trellis or grillwork of steel or cast iron with vines;
  - A low masonry or concrete wall or planter between 36 and 42 inches high combined with a five foot landscape buffer;
  - A seven foot wide landscape buffer of trees, averaging no more than 25 feet on center and evergreen shrubs sufficient to form a solid screen at least three feet high within three years of planting (see Figure 28). Such screening by shrubs shall be pruned to a 42 inch maximum height. Buffer can be included within 35 foot highway buffer and North Creek wetland and Smokehouse Creek wetland.

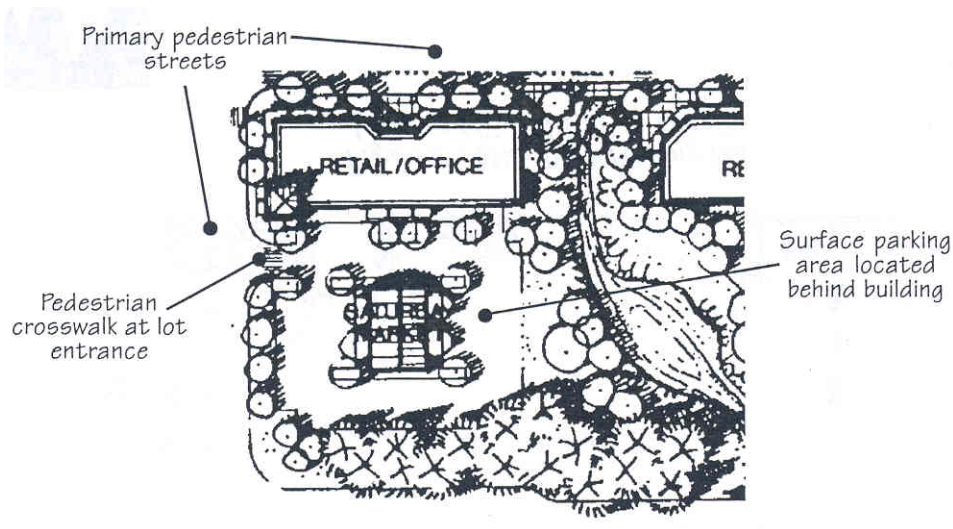


*Figure 28: Surface Parking Screening: Mid-Block Parking Lot Less than 60 feet in Length*

