

CITY OF ISSAQUAH
HIGHLANDS DRIVE TRANSIT ORIENTED DEVELOPMENT
DEVELOPMENT AGREEMENT
Between
GRAND GLACIER LLC and CITY OF ISSAQUAH

THIS HIGHLANDS DRIVE TRANSIT ORIENTED DEVELOPMENT (“TOD”) DEVELOPMENT AGREEMENT (“Agreement”) is entered into effective October, 2007, by and between the GRAND GLACIER LLC, a Washington limited liability company (“Grand Glacier”); and the CITY OF ISSAQUAH, a Washington municipal corporation (“City”).

RECITALS

A. Whereas, Grand Glacier currently owns property east of Highlands Drive and north of High Street, which is legally described and shown in Exhibits A and B, which will be known as the Highlands Drive Transit Oriented Development (TOD). This area has been removed from and is no longer part of the Issaquah Highlands project and is no longer governed by the Annexation and Development Agreement dated June 19, 1996, as amended, a memorandum of which is recorded under King County Recording No. 9606251228, for the Issaquah Highlands project (“2-Party Agreement”).

B. Whereas, removing the TOD area, from Issaquah Highlands allows the City to pursue an affordable housing project and a Green Building demonstration project that would be otherwise difficult to fund if left within Issaquah Highlands.

C. Whereas, a Traffic Concurrency Certificate has been issued for the TOD allowing for development not related to Issaquah Highlands.

D. Whereas, an evaluation of the existing public infrastructure indicates there is adequate water, sewer and stormwater capacity in the public systems to allow for the independent development of the TOD.

E. Whereas, the City of Issaquah Comprehensive Plan Goal 9.17 and Policies L-7.2, L-7.1.4, L-7.1.4.1, L-7.1.2.4, L-7.1.4.3, L-7.1.5, and L-7.3.4 encourage advancement of sustainable building practices within the City.

F. Whereas, building construction and operations have a significant overall environmental impact, accounting for 36% of total energy use, 65% of total electricity use, 30% of greenhouse gas emissions, 30% of raw materials use, 30% of waste output, 85% of potable water consumption, and 70% of stormwater runoff;

G. Whereas, the City has a long history of successful encouragement of sustainable building. Since 1990, the City has provided green building consulting services to development projects within the City. In 2003, the City completed Fire Station 73, the State’s first LEED

AB 5698
Exhibit A
Page A-1

Silver building, and in 2004, managed the education program for the Built Green Idea Home, which catalyzed a first wave of green development in the City.

H. Whereas, the City of Issaquah adopted in 2004 the Sustainable Building and Infrastructure Policy, which calls for increasing the amount and degree of green building within the City, to improve environmental performance by reducing energy and water consumption, minimizing site impacts and storm water runoff, protecting and restoring natural habitats and ecological processes, providing healthier indoor environments for building occupants and visitors, providing for alternative modes of transportation, and utilizing resource-efficient building materials such as recycled content building materials and certified lumber.

I. Whereas, the result of the City's efforts sustainable building efforts have been 1500 Built Green homes, and six LEED certified building either completed or under construction. 4500 City residents are housed in greener buildings as a result of this effort.

J. Whereas, approximately 4,000 residential units are under some stage of consideration at this time within the City, representing approximately 10,000 future new residents. An opportunity exists for the City to provide these future new residents with significantly greener housing.

K. Whereas, between 2004 and 2006 272 remodel/addition permits were approved in the City. A significant sustainable education program which provides information about sustainable remodeling options will help existing residents to live in a more sustainable way.

L. Whereas, the City desires to continue to find innovative ways to transform building practices to achieve its myriad environmental goals.

M. Whereas, Port Blakely Communities is committed to innovation in sustainability, having partnered extensively with the City to make Issaquah Highlands a premier example of sustainable development within the Pacific Northwest.

N. Whereas, the City has worked with its partners Port Blakely Communities, King County, the King-Snohomish County Master Builders, and the WSU Energy Office to develop the concept of a market transforming sustainable development demonstration project;

O. Whereas, the City's Comprehensive Plan calls for provision of affordable housing within the City, specifically in policies 7.1.4.3; H-2; H-2.1; H-2.4; H-2.6; H-6.1.

O.P. Whereas, the TOD area consists of three (3) parcels that will be reconfigured through a Boundary Line Adjustment. The TOD is anticipated to be used by the City or its assignee(s) for the development of zero energy residential units and affordable housing units at the 8060% and below level (collectively "Project").

P.Q. And whereas, the parties wish to enter into a development agreement to establish development rights and vesting for the TOD pursuant to the Development Agreement Statute, RCW 36.70B.170 et seq., and to satisfy the requirement for a development agreement for the Project under the "Urban Village" ("UV") zoning that applies to the TOD.

AB 5698
Exhibit A
Page A-2

AGREEMENT

NOW, THEREFORE, for mutual benefit and in consideration of the promises, covenants, and provisions set forth in this Agreement, the parties agree as follows:

1.0 PROJECT ELEMENTS. The uses authorized for the Project are not to exceed ~~190~~ 165 residential units. From these units, they will be broken out as follows: (a) up to 10 zero energy units and (b) ~~a minimum of 125 up to 155 units~~ of affordable housing at the 60% or below level, as measured by the median income as defined in Appendix C of this Agreement (a minimum of 125 affordable units will be provided). The City shall have the discretion to allow up to five affordable housing units to have provisions to allow affordability to be increased up to 80% of median income to allow existing residents to remain on-site in the event their income increases. No other residential use and no non-residential use including but not limited to no retail, commercial, or any other uses, except for the interim uses described in this Section and accessory uses to the affordable housing project such as a community building and a related or 3rd party day care, are allowed within the TOD without the written approval of Grand Glacier and the City, each in their sole discretion. Notwithstanding the preceding, until the City (or its designee) or Grand Glacier (or its designee) constructs affordable housing units on either Parcel, Grand Glacier or its designee will have the right to use any or all of the Parcels for parking, staging or other interim uses that do not preclude or delay the construction of residential units or adversely impact the developability of the property. Interim use of the property shall cease within 30 days of receiving a written request to do so from either the City or its designee(s).

2.0 PROJECT DEVELOPMENT STANDARDS. The Project shall be governed by the following development standards and mitigation measures (collectively "Development Standards").

2.1 Planning Goals and Design Guidelines. The Project shall comply with the Planning Goals and Design Guidelines as set forth in Appendix A, attached hereto.

2.2 Circulation/Transportation. The Project shall comply with the road standards and standards for access, vehicular and non-vehicular and circulation as set forth in Appendix B, attached hereto.

2.3 Affordable & Zero Energy Housing. The Project shall comply with the affordable housing standards and zero energy program as set forth in Appendix C, attached hereto.

2.4 Land Use. The Project shall comply with the land uses, densities, height limitations, setbacks, and sign regulations as set forth in Appendix D, attached hereto.

2.5 Water, Sanitary Sewer and Stormwater Standards. All development within the Project will be served by public water, sanitary sewer and stormwater facilities. The Project may connect to the existing water, sanitary sewer and stormwater systems located within the Issaquah Highlands project without the obligation to pay any latecomer or similar fees, but such connection shall not impact or reduce the capacity needed for the full allowable development at Issaquah Highlands. Nothing in this Agreement limits Grand Glacier's right to seek latecomer

fees under the Issaquah Highlands 2-Party Agreement or otherwise for other properties, including but not limited to parcels located north of the TOD owned by third parties.

2.6 Permitting and Processing. The Project shall comply with the permitting and processing procedures as set forth in Appendix E, attached hereto.

2.7 Parking. The Project shall comply with the parking standards as set forth in Appendix F, attached hereto.

2.8 Landscaping. The Project shall comply with the landscaping standards as set forth in Appendix G, attached hereto.

2.9 Park, Plaza & Woonerf. The Project shall comply with the park, plaza and woonerf standards as set forth in Appendix H, attached hereto.

2.10 Capital Facility & School Fees. The City of Issaquah has impact fees to cover development impacts related to municipal facilities and services. The TOD project does not require additional mitigation beyond the City's impact fees. As of the adoption of this Development Agreement, the City had municipal impact fees for transportation, fire, police, general government, and parks, all of which are applicable to the TOD. However, municipal impact fees are not required for affordable housing and thus do not apply to any affordable housing units (as defined in the IMC) in this project. Further, school impact fees (which are established by the Issaquah School District) would apply to all components of the project, including affordable housing, unless City policy changes with regard to the collection of school fees.

2.11 Critical Areas Regulations. The TOD will be governed by the existing Issaquah Municipal Code 18.10 with regard to regulation of critical areas, except that implementation authority shall be the Designated Official, and fees shall be applied consistent with the Appendix E.

2.12 No Impacts from the TOD Project on Issaquah Highlands. The TOD is not part of Issaquah Highlands. Therefore, the TOD will not influence the buildout of Issaquah Highlands. No units built on the TOD will count against the total number of residential units or Allowable Development as defined and allowed under the 2-Party and 3-Party Agreements for Issaquah Highlands nor count as Issaquah Highlands project traffic trips nor count against the Issaquah Highlands project concurrency threshold of 6,816 PM peak hours trips set forth in the 2nd Amendment to the 2-Party Agreement. Further, the TOD shall not have any other impacts on the Issaquah Highlands project or the 2-Party Agreement, including but not limited to no impact on any calculations of developable area, units or square feet of building area nor any impact on stormwater or other utility capacity or matters.