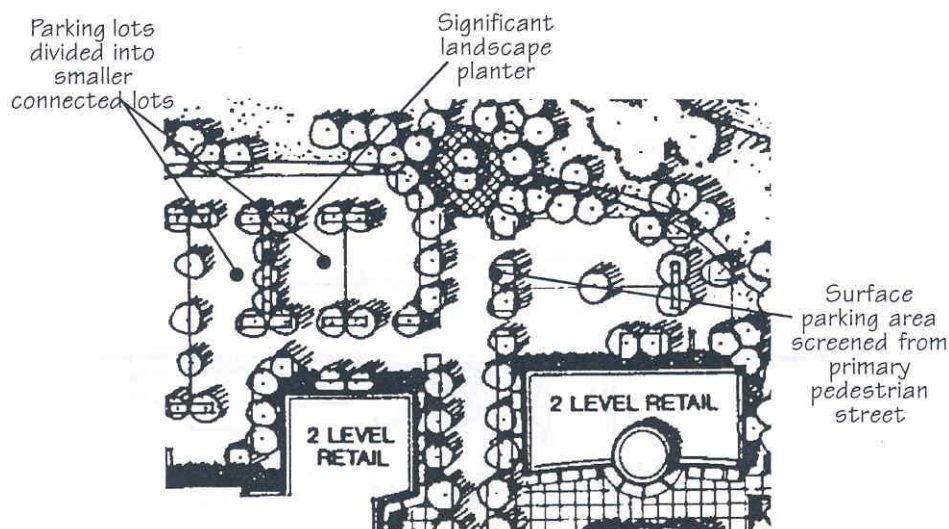


*Figure 29: Mid-Block Parking Lot between 60 and 150 feet in Length*

2. Mid-block parking lots of less than 60 feet along primary pedestrian street frontage are allowed. All interior mid-block parking shall be screened with landscaping (trees and evergreen shrubs) or other acceptable screening (see Figure 28). Mid-block parking lots of greater than 60 feet are strongly discouraged. Where this is not practical, the mid-block parking lot shall not exceed 150 feet in length, not including the access driveway width. These areas shall include a pedestrian-oriented space with a combination of landscape, screening and amenities such as benches, kiosk(s), fountain, transit shelter, trellis, or other features to further enhance the pedestrian experience (see Figure 29).
3. Whenever possible it is desirable to decrease the parking lot frontage along the Primary Pedestrian Street and maintain the sense of spatial enclosure by locating a small structure, such as a kiosk or retail stall, at the parking lot entrance or intersection corner.
4. All surface parking area perimeters shall be edged with a 6-inch high concrete curb, unless buffer is specially designed to direct water runoff to a bio-filtration swale.
5. Shrubs and groundcover must be provided in the required landscape areas. Shrubs shall be planted at a density of five per 100 square feet of landscape area. Up to 50 percent of the shrubs may be deciduous. Groundcover must be selected and planted so as to provide 90 percent coverage within three years of planting.
6. Provide an average of one tree for every four parking spaces, distributed throughout designated parking areas. A tree shall be planted at least every ten stalls.
7. Whenever parking lots exceed 200 stalls they shall be divided into smaller connected lots to minimize the impact of parking (see Figure 30). Use of significant landscape planters no less than eight feet wide shall be provided to divide large parking areas. Perimeter shall create smaller parking “cells.”



*Figure 30: Parking behind buildings*



*Figure 31: Parking along secondary streets*

8. All end aisle planters shall be edged with a six inch high concrete curb unless the planter is specially designed to direct water runoff to a biofiltration swale.
9. Curb cuts for parking lots in commercial area should be minimized by requiring shared entrances and exits, where appropriate.
10. All parking lots must contain five-foot wide clearly marked (with paint or special paving material) pedestrian connections from parking areas to sidewalk adjacent to the building entrance. A sidewalk or entrance area of at least 200 square feet raised six inches above the parking lot must be provided at the building entrance to provide for pedestrian safety and separation.
11. A pedestrian crosswalk shall be provided at parking lot entrances and exits (see Figure 30).

12. Lighting shall be provided in parking lots and open landscaped areas for greater visibility and security.
13. End aisle planters are a minimum six feet wide including curb.

### Structured Parking Facilities

1. Structure should be designed to avoid undifferentiated planes. The scale of the parking structures should be modulated by interruptions of the facades, setbacks, and lowering the first level below the existing grade, where the water table allows, to reduce the total height.
2. Facades of parking structures should include a landscape treatment in addition to architectural screening from the SR 527 corridor.
3. Parking structures shall correspond to adjacent land uses and activities. Landscaping shall include a combination of shade trees, evergreen trees, shrubs, groundcovers, deciduous natives, ornamental shrubs and vines to further screen the structure.
4. 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.
5. Provide walkways in parking floors which have curbs or other barriers to protect from vehicular intrusion.
6. For security, pedestrian routes should be visible and avoid enclosed, hidden areas. Emergency call boxes should be available.
7. Parking structures should be enclosed with retail or office uses on the exterior to blend in with other buildings along Primary Pedestrian Streets where this is not feasible, the visual impact should be softened with landscaping or screening.

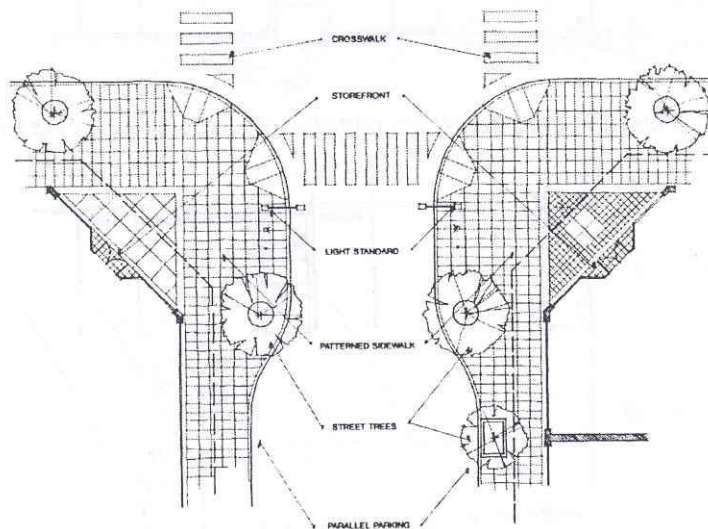


Figure 32: Curb Bulb



### Parking Stall Dimensions

Car stall dimension standards for retail/mixed-use parking areas are as follows:

- Typical standard stall - 8 ½ feet by 17 feet.
- Compact stall – 7 feet 6 inches by 15 feet (10 percent maximum).
- Aisle widths vary depending on parking angle configuration.
- Compact stalls shall have same aisle widths as standard stalls.

Standards apply to both surface and structured parking areas.

- 2 foot curb overhang allowed.

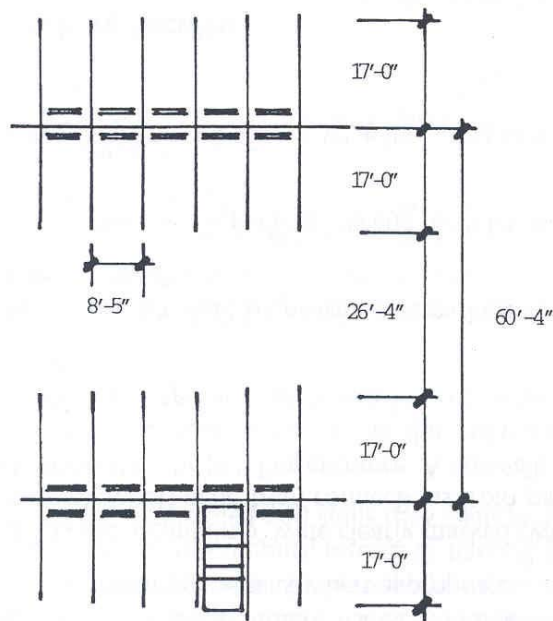


Figure 32a: 90° parking standard for head on/face-to-face stalls

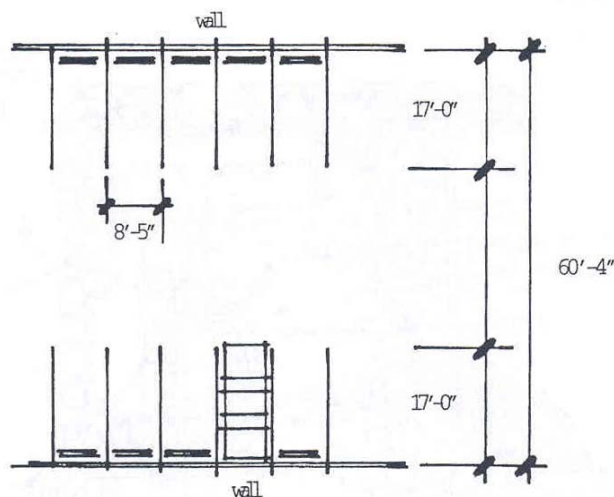


Figure 33: 90° parking standard for head in to wall stalls

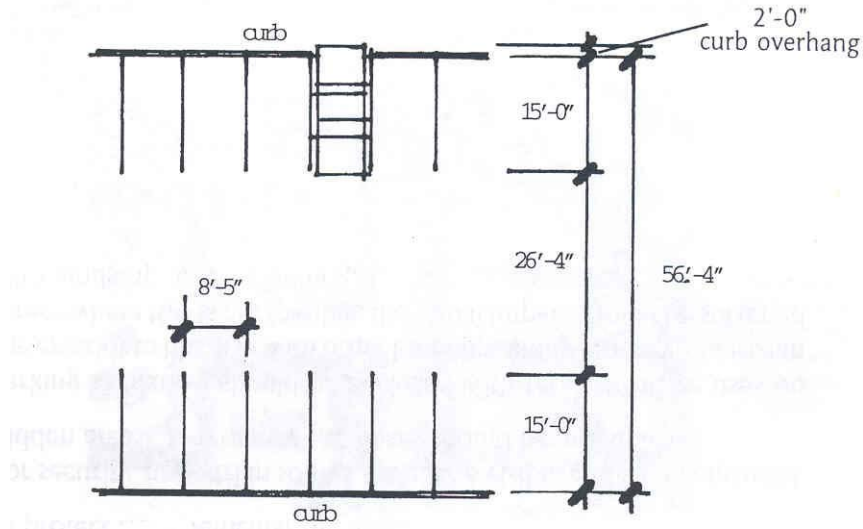


Figure 34: 90° parking standard for wheel overhang of curb stalls

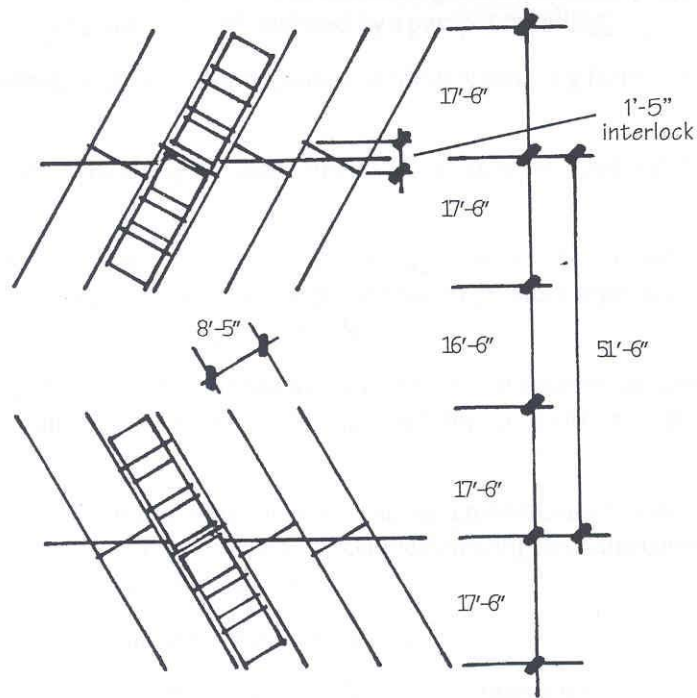


Figure 35: 60° parking standard for head on/face-to-face stalls

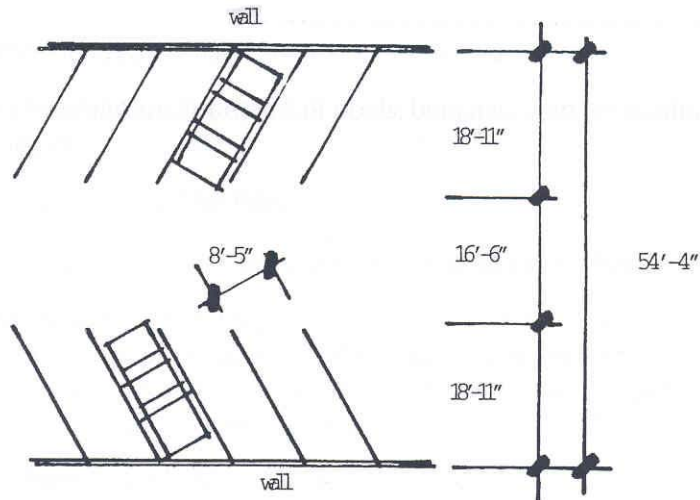