3. SEPA COMPLIANCE. The development of the TOD, consistent with this agreement, has been fully evaluated for SEPA compliance (SEP07-001IH) in accordance with RCW 43.21.C.031(1), and applicable SEPA implementing regulations, WAC 197-11. No further SEPA evaluation or mitigations are necessary.

4. CITY OBLIGATIONS FOR ENTITLEMENT APPROVALS. The City, or its assignees, will be responsible for all design, engineering, permitting, development and construction of the Project, and Grand Glacier will not have any obligations therefore, unless Grand Glacier elects to construct either or both of the zero energy units or the affordable housing units as provided in Sections 7 and 8 below. If the City pursues the zero energy units, Grand Glacier will cooperate to help make this a success and will receive recognition for its role, including the in-kind contribution of Parcel A. However, Grand Glacier will have no responsibility for any matters in the existing plat or boundary line adjustment relating to the TOD other than as required as property owner solely to enable permit processing prior to conveyance of title or for potential improvements on the TOD such as an access road or pedestrian bridge.

5. CONVEYANCE OF TOD AREA TITLE. The City, or its assigns, has the right to receive the conveyance from Grand Glacier of the zero energy portion of the TOD and the affordable housing portion of the TOD and may request conveyance at different times. Grand Glacier will convey Parcels “as is” and without any entitlements, liens or encumbrances (other than those previously approved by the City) or any representations or warranties other than title. Prior to conveyance, Grand Glacier at the City’s request will enter into a 3-party “Memorandum of Obligation Assignment Agreement” with the City and the City’s selected builder to set forth the terms and conditions for the future conveyance of the Parcels. The Memorandum of Obligation Assignment Agreement will be on terms mutually approved by Grand Glacier and the City and will be similar to those previously signed for affordable housing site assignments within Issaquah Highlands. Actual conveyance of title will occur within 30 days of City request or as otherwise provided in the assignment agreement.

6. DECLARATION OF CC&RS. At the time either Parcel is conveyed, Grand Glacier and the City will record a Declaration of CC&Rs on the respective Parcel to restrict the uses to those consistent with this Development Agreement. Further, the Declaration will require (a) architectural approvals including acknowledgement that zero energy and other sustainable exterior features are necessary, acceptable and expected, and (b) cost sharing for maintenance of landscaping and community facilities similar to community common area charges, but the cost

sharing charge per unit of affordable housing will never exceed 25% of the current Issaquah Highlands Community Association charges for typical multifamily development.

7. FAILURE TO CONSTRUCT ZERO ENERGY UNITS. If the City concludes that a portion of the TOD may be utilized for zero energy homes and does not proceed (be fully permitted or commenced construction activities) due to lack of funding or other reasons by April 30, 2009, then Grand Glacier or its designee at any time thereafter through 2012 will have the option, upon 30-day notice to the City, of building up to 10 zero energy homes within the agreed-upon location within the TOD (in which case the City will assign any studies, plans, and permits for the zero energy homes to Grand Glacier without charge). If neither party constructs zero energy homes per the terms of this Section, then this property will be used by Grand Glacier for 10 or more additional affordable housing units consistent with the terms of Appendix C of this Agreement or other housing with public/community benefit, as mutually agreed upon by both Parties.

8. FAILURE TO CONSTRUCT AFFORDABLE UNITS. If the City elects not to proceed with the affordable units due to lack of funding or other reasons by December 31, 2012, then Grand Glacier or its designee at any time thereafter will have the option, upon 30-day notice to the City, of building a minimum of 125 affordable units at the 80% level (in which case the City will assign any studies, plans, and permits for the affordable units to Grand Glacier without charge). After December 31, 2012, the City may also continue soliciting developers and may move forward with a project if public funding becomes available. If the City obtains a project developer after this time, the City will provide Grand Glacier with written notice of this and may move forward with the project.

9. TERM; VESTING.

9.1 Term. The term of this Agreement shall continue for a period of twenty (20) years. Upon expiration of the term, the TOD will be governed by the adopted City zoning and related development regulations, unless the then-current owners and the City agree to extend the term of this Agreement.

9.2 Vesting.

9.2.1. Project Elements and Development Standards. In accordance with the Development Agreement Statute, the TOD is vested to the Project Elements and Development Standards set forth in this Agreement during the term of this Agreement. During the term of this Agreement, all Implementing Approvals shall be governed by these vested Development Standards. "Implementing Approvals" mean the applications submitted after adoption of the this Agreement for land use approvals, entitlements, and permits which implement the Project, including but not limited to any plat, permits for grading, site development, building, infrastructure, and other approvals. During the term of this Agreement, the City shall not modify or impose new or additional Development Standards, except as follows:

9.2.2 Development and Construction Standards. To the extent this Agreement does not establish Project-specific standards, then the Project shall be governed by the City codes and City Council-adopted standards in effect upon the date of this Agreement.

However, all applications for shall conform to the most current versions of the International Building Code, and Uniform Fire Code and similar construction codes as adopted by the City.

9.2.3 Review Fees. Permit applicants within the Project shall pay the City fees in effect on the date each Implementing Approval is submitted for processing.

9.2.4 Other Fees. All utility connection fees and other fees shall be paid in accordance with the rules in effect on the date the fee-generating activity occurs, but the amount of such fees shall take into account the facilities installed by owner of the TOD at its cost (and not at the cost of the utility).

9.2.6 City's Reserved Authority. In accordance with Development Agreement Statute, RCW 36.70B.170(4), the City reserves the authority to impose new or different Development Standards to the extent required to prevent a serious threat to public health and safety.

10. GENERAL PROVISIONS.

10.1 Authority. The City and Grand Glacier each represent and warrant it has the respective power and authority, and is duly authorized to execute, deliver and perform its obligations under this Agreement. The parties intend this Agreement to be interpreted to the full extent authorized by law as an exercise of the City's authority to enter into such agreements, and this Agreement shall be construed to reserve to City only that police power authority which is prohibited by law from being subject to a mutual agreement with consideration. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of Grand Glacier and City.

10.2 Amendments & Modifications. Any modification of this Agreement must be consistent with the procedures provided in Appendix E, attached hereto.

10.3 Recording; No Third Party Beneficiary. Pursuant to the Development Agreement Statute, RCW 36.70B.190, a memorandum of this Agreement shall be recorded in the real property records of King County. This Agreement is made and entered into for the sole protection and benefit of the parties, their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.4 Interpretation. This Agreement has been reviewed and revised by legal counsel for both parties, and no presumption or rule construing ambiguity against the drafter of the document shall apply to the interpretation or enforcement of this Agreement.

10.5 Dispute Resolution. This Section shall govern any disagreements between the Parties over the interpretation, obligation or benefit resulting from the execution of this Agreement. Should a dispute arise, then the Parties shall meet in good faith to settle the dispute within ten (10) days after either party requests such a meeting. If the Parties are unable to settle the dispute at that meeting, then the Parties shall settle the matter by arbitration, made by a single arbitrator either mutually selected, or as assigned by the Washington Superior Court pursuant to

RCW 7.04.050. The Parties shall pay equal cost of the arbitration, but each party shall pay its own attorney's fees. The arbitrator's decision shall be in writing.

10.6 Indemnification. Except as otherwise specifically provided elsewhere in this Agreement and any exhibits or Appendices attached hereto, each party shall protect, defend, indemnify and hold harmless the other party and their officers, agents, and employees, or any of them, from and against any and all claims, actions, suits liability, loss, costs, expenses, and damages of any nature whatsoever, which are caused by or result from any negligent act or omission of the Party's own officers, agents and employees in performing services pursuant to this Agreement. In the event that any suit based upon such a claim, action, loss or damage is brought against a Party, the Party whose negligent action or omissions gave rise to the claim shall defend the other Party at the indemnifying Party's sole cost and expense; and, if final judgment be rendered against the other party and its officers, agents, and employees or jointly the parties and their respective officers, agents, and employees, the parties whose actions or omissions gave rise to the claim shall satisfy the same; provided that, in the event of concurrent negligence, each Party shall indemnify and hold the other Party harmless only to the extent of that Party's negligence. The indemnification to the City hereunder shall be for the benefit of the City as an entity, and not for members of the general public.

Without limitation of the foregoing indemnification provisions, if any person brings suit or counterclaim against the City challenging the provisions of or the City's authority to enter into this Agreement and/or seeking recovery of any monies paid pursuant to this Agreement, then the City agrees to indemnify, defend and hold Grand Glacier harmless from any judgment and shall pay for Grand Glacier's (and its officers, agents, employees and contractors) costs of suit, pre- or post-judgment interest, consequential damages and reasonable attorneys' fees, expert witness fees, staff time, consultants fees and all other directly related out-of-pocket expenses and reimbursement of any monies paid pursuant to this Agreement. Notwithstanding the preceding sentence, if the basis of the person's claim or cause of action is Grand Glacier's negligence, intentional misconduct or breach of this Agreement, then Grand Glacier shall indemnify the City to the same extent and for the same costs as specified in the preceding sentence. References to the City and Grand Glacier include their respective officers, agents, and employees. . It is further specifically and expressly understood that the indemnification provided herein constitutes each Party's waiver of immunity, as between themselves, under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the Parties. The provisions of this Subsection 10.6 shall survive the expiration or termination of this Agreement.

IN WITNESS WHEREOF, this Agreement has been entered into between the City and Grand Glacier effective as of the date of the last signature below.

AB 5698
Exhibit A
Page A-8

CITY OF ISSAQUAH, a Washington municipal corporation

By Ava Frisinger
Ava Frisinger, Mayor

Date: 10/4/07

APPROVED AS TO FORM:
[Signature]
City Attorney

GRAND GLACIER LLC, Washington limited liability company
By Port Blakely Communities, Inc., its manager

By Alan Boeker
Alan Boeker, President

Date: September 25, 2007

LIST OF EXHIBITS:

- Exhibit A Legal Description of Property
- Exhibit B Map and Conceptual Plan of Property

Appendices:

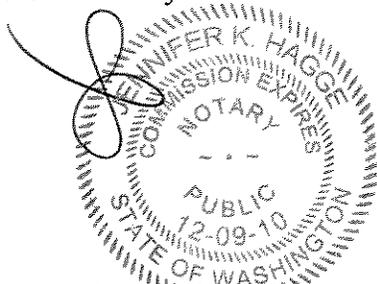
- Appendix A: Planning Goals and Design Guidelines
- Appendix B: Circulation/Transportation Standards
- Appendix C: Affordable & Zero Energy Housing
- Appendix D: Land Use
- Appendix E: Permitting and Processing
- Appendix F: Parking
- Appendix G: Landscaping
- Appendix H: Park, Plaza & Woonerf

STATE OF WASHINGTON)
) ss.
CITY OF KING)

ALAN Boeker

On this 25 day of September, 2007, before me personally appeared ~~JUDD KIRK~~, to me known to be the CEO of Port Blakely Communities, Inc., the manager of GRAND GLACIER LLC, a Washington limited company, that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation and company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute and in fact executed said instrument on behalf of the corporation and company.

Given under my hand and official seal this 25 day of September, 2007.



Type/Print Name *(for 1st page)*
Notary Public in and for the State of Washington
residing at Kenton, WA
My Commission expires 12/9/2010

STATE OF WASHINGTON)
) ss.
CITY OF KING)

On this 4th day of October, 2007, before me personally appeared AVA FRISINGER, to me known to be the Mayor of the CITY OF ISSAQUAH, that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said City for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute and in fact executed said instrument on behalf of the City.

Given under my hand and official seal this 4th day of October, 2007.



Type/Print Name *Mary Lorna Meade*
Notary Public in and for the State of Washington
residing at Issaquah
My Commission expires 3-13-2008

ATTACHMENT A

LEGAL DESCRIPTION OF PROPERTY

BLOCK 9A AND 9B OF THE FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 231 OF PLATS AT PAGES 30 THROUGH 33 UNDER RECORDING NO. 20021028900001, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH

BLOCK 9C OF THE BOUNDARY LINE ADJUSTMENT OF ISSAQUAH HIGHLANDS VISTA PARK RECORDED IN VOLUME 212 OF PLATS AT PAGE 122 UNDER RECORDING NO. 20060921900002, RECORDS OF KING COUNTY, WASHINGTON.

Examples:

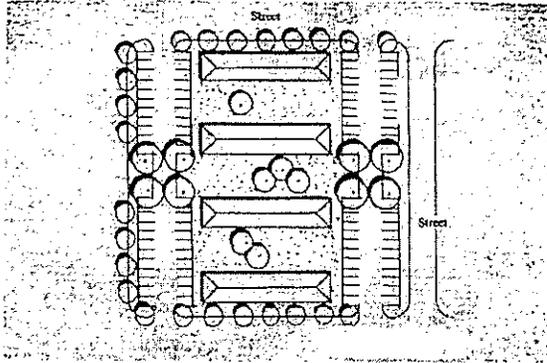


Illustration of multi-family overlay district parking located between the buildings and the street and at corners



Multi-family overlay district parking located between the buildings and the street



Multi-family district overlay straight, wide parking area with no visual screening

Landscape Guidelines

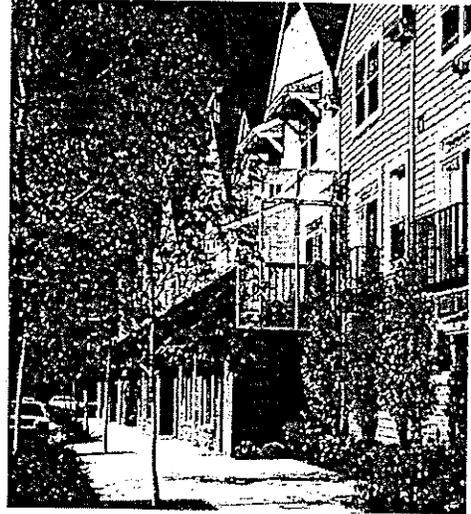
Encouraged:

- Hardy landscaping plantings such as evergreen groundcover and small shrubs
- Plant materials such as shrubs to screen unadorned building foundations or provide visual interest on building facades
- Landscaping solutions such as lawn in large open areas which add depth and space
- Elements such as low walls, fences, screens, or hedges to delineate private outdoor spaces
- The use of garden lighting to accent landscaping and pathways in the evening
- Trees that provide year-round visual interest in front yards such as deciduous shade trees with fall color and interesting bark or other features
- An uninterrupted flow of landscaping between buildings and the street by placing elements such as gardens and patios close to the front of the building or to the side or rear
- Abutting streets, trails or common spaces fence styles, such as low or open fences that encourage interaction between neighbors and between private and public spaces
- The use of elements such as arbors, trellises, sundials, pergolas, and bird baths to add interest and scale to the landscape
- Paving solutions for driveways and public walkways that complement the architectural and landscape character of the neighborhood such as stone, masonry or concrete pavers, exposed aggregate and patterned colored concrete
- Techniques to "soften" driveways such as the use of colored or varied paving materials, planting strips or landscaping along garage facades

Examples:



Multi-family residential with lawn in large open area and shrubs screening unadorned building foundation and facade



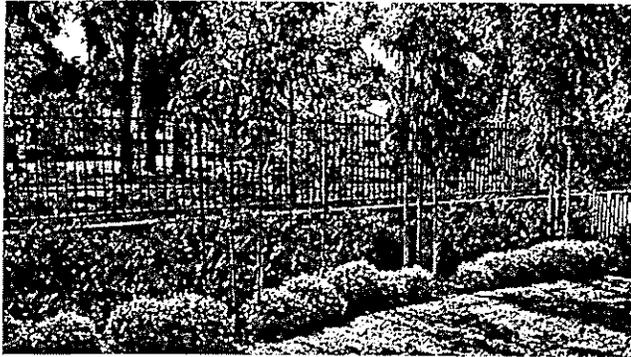
Multi-family residential with evergreen groundcover, deciduous trees for seasonal shade and color, and small shrubs and trees to screen foundation and portions of the facade



Multi-family district overlay with hardy groundcover, shrubs, and trees to soften the interior parking area and portions of the building façade



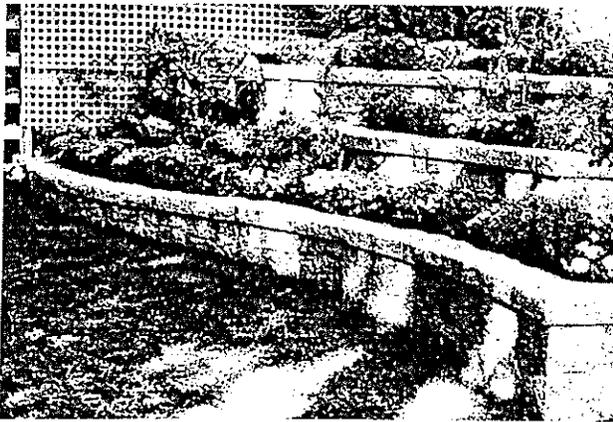
Multi-family district overlay with lawn in large open interior area and deciduous trees for seasonal shade and color



Open fence, low solid wall, lawn, and deciduous trees in back yard adjacent to a trail



Low physical separators between private and shared space



Landscaped low walls

Discouraged

- High walls and solid fences adjacent to pathways or shared open space



High solid wall in rear yard adjacent to a trail



Residential development with landscaping and low wall that physically and visually isolate the homes from the shared vehicular and pedestrian travelway

Social Gathering Places Guidelines

Plazas

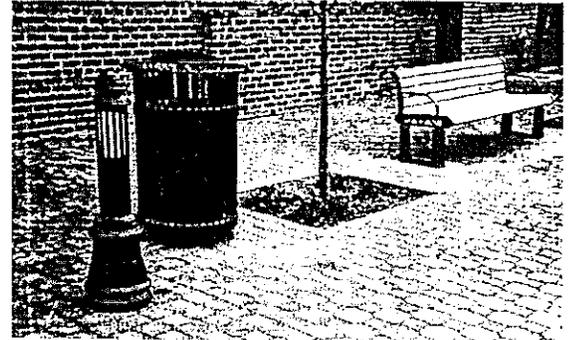
Encouraged:

- Plazas located near areas with high pedestrian volumes
- Plazas enclosed by trees or buildings on at least one side
- Plazas connecting on at least one side to an adjacent use without an interrupting vehicle-dominated street
- Plazas with ample seating opportunities
- Sitting areas that provide a variety of fixed and movable choices, such as steps, ledges, benches, chairs, boulders and sculptures
- Street furniture that makes plazas both attractive and convenient, such as trash receptacles, tables, street tree grates, bike racks, information kiosks, maps, drinking fountains, clocks, etc.
- Benches, bike racks, trash receptacles and other appropriate street furniture located near high activity centers
- Deciduous trees that provide shade and enclosure and have good fall color, interesting branch structure, and colorful bark in the winter
- Paving consisting of masonry, concrete, or pavers
- Sidewalks integrated into the plaza through materials, level, color, etc.
- The use of container plantings or low evergreen hedges to separate large outdoor spaces into small outdoor rooms where appropriate
- Consideration of natural elements, offering both shady and sunny areas and wind protection at different times of the day and year
- Each use fronting on plazas should have at least one of their entrances onto the plaza

Examples:



Plaza containing street furniture



Bench, deciduous street tree, waste receptacle, and pedestrian-level lighting on the perimeter of a plaza

Discouraged:

- Plazas surrounded and isolated by streets on all sides
- Plazas that are in the shade for substantial portions of the day especially during spring, fall, and winter
- Plazas with only fixed seating
- Plazas that are sunken; plazas that are raised more than a few feet
- Ledges and steps designed in such a way as to make them unusable as seating. e.g., too narrow, too low, too high, sloped, railing, location, surface texture/materials
- Trees with root systems that lift the surface of the plaza; trees with messy fruits

Woonerfs

Encouraged:

- At least two types of paving materials such as patterned concrete, paving blocks, or bricks
- Undifferentiated walking and driving areas
- Appropriate signage at entry points
- Pedestrian amenities such as planter boxes, benches, trash receptacles and low-level lighting
- Traffic-calming devices such as bollards, traffic guards, and irregular driving routes
- Clearly demarcated parking areas
- Buildings close to the edge of the woonerf

Discouraged:

- Asphalt paving

Art and Monumentation

Encouraged:

- Create "gateways" to mark boundaries. Gateways can consist of elements as varied as a small sign, a large arch, a grouping of boulders, or informal greenery.
- Use street lighting solutions that are tailored to adjacent land uses
- Integrate artwork into the design of buildings

- Incorporate art works such as fountains, sculptures, and columns into outdoor spaces with high public visibility such as sidewalks, retail plazas, parks, office courtyards, auto courts, parking lots, and trails
- Integrate artwork or logos into benches, waste receptacles, transit stops, paving materials, sidewalks, etc.

Examples:



Special signage as a gateway



Community landmark



Arch serving as a "gateway" into a residential neighborhood



Artwork integrated into the design of street lights

Discouraged:

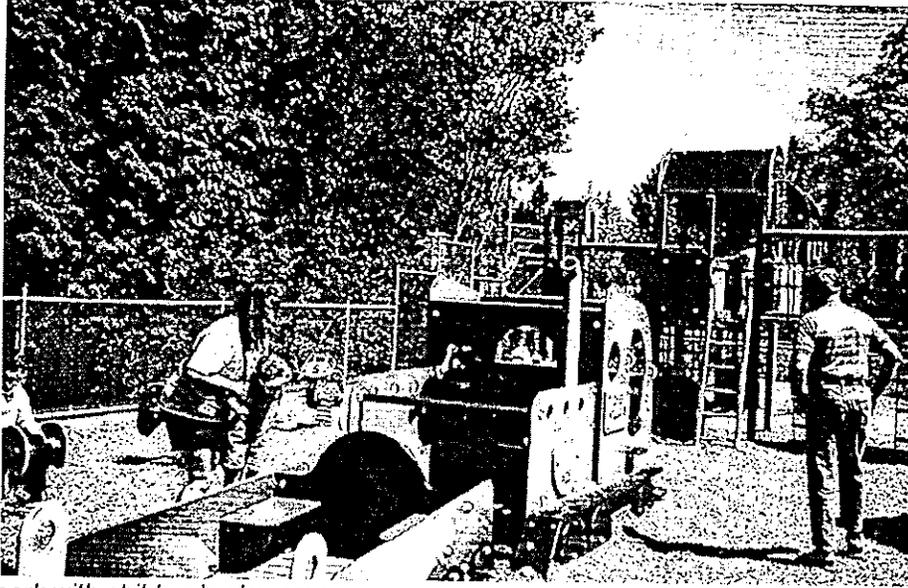
- Street lights not in keeping with the neighborhood character and scale

Pocket Parks

Encouraged:

- Sidewalks, trails, alleys, private drives, or auto courts accessible without crossing major streets
- Weather protection structures for year-round use where feasible
- Support amenities such as benches, play structures, picnic tables, drinking fountains, and waste receptacles
- Children's play areas within view of building windows for surveillance
- Seating and active areas located for both sun and shade during the day.

Examples:



Pocket park with children's play area



Pocket park with seating, picnic area and children's play equipment

Discouraged:

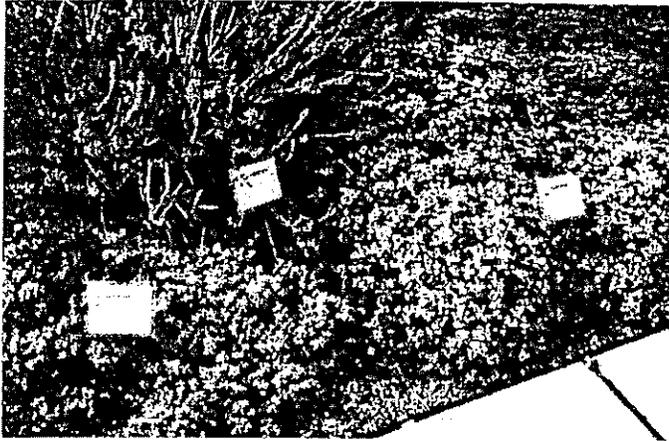
- High intensity lighting located in close proximity to residential units

Community Gardens

Encouraged:

- Locations accessible by pedestrian systems, alleys, auto courts, and streets
- Gardens with compost areas
- Terraced gardens in sloping areas
- Container gardens in areas with limited open space
- Gardens combined with parks to provide a variety of gardening and recreational activities at one location such as combining a pea patch, picnic area and a children's play area
- Organic techniques including mulching and composting
- Architectural features such as arbors, gazebos, trellises and small structures for storage and garden events where feasible

Examples:



Demonstration Community Garden



Vegetables and flowers in a community garden



Community Garden

Discouraged:

- Compost facilities located adjacent to residential units
- Storage facilities containing pesticides, herbicides, and/or inorganic fertilizers abutting residential units or wetland buffers or stream buffers

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Appendix B Circulation Standards

1.0 GENERAL STANDARDS

The following general standards shall apply to all roads.

1.1.1 Private Streets.

Private streets shall use the public road standards. Modifications to the public streets standards, for use as private streets, may be proposed to the Designated Official.

1.1.2 Public Access.

Access corridors to public (by use, not by ownership) open space through the use of open-ended cul-de-sacs are encouraged.

1.1.3 Right-of-Way Width.

The right-of-way width for road sections should be the minimum needed to accommodate specific road improvements such as travel lane(s), on-street parking, curbs, planting strips, sidewalks, etc. Where the right-of-way required by the Standards is greater than that needed to accommodate the road improvements, the right-of-way may be reduced by the amount of the reduced road improvements.

1.1.4 Sight Distance.

For roads or sections of road designed or posted at or below twenty-five miles per hour, a one hundred fifty foot stopping sight distance standard shall be utilized in lieu of the entering sight distance standard. Sight distance requirements for alleys, woonerfs, cul-de-sacs, driveways, and similar low volume roadway access points shall be determined on a case by case basis. On-street parking may be located such that cars will be parked within intersection sightlines.

1.1.5 Traffic-Calming Techniques.

To discourage excessive speeds in residential and high-pedestrian activity areas, traffic-calming techniques such as the following are encouraged and shall be reviewed on a case by case basis:

- Woonerfs
- Chicanes
- Traffic circles
- Rotaries/Roundabouts
- Special striping
- Special paving
- Speed tables
- Street Signs.

Street signs shall be located so they do not interfere with fire truck turning movements. The private (prvt) designation will not be included on street signs. Block numbers will be included on named streets, not numbered streets.

1.1.6 Trails

Trails in general shall be 5' wide and concrete. Trails which provide significant pedestrian routes shall be 6' wide and concrete. Trails shall have 4' landscape borders on each side, planted with shrubs/trees.

1.1.7 Driveways

Minimum driveway lengths for residential uses shall be as follows:

- a) *Driveways intended for parking:* Driveways used for parking shall have lengths on the property equivalent to standard or compact parking spaces; i.e. a minimum of 16 (compact) to 18 (standards) feet in length. Compact spaces are not allowed adjacent to roads, woonerfs, alleys, etc., that provide emergency service access. Driveway lengths must also ensure that cars will not block sidewalks as these provide disabled access routes.
- b) *Driveways not intended for parking:* Driveways not intended for parking shall be a minimal length to clearly communicate that they are not appropriate for parking; i.e. less than 8 feet. Other techniques to prevent parking in these driveways may be authorized by the Responsible Official.