Figure 36: 60° parking standard for head in to wall stalls

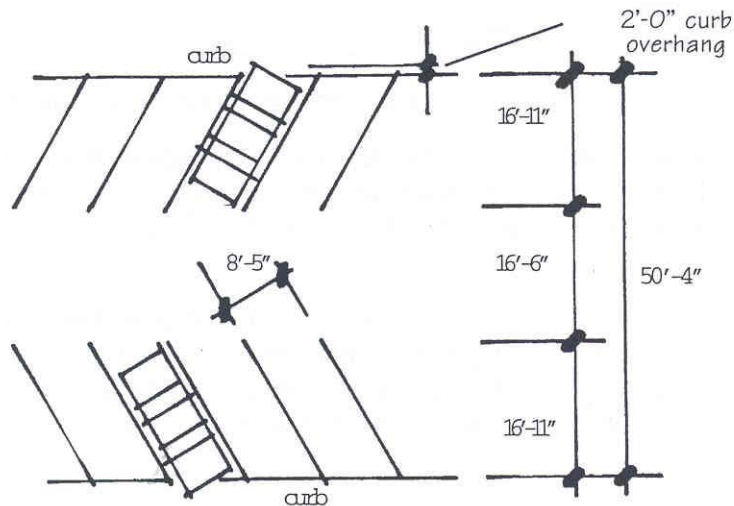


Figure 37: 60° parking standard for wheel overhang of curb stalls

### Shared Parking

Parking stall ratio requirements are per City requirements. Shared parking between land uses whose parking demands may offset each other (i.e., cinema and office) is allowed to reduce parking requirement. One methodology for establishing the parking stall requirement may be to utilize ULI (Urban Land Institute) Share Parking Guidelines.