1.2 Sidewalks

Sidewalk Access/Maintenance/Repair Easement. A two foot wide access easement should be provided where needed in back of sidewalks in order to allow for the maintenance and repair of sidewalks. For instance if a building or wall is located at the back of sidewalk, the easement is not necessary.

1.3 Streetscape

1.3.1 Street Trees.

Street trees shall be chosen that have characteristics appropriate for their setting (i.e., grow well in planters, lack of messy fruits, etc.). Street tree locations shall be coordinated with the location of driveways, curb cuts, sight distance requirements, underground utilities, storm drainage facilities, lighting, signage, fire hydrants, etc... to maintain an apparently consistent spacing along a street. Street trees shall be centered in the planting strip unless a staggered or other variation in alignment is proposed, but in no event shall street trees be planted such that the sidewalk face of a mature tree is closer than twelve inches from the edge of a sidewalk. All street trees planted within four feet of a paved surface shall be installed with root barriers of an appropriate depth and length based on root structure, or other Designated Official approved mechanism which prevents root damage to sidewalks, curbs, and paving. Street tree setbacks from streetlights should be based on the mature size of trees and the street lighting requirements of the particular street. Where possible, lights should be centered between trees.

Street tree branching height at maturity should be a minimum of seven feet above finished grade when located adjacent to sidewalks and ten feet when adjacent to designated bike lanes.

Street tree varieties that do not have thorns should be selected adjacent to designated bike lanes and on-street parking areas unless the trees can be placed to avoid creating a hazard for bicyclists or drivers. No nuisance fruiting street trees should be used. Street trees should be utilized that are likely to be resistant to insects and disease.

1.3.2 Planting Strips.

Asphalt is prohibited in planting strips which includes tree wells, and planted islands, including leftover debris asphalt in the subgrade. Adjacent to on-street parking, planting strips shall be

planted with grass, and not shrubs or groundcover. Adjacent to street sections where on-street parking is not provided, planting strips shall instead be planted with shrubs or groundcover. Alternatively, grass may be planted where on-street parking is not provided subject to review and approval by the MDRT. Bark or loose gravel is permitted only as a supplement to groundcover. When located adjacent to open space areas such as, but not limited to, parks, plazas, and community gardens, planting strip design solutions should be compatible with the adjacent open space area. The width of a landscape planting strip is a minimum dimension and may be increased if the improvement fits within the right-of-way. The required width of a planting strip includes the curb(s).

1.3.3 Planting (or tree) pockets.

The inside and outside corner radii for planting pocket curbs shall be one and a half feet.

1.3.5 Tree Grates.

Tree grates should have minimum dimensions of four feet by six feet, or five feet by five feet, or be four feet in diameter. The center opening diameter should allow an enlarged opening. Tree grates should be of a "bolt-down" type and meet ADA requirements. All tree grates shall have break away rings to accommodate tree growth.

1.3.6 Drainage.

All landscapes shall have adequate drainage either through natural percolation or through an installed drainage system. The applicant shall conduct a tree pit drainage test in the presence of a City Inspector prior to planting.

Time the application to avoid applying during a rainy period, for example during mid-October for once a year applications and during June and mid-October for twice a year applications.

1.3.9 Water-Wise Planting and Irrigation.

Appropriate planting soil mixture and depth shall be provided to ensure a healthy growing medium for the plant materials.

Drought-tolerant plant materials shall be used in areas without permanent irrigation in accordance with the TOD water conservation standards.

Where irrigation is used, maximum water conservation techniques shall be followed in accordance with the TOD water conservation standards.

Permanent irrigation shall be allowed for lawn areas and ornamental plant materials if permitted by the water budget.

Irrigation controllers shall be installed according to City of Issaquah specifications for all landscaping within the right-of-way to be maintained by the City.

1.3.10 Construction Techniques.

Proper construction techniques shall be followed, including the use of root barriers for trees and proper soil mixtures to avoid root conflicts with utilities, curbs and sidewalks.

Planting strips three (3) feet wide or less require additional soil preparation to ensure adequate root establishment. An appropriate planting soil mixture shall be installed to a twelve (12)-inch depth, six (6) feet in either direction from the tree trunk, and the full width of the planting strip.

Prior to placing the planting soil mixture, the subgrade soils shall be scarified to a six (6)-inch depth.

1.3.11 Tree Planting Criteria.

Tree planting pits should be a minimum size of three times the diameter of root ball.

Tree planting pits should be backfilled with 2/3 existing soil and 1/3 composted organic matter by volume.

Organic, slow-release transplanter fertilizers that can add necessary nutrients over time should be used.

Organic mulches, such as composted yard waste or composed sawdust/manure, should be used as a top dressing over tree root balls.

The top of the root ball should be set according to the City planting detail.

Positive drainage should be verified prior to planting.

Trees should not be planted in poor draining soils.

Water tubes should be used when temporary or permanent irrigation is unavailable.

Trees shall be staked consistent with the City planting detail. Stakes will be removed after the first year. Provide a minimum of two tree ties per tree. Trees with calipers four (4) inches and greater shall be triple staked.

1.3.13 Specific Requirements.

Trees:

Deciduous	Size at Installation Minimum Caliper	Spacing at Installation***
Small	1¾ inches dbh	20 - 30 feet
Medium	2 inches dbh	30 - 40 feet
Large	2 inches dbh	40 - 50 feet
Columnar Narrow	2 - 2½ inches dbh	15 - 25 feet

*** Based on the mature size of the actual tree selected and site-specific considerations including adjacent buildings and sites. When different size trees are located adjacent to each other, the recommended spacing is the average of that required for each of the two different tree types. For example, when a small-sized deciduous tree and a medium-sized deciduous tree are planted next to each other, the recommended spacing range is 25-35 feet, which is the average of the minimum $([20+30]/2)$ and the maximum $([30+40]/2)$ spacing for each.

Shrubs:

	Size at Installation	Spacing at Installation
Small	1 gallon-5 gallon (preferred) container	24 inches (1 gallon) - 48 inches (5 gallon) apart
Medium	1 gallon-5 gallon (preferred) container	24 inches (1 gallon) - 48 inches (5 gallon) apart
Columnar Narrow	5 gallon container or 4 - 5 feet height	24 - 36 inches apart

Groundcover:

Recommended size and spacing: 4 inch pots spaced 18 inches apart or 1 gallon containers spaced 24 inches apart.

Note: The number of shrubs/groundcover plants required is determined by dividing the length of a planting strip by the recommended spacing. The recommended spacing determines the number of plants required and does not strictly dictate the final spacing. For example, plants in informal landscapes should be planted in groups or at irregular intervals.

1.4 Lighting

1.4.1 General.

Street lighting solutions that minimize energy consumption, avoid casting unwanted light into living units, reinforce pedestrian-friendly environments, and reduce sky glow are encouraged.

While consistency in lighting fixture appearance may be desirable, uniform fixture designs are not required throughout the community. Consistent illumination levels shall be applied according to road classification and predominant adjacent land uses.

1.4.2 Design.

The adopted fixture for the TOD is the AAL Providence Series with horizontal reflectors, on a Wesleyan pole, dark green color. Pole heights and wattages will be determined based on achieving illumination levels as specified in 1.4.3.

1.4.3 Spacing.

Lighting shall be spaced to achieve illumination levels consistent with the Issaquah Municipal Code.

1.4.4 Location.

Streetlights should be located in right-of-way and should not be an obstacle to pedestrians. Special attention shall be given to locating streetlights near street intersections; street ends including cul-de-sacs; pedestrian crossings; trailheads; and outdoor pedestrian activity areas. Discouraged streetlight locations include: alleys; woonerfs; and in front of residential entries and porches.

Streetlights shall be located so they do not interfere with fire truck turning movements. At intersections, the light pole shall be setback from the intersection a minimum of the intersection curb return plus ten (10) feet.

1.4.5 Setbacks.

Streetlights should be centered in the planting strip, i.e. between the face of the curb and the edge of the sidewalk, even where hardscape is used in the planting strip.

1.4.7 Streetlight Base.

Streetlights shall be designed to incorporate breakaway base plates.