### TERMINOLOGY

**Articulation:** Design emphasis placed on a particular architectural feature through the use of special details, materials, change in building plane (recessed or extended from building surface), contrast in materials, or decorative artwork.

**Balcony:** An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.

**Bay Window:** Typically a multi-paned window protruding from the main exterior wall.

**Courtyard:** A landscaped space enclosed on at least three sides by a structure(s).

**Curb Cut:** A depression in the curb for the purpose of accommodating a driveway that provides vehicular access between private property and the street (or ADA/bike crossing at street corners).

**Curb Zone:** An area of the sidewalk of specified width adjacent to the street which contains street trees, pedestrian lighting, and other pedestrian amenities.

**Deck:** A roofless outdoor space built as an above-ground platform projecting from the wall of a building or above an occupied building floor and connected to the ground by structural supports.

**Façade:** Any vertical exterior wall of a building.

**Frontage:** As used in the Design Guidelines, frontage refers to length of a property line along a public street or right-of-way.

**Landscaping:** An area is considered to be landscaped if it is:

- Planted with vegetation in the form of hardy trees, shrubs, or grass or evergreen groundcover maintained in good condition; or
- Occupied by sculpture, fountains or pools, benches, or other outdoor furnishings; or
- Occupied by recreational facilities; or
- Paved with decorative pavers, brick combined with any of the above items.

**Modulation:** As used in the Design Guidelines, modulation is a stepping back, or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

**Pedestrian-Oriented Façade:** A building façade is considered "pedestrian-oriented" if it features any of the following characteristics:

- A transparent window area along at least 75 percent of the ground floor between the height of two feet and eight feet above the ground.
- Frontage along a pedestrian-oriented space.

**Pedestrian-Oriented Retail:** Commercial uses which provide a wide range of services and goods within convenient walking distance that allow community residents and employees to meet their daily shopping needs without driving from store to store.

**Pedestrian-Oriented Space:** An area between a building and a public street that promotes visual and pedestrian access to the site and provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc.

To qualify as a "pedestrian-oriented space," an area must have:

- Visual and pedestrian access (including handicapped access) into the site from the public right-of-way.
- Paved walking surfaces of either concrete or approved unit paving.
- On-site or building-mounted lighting.
- Seating comprised of a least two feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.

A "pedestrian-oriented space" is encouraged to have:

- Landscaping that does not act as a visual barrier.
- Site furniture, artwork or amenities such as fountains, kiosks, etc.

A "pedestrian-oriented space" shall not have:

- Asphalt or gravel pavement.
- Adjacent unscreened parking lots.
- Adjacent chain-link fences.
- Adjacent "blank walls" without "secondary wall treatment."

**Pedestrian-Oriented Use (or Business):** A commercial enterprise whose customers commonly arrive at the business on foot, or whose signage, advertising, window display, and entry way(s) are oriented toward pedestrian traffic. Pedestrian-oriented business may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows), and similar establishments.

**Pedestrian Transition Space:** Space between the public open space and the building interior. Pedestrian transition space means a publicly accessible outdoor area that allows activities from inside of the building to spill out (e.g., outdoor cafes and sidewalk sales) and provides a comfortable area to view and/or enter the inside of the building.

**Pergola:** An open structure usually consisting of parallel colonnades supporting a roof of girders and cross rafters (similar to an arbor).

**Scale, Architectural:** The perceived relative height and bulk of a building relative to that of neighboring buildings. A building's apparent height and bulk may be reduced by modulating facades.



**Scale, Human:** The perceived size of a building relative to a human being. A building is considered to have “good human scale” if there is an expression of human activity or use that indicates the building’s size. For example, traditionally sized doors, windows, and balconies are elements that respond to the size of the human body, and therefore are elements in a building that indicate a building’s overall size.

**Significant Tree:** Any evergreen tree greater than six inches in diameter measured four feet above ground or any deciduous tree greater than eight inches in diameter measured four feet above grade, providing the tree is in healthy condition and does not present a safety risk.

**Transit Compatibility:** Indicates design that is pedestrian-oriented, provides safe and convenient access to transit facilities, and fosters efficient transit service.

**Vertical Articulation:** Visual division of a building’s façade into distinct sections or elements to reduce the apparent horizontal length of the façade.