2.0 ROAD CLASSIFICATIONS

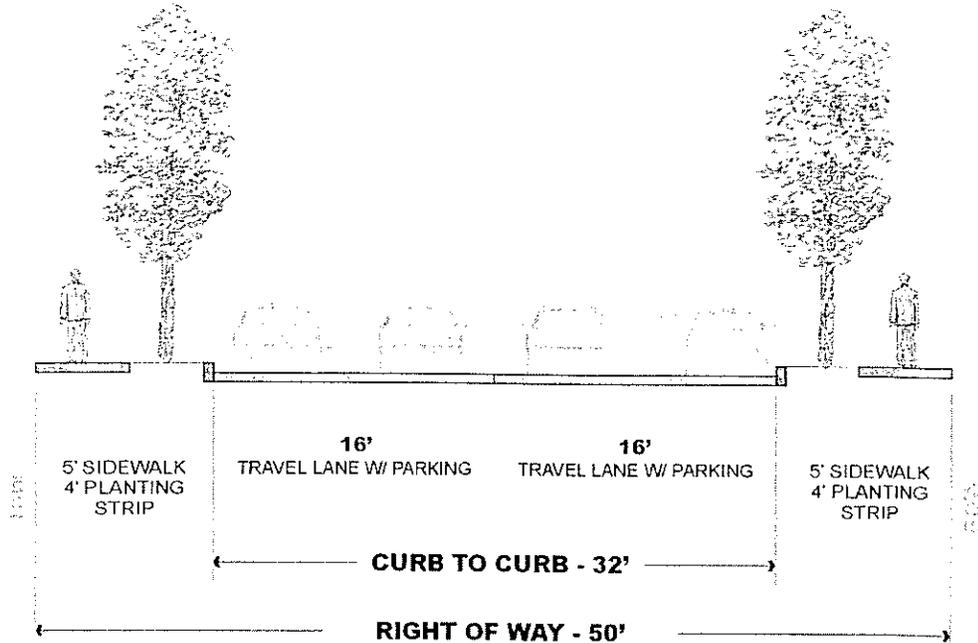
2.8 Sub Collector

Road Design Standard: The Subcollector is an internal neighborhood street, the primary purpose of which is to provide access between individual residences and neighborhood collector streets. Subcollector streets are over three hundred (300) feet long and are designed to carry between 100 and 1,000 vehicular trips a day at a design speed of twenty-five (25) miles per hour.

The Subcollector consists of a thirty two foot wide road section within a fifty-foot wide right-of-way (see below). The paved section can accommodate a two-way travel lane and on-street parking. The roadway has a vertical curb and gutter, and curb returns have a fifteen (15) foot radius. Direct vehicular access is permitted between adjacent uses and the street.

Parking is permitted on both sides of the street and is separated from the sidewalk by a planting strip (see below). This road may also be used with parking only on one side. In this case, the road section curb to curb shall be 25 feet wide, in a forty-three foot right of way.

Landscape Design Concept: The landscape concept for the subcollector neighborhood street should be an integral part of the character of the neighborhood which it serves. Street trees, being the predominant landscape feature, should bring unity to the neighborhood by displaying strong repetitive form and seasonal interest. They should be selected for their ability to perform well within an urban setting, having low maintenance characteristics. The supporting plant material (lawn) provides a foundation for the street trees.



ADT	DESIGN SPEED	PAVEMENT WIDTH	NUMBER LANES	LANE WIDTH	MEDIAN	BIKE LANES	PLANTER STRIP	SIDEWALK	PARKING
100 to 1,500	25	32'	2	9'	NONE	NO	YES	5'	YES

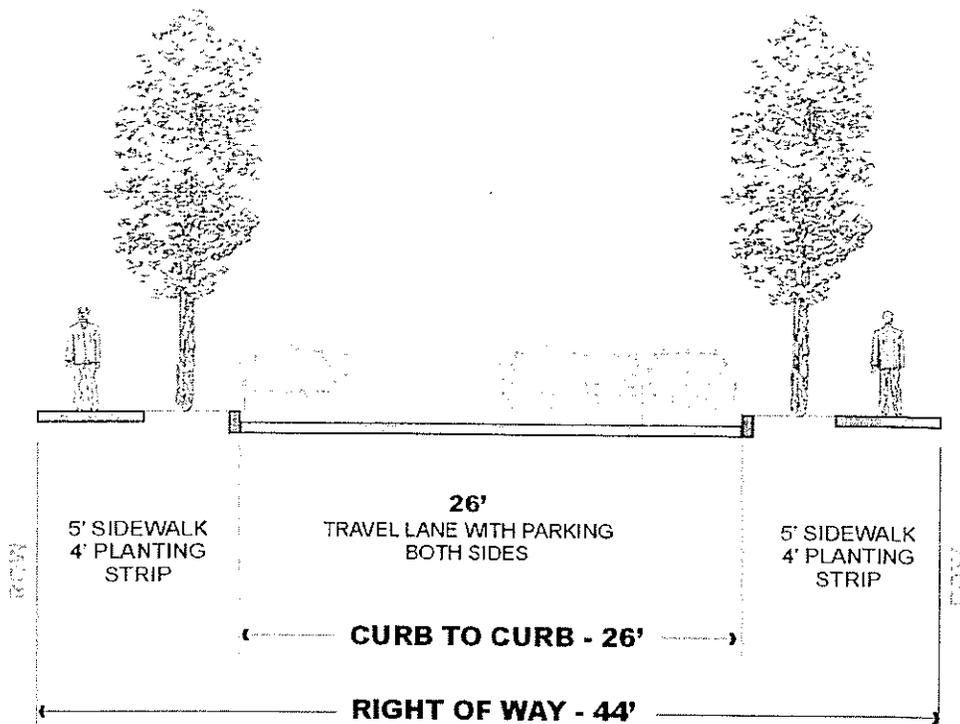
2.10 Residential Street

Road Design Standard: The Residential street is a neighborhood through-street with a maximum length of three hundred (300) feet, the primary purpose of which is to provide access from individual residences to subcollector or neighborhood collector streets. This street is designed to carry fewer than 300 vehicular trips a day at a design speed of twenty-five (25) miles per hour.

The Residential street consists of a twenty-six foot wide road section within a forty-four foot wide right-of-way (see below). The paved section accommodates a two-way travel lane and on-street parking. The roadway has a vertical curb and gutter, and curb returns have a fifteen (15) foot radius. Direct vehicular access is permitted between adjacent uses and the street.

Parking is permitted on both sides of the street. If a traveling vehicle encounters an oncoming vehicle, one of the two must pull over to let the other pass, hence the name "queuing" street. This section may also be used with parking only on one side. In these cases, the road section shall be twenty feet curb to curb, in a thirty-eight foot right of way.

Landscape Design Concept: The landscape concept for the residential street should be an integral part of the character of the neighborhood which it serves. Street trees, being the predominant feature, should provide unity, color and seasonal interest. Street trees should be selected for their ability to perform well within an urban setting, having low maintenance characteristics. The supporting plant material (lawn) provides a foundation for the trees.



ADT	DESIGN SPEED	PAVEMENT WIDTH	NUMBER LANES	LANE WIDTH	MEDIAN	BIKE LANES	PLANTER STRIP	SIDEWALK	PARKING
< 300	25	26'	2	9'	NONE	NO	YES	5'	YES

2.18 Alley 1

Road Design Standard: Alleys are located behind residential uses and can serve multiple purposes: provide vehicular access to service facilities and parking; reduce the number of driveway entrances on the street; increase the number of on-street parking spaces; and enhance the streetscape by eliminating driveways and increasing the amount of landscape area. They have a minimum paved driving surface width of twelve (12) feet within an eighteen (18) foot wide right-of-way. The edge of the driving surface has no curb. Garage doors cannot be located closer than thirteen (13) feet from the centerline of the paved surface. Alley grades of up to eighteen percent (18%) are permitted. If an alley is private, above ground dry utility vaults must be located outside of the twelve (12) foot paved alley, but may be inside the eighteen (18) foot corridor.

Landscape Design Concept: To allow the adjacent landscape treatment to extend to the alley. Encourage a landscape that is aesthetically pleasing to mitigate garages and service functions.

2.19 Alley 2 (Primary Emergency Access)

Road Design Standard: Alleys are located behind residential uses and can serve multiple purposes: provide vehicular access to service facilities and parking; reduce the number of driveway entrances on the street; increase the number of on-street parking spaces; and enhance the streetscape by eliminating driveways and increasing the amount of landscape area. They can also provide the primary vehicular access to the parcels served by the alley. Where they provide primary emergency and vehicular access, i.e. there is no other street serving these parcels, they are to be a 12' asphalt center section with 3' concrete surfacing on both sides. The edge of the driving surface generally has no curb. Garage doors cannot be located closer than thirteen (13) feet from the centerline of the paved surface. No parking is permitted within the alley. Alley grades of up to twelve percent (12%) are permitted. Above grade dry utilities or other obstructions other than low lying shrubs and groundcovers are prohibited with the eighteen (18) foot right-of-way.

Landscape Design Concept: To allow the adjacent landscape treatment to extend to the alley and to ensure that landscape is provided between the paved surface and property fences to soften the alley. Encourage a landscape that is aesthetically pleasing to mitigate garages and service functions.

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Appendix C Affordable Housing and Zero Energy Housing

Affordable Housing

The following section applies to the affordable housing component of the Highlands Drive TOD.

1.1 Affordable Housing Required

Of the 165 units allowed on the TOD affordable housing parcel, at least 125 of them shall be affordable to residents earning no more than 60% or less (as determined by the City) of median income. Affordable monthly housing payments based upon a percentage of such income shall be determined annually by the County using King County median household income data provided annually by the U.S. Department of Housing and Urban Development (HUD) and indexed by household size using HUD guidelines. In the event HUD no longer publishes median income figures for King County or income figures are not updated by HUD for a period of eighteen months or more, the City may use or develop such other reasonable method as it may choose to determine the income for families in King County at the median annual income for King County as adjusted for household size.

Deleted: 180

Affordable housing may be provided either through rental housing or home ownership opportunities. Public subsidies are encouraged to provide affordable housing, but are not required.

2.0 For Sale Units - Maximum Housing Prices and Resale Terms

2.1 A maximum house price shall be established for each residential unit. It will be based on the amount a low income household can afford, using the income levels in effect at the time the property is sold. This also assumes a five percent (5%) maximum down payment for "for sale" low income housing, and standard lending practices. Actual housing prices will be established by the builder and are anticipated to be lower than the maximum price allowed so that a sufficient number of qualified buyers will be available to purchase the affordable housing residential units.

2.2 All affordable units within the project shall be encumbered by a City-provided covenant limiting resale prices.

3.0 For Rent Units - Maximum Rents and Length of Time Rents Must Remain

Affordable

- 3.1 An affordable rent is defined as no more than thirty percent (30%) of a household's gross income, as adjusted according to household size, and will be adjusted to include a utility allowance. Household size means the average household size assumed for purposes of calculating affordable rents as follows:

<u>UNIT TYPE</u>	<u>AVERAGE HOUSEHOLD SIZE</u>
Studio	1 person
1 Bedroom	2 persons
2 Bedroom	3 persons
3 Bedroom	4 persons

- 3.2 Utility allowance means that portion of housing expenses for utilities, including water, sewer, garbage and other standards services. Therefore, affordable rents are calculated assuming payment of all utilities (not including telephone or television cable) by the owner. In the event gas and/or electric utilities, used for purposes of heating, cooking and/or lighting, are paid directly by the tenant, then the monthly affordable rent will be reduced by the following allowance, adjusted annually:

Studio	\$31
One Bedroom	\$47
Two Bedroom	\$62
Three Bedroom	\$78

Source: A Regional Coalition for Housing
Study from 2007, adjusted annually thereafter.

If water, garbage or sewage are paid for directly by the tenant, the affordable rent levels will be reduced by an allowance based on the actual cost to the tenant of such utilities.

The base year for these allowance figures is 2007. The allowance figures will be adjusted annually based on changes in the Consumer Price Index -- U.S. Cities Average -- All Urban Consumer.

- 3.3 Rental units will be offered to eligible households, with rents calculated as specified in Section 3.1 and 3.2. above, for a period of a minimum of 30 years (as determined by the City), or if a public subsidy is used to finance the rental housing, for the affordability period required by any public financing.

4.0 Recorded Covenants

The affordable housing development standards shall be incorporated into specific City-provided housing covenants for the affordable housing. The covenant will contain a description of the density, bedroom mix, tenure (ownership or rental), price range of for-sale units, marketing restrictions for ownership units, and number of low income households to be served through developments on the Parcel. The covenant will also specify the terms of monitoring the long-term

affordability of the housing. For ownership housing, the covenant will specify at a minimum the Builder's requirements for reporting sales to the City, including house price, the purchaser's income and, if applicable, resale restrictions. For rental housing, the covenant will specify at a minimum the Builder and/or any subsequent owner of the rental housing will report annually to the Responsible Official the number, size and location of units, the household size and income range. Submission of timely reports related to specific projects will be the sole responsibility of the Builder and/or subsequent owner of the housing. Records to determine compliance with the affordable sales or rental housing provisions shall be available for audit by the City, upon written request by the City to the Builder or the subsequent owner of the housing.

5.0 Affirmative Marketing

All affordable housing will be rented or sold using an affirmative marketing program. An affirmative marketing plan means that the affordable housing builder in good faith directs a portion of its advertising at populations and King County communities which are under-represented in the Eastside housing market such as ethnic and racial minorities, and workers earning 60% of median income or less. While marketing strategies will vary throughout the build out, affirmative marketing will be part of all marketing programs for affordable housing developments and the entities that will market the housing will solicit input from the City. Advertising will include publications accessible to minority, handicapped, and low income households in King County, and advertising shall comply with the federal Fair Housing Act. In addition, any organization or agency identified by King County or the City which provides referrals to affordable developments will be notified of housing opportunities on the TOD. The covenant recorded between the affordable housing builder and the City shall include remedies the City may exercise in the event that the affordable housing builder does not make a good faith effort at affirmative marketing. The remedies may include the right of the City to choose to not terminate any income restriction provisions outlined in Section 4.0 above.

Zero Net Energy Housing

A portion of the TOD is intended for use as a cutting edge sustainable development attached residential demonstration project. Up to 10 attached units may be included in the demonstration. The project shall meet the following sustainability benchmarks:

1. Zero net energy usage; i.e., project uses no more energy than it generates over the course of the year.
2. Home operations carbon dioxide (global warming gas) generation neutral on an annual net basis. Goal achieved through on site energy generation, or, if necessary, through local energy generation (such as nearby wind turbines or heating energy exchange with nearby use). Carbon dioxide generation during construction process minimized to the greatest extent feasible, and offset through tree planting within the City.
3. 50% reduction in water use compared to average residential use within the City.
4. High percentages of materials which are:

- a. salvaged and reclaimed
 - b. recycled content
 - c. regionally produced
 - d. low toxicity
 - e. manufactured using practices that enhance social, economic, environmental health and safety wellbeing of employees
 - f. third party certified, such as Greenseal, FSC, Cradle to Cradle™etc.
5. Minimum 90% diversion of all construction related debris through waste prevention, reuse, and recycling
 6. Extreme low toxicity and, properly ventilated,
 7. Highly durable and low maintenance.
 8. Stormwater impacts reduced through low impact development strategies such as green roofs and rainwater reuse.
 9. Materials and labor practices examined for social equity, and which encourage local living economies.
 10. Built Green 5 star certified.

Deleted: , and American Lung Association Healthy Home (or equivalent) certified

Details of implementation of these benchmarks shall be further elaborated contractually between the zero energy project builder and the City.

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Appendix D Land Use Standards

Dimensional standards

Minimum lot size:	None
Minimum street setback:	None
Minimum interior setback:	5' <u>(single family detached only)</u>
Maximum building height:	85'
Minimum Lot Width:	None

1. Height. Building or structure height shall be measured from the average grade of the building/structure level to either the average height of the highest gable of a pitched or hipped roof, or the highest point of the coping of a flat roof, not including a penthouse or screen for mechanical equipment.
 - a) Height Exceptions. The following uses and features shall not be subject to height limitations and are not required to be reviewed:
 - i) Tanks;
 - ii) Chimneys;
 - iii) Flag poles;
 - iv) Television and communication towers (including telescoping antenna);
 - v) Monitors;
 - vi) Rooftop heating, ventilating, and air conditioning equipment, ornamental screens for such equipment and stair towers;
 - vii) Rooftop vertical accents such as skylights, tower rooms, widow's walks, etc. are allowed. Vertical accents may exceed the maximum building height by a maximum of twelve feet.
 - viii) Elevator shafts;
 - ix) Architectural pediments which do not provide additional floor space to a building/structure, including the addition of a mezzanine, and other uses or features in which the increased height is necessary for proper building use of function. Approval of the additional height for architectural pediments and other uses or features shall be granted provided all the following criteria are met:
 - (1) The height and bulk of architectural pediments are consistent with the scale and design of the building;
 - (2) The visual character of the building bulk and height are compatible and consistent with the surrounding area;

- (3) The adjustment of the height will be consistent with the policies, goals and objectives contained in the TOD Planning Goals and Urban Design Guidelines.
 - x) If the wall plane of a building for which signage is proposed increases in height, the wall area used in determining the area of a sign shall not include the additional wall area of the architectural pediment or feature. The architectural pediments shall not be covered with any signage; and
 - xi) Buildings with architectural pediments shall not be required to provide any additional pervious surface for the additional height increase as a result of the use of such pediment(s).
- b) Additional Height Exceptions. Building/structure height exceptions other than those contained in section 2 above must be approved pursuant to the administrative minor modifications review process.
2. Setbacks. Measurement of Setbacks. Measurement of an interior or rear setback is measured from an abutting property line. The street setback is measured from the street right-of-way or private street corridor.
- a) Setbacks – Exceptions. When the common property line of two lots (zero lot line, etc.) will be covered by a proposed building(s), the required applicable interior setbacks shall not apply along the common-wall property line.
- b) Setback Exceptions:
- i) The following architectural elements shall not project more than 24 inches into a required interior setback or building setback line or 30 inches into a street setback:
 - (1) chimneys
 - (2) flues
 - (3) belt courses
 - (4) sills
 - (5) pilasters
 - (6) ornamental features
 - (7) cornices
 - (8) eaves
 - (9) dormer extensions
 - (10) greenhouse or bay window; and
 - (11) similar structures as determined by the Designated Official
 - ii) Decks, patios, porches, walkways and other minor structural elements may intrude into a required setback as follows. (Retaining walls, rockeries, and heat pumps are not minor structural elements from a planning perspective, and therefore may be located in setbacks.

Fences located in setbacks are regulated by Section 18.07.120 of the City of Issaquah Land Use Code.)

- (1) Any portion of a minor structural element which equals or exceeds thirty inches above finished grade may:
 - (a) Within an interior or rear setback, intrude into a required setback:
 - (i) On a residential lot, a distance no greater than forty percent (40%) of that setback, keeping at least three (3) feet of undisturbed setback. However, they may not extend into required landscape buffers.
 - (ii) On a commercial, retail, or recreational lot, a distance no greater than twenty percent (20%) of that setback, keeping at least five (5) feet of undisturbed setback. However, they may not extend into required landscape buffers.
 - (iii) To the property line if no setback is required, although it may not extend into required landscape buffers.
 - (b) Within a street setback, intrude into a required setback a distance no greater than twenty percent (20%) of that setback, keeping at least five (5) feet of undisturbed setback. Alleys are not considered streets; interior setbacks are used. If no setback is required, it may extend to the property line.
- (2) Any portion of a minor structural element which is less than thirty (30) inches above finished grade may:
 - (a) Within an interior or rear setback, extend within three (3) feet of the property line. However, they may not extend into required landscape buffers without the approval of the Designated Official.
 - (b) Within the interior or rear setback adjacent to an alley, be allowed if necessary to connect and provide access between the alley and the property's buildings and uses. Examples of permitted access elements would be walkways and driveways.
 - (c) Within a street setback, extend within three (3) feet of the property line, except for elements such as driveways and/or walkways and a walkway's associated architectural features (such as walls and piers) under 48 inches in height which are permitted to extend to the property line. Alleys are not considered streets; interior or rear setbacks are used.
 - (d) If no setback is required, it may extend to the property line, although it may not extend into required landscape buffers.

3. Residential Density: 20-80 dwelling units per acre

4. Fences. The maximum height of a fence shall be six feet, including where on a hill (the maximum applies including where a fence steps up hill). If the fence is on top of a rockery, retaining wall, or berm, the maximum combined height

(fence plus rockery, retaining wall, or berm) shall be ten feet, and the fence portion shall not exceed six feet.

5. Right of Way Uses. Right of way use if allowed on TOD consistent with Ordinance 2421.

Signage Standards

The Talus signage standards (Appendix S of the Talus Development Agreement) are adopted for the TOD, except that monument signs (Section 6.15) are not permitted.

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Appendix E Permit Process

LAND USE PERMITS PROCESS

A. SUFFICIENT APPLICATION DECISION

Within ten calendar days of receiving an application or modification request, the Designated official shall determine if the information contained in the application or modification request submitted by the developer is sufficient. If the application or modification request is deemed sufficient, it shall be transmitted to the MDRT for review.

B. ADMINISTRATIVE ACTION

This Section deals with actions where the Designated official is the final decision-maker (except for final plat review) as shown in the left-hand column of the Part One Chart and for all columns in the Part Three Chart.

Unless reviewed via a preliminary plat, applications for land use development within Block 9 shall be Administrative Site Development Permits (ASDP's), since the overall Project boundary is less than 3 acres.

- ASDPs may be consolidated with other permits as allowed by IMC 18.04.160. All ASDPs shall follow the Notice of Application and Notice of Decision as required by IMC Chapter 18.04.

For all ASDP applications, Level 2 notification requirements shall be required. Level 2 notification requirements are specified in the Issaquah Municipal Code Chapter 18 Land Use Standards. ASDP applicants shall provide two sets of mailing labels and postage for the MDRT to use for this purpose.

Land Use Permits (Part One Chart): The Designated Official shall issue a written decision for approval, approval with conditions, or denial of the application or modifications. The written decision shall indicate the basis and reasoning for the decision, and shall be transmitted to the applicant within three working days of its issuance. All administrative land use decisions are subject to appeal to the Hearing Examiner. In the case of final plats, the Administrative Action shall be in the form of a written recommendation from the Designated Official to the Hearing Examiner, and the Hearing Examiner shall take action on the final plat at a public meeting and shall issue a decision within ten calendar days. If a SEPA determination is required for any Administrative Action, such determination shall be a part of the administrative review, and the applicable subsequent time periods governing the SEPA action shall be followed.

Construction Permits (Part Two Charts): Construction permits shall be reviewed administratively in accordance the attached Part 3 charts.

C. ADMINISTRATIVE RECOMMENDATION/REPORT

This Section shall apply to actions where the Designated Official recommends action or issues a report for a final decision by another entity specified in the Part One Chart. The Designated Official shall issue a written report recommending approval, approval with conditions, or denial of the application or modification request. The written report shall indicate the basis and reasoning for the recommendation and shall be transmitted to the applicant, the Urban Village Development Commission, and parties of record no later than seven calendar days prior to the matter being considered at a Urban Village Development Commission meeting. If a SEPA determination is required, such determination shall be a part of the administrative review and the applicable subsequent time periods governing the SEPA action shall be followed.

D. URBAN VILLAGE DEVELOPMENT COMMISSION MEETING/HEARING AND RECOMMENDATION OR DECISION

Establishment of Responsibilities.

1. The Urban Village Development Commission shall review all preliminary plats and provide a recommendation to the Council.
2. Should the UVDC be sunset, all responsibilities contained in this Agreement will be transferred to the Development Commission.

Procedures for Review. The Urban Village Development Commission shall consider a matter at a regular or special meeting. The Commission may hold additional meetings to consider a matter. Within thirty calendar days of the issuance of a written administrative recommendation or report from the Designated Official recommending approval, approval with conditions, or denial of the application or modification request, the Commission shall:

1. On matters which it must forward to the City Council for action, recommend approval, approval with conditions, denial, or no recommendation; or
2. On matters for which it is the decision-making body, approve, approve with conditions, or deny the application.

EXCEPTION: When necessary to gather additional information required for a decision on a matter, the Commission may continue its consideration of the matter up to an additional thirty calendar days from the date of its initial consideration. The Commission must conclude its deliberations and render a decision or recommendation within this thirty day period. It is the purpose of this continuation period to allow for the Commission to request and consider information which is has not received and which it believes is essential to its decision on the matter under consideration and not merely to postpone an action.

Notice of Hearing: Public notice of the Urban Village Development Commission hearing shall be given as follows: (a) Parties of record, in writing, either by mail or personal delivery; (b) one publication in the local newspaper; (c) notification to adjacent property owners within 300 feet of the exterior boundaries of the site; and (d)

Appendix E

Permit Process

property posting by a 4 foot x 4 foot wood sign meeting the requirements of IMC 18.04.180 C4, as it may be amended.

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Reconsideration: The Commission may reconsider a matter (1) if so requested by the applicant; or (2) if the applicant modifies approved plans in a way which would be considered a Major Modification as defined in Appendix E.

Written Recommendation or Decision: The Commission shall issue its written recommendation or decision and transmit it to the Designated Official, the applicant, and the public within seven calendar days of reaching such recommendation or decision. The Commission also shall transmit all recommendations to the City Council.

City Council Approval: The City Council shall act on a recommendation from the Commission on a preliminary plat, or the initial adoption of Design Standards/Guidelines at its next meeting which is at least ten calendar days following the Commission's issuance of a written recommendation thereon.

E. APPEALS AND FINAL PLATS

Appeals can be filed only by the applicant, the City Designated Official, property owners within three hundred feet of the proposed action, or other persons claiming to be directly harmed by the proposed action. The statement of appeal shall:

1. Identify the decision being appealed and the alleged errors in that decision;
 2. State specific reasons why the decision should be reversed or modified; and
 3. State the harm suffered or anticipated by the appellant, and the relief sought.
- The scope of an appeal shall be based on matters or issues raised in the statement of appeal.

Appeals of Administrative Actions: A notice of appeal and a statement of appeal of all or any portion of an Administrative Action must be filed with the Hearing Examiner within fourteen calendar days after the Designated Official issues the decision and mails it to the applicant. If the Hearing Examiner determines that a notice of appeal and a statement of appeal satisfy the above conditions and that the appropriate fees, if any, have been paid, the appeal shall be accepted and a date assigned for public hearing. If the Hearing Examiner determines that a notice of appeal or a statement of appeal does not satisfy the above conditions or that the appropriate fees, if any, have not been paid, the hearing examiner shall dismiss the appeal and issue a written decision and mail it to the appellant, the applicant, and the City Designated Official.

Final Plats: The Hearing Examiner shall make a decision related to the approval of final plats based on a MDRT recommendation and report. The Hearing Examiner shall hold a public meeting; the Hearing Examiner can issue his or her decision verbally at the meeting, or issue it in the written report. In either case, within ten (10) calendar days following the public meeting, the Hearing Examiner shall issue a written decision. In approving this Development Agreement, the City Council conveys the authority to the Hearing Examiner to accept Final Plat dedications. (The Mayor has the authority to accept other dedications, such as easements.)

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F. MAJOR DEVELOPMENT REVIEW TEAM (MDRT)

The MDRT is an internal team of City of Issaquah officials charged with the final responsibility for reviewing major projects within the City, including the Block 9 Project. The team membership consists of the team manager and members with decision-making authority from the following disciplines: planning, roads, sewer and water, environmental, fire, and parks. Membership on the team may be modified, and other city officials may be appointed to the team on an ad hoc basis if essential for the review of a particular project or project element. However, the intent of establishing this team is to streamline the land use and related permit review processes. Team membership should be kept as small as is necessary for a consolidated and streamlined review by the City. The Designated Official for the implementation of this Agreement is the MDRT Program Manager, or his/her designee.

G. MODIFICATIONS TO DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Modifications to adopted Development Standards and Design Guidelines shall be reviewed through the procedures set forth in the Part One Chart (i.e. either administratively, if minor, or by the City Council, if major) under the standards provided in Appendix E.

H. FEES

Prior to execution of this Agreement, the parties shall agree upon the fees payable to the MDRT and the separate fees, if any, payable for particular permits or approvals.

I. LOT CONSOLIDATION

The MDRT will administer the review of lot consolidations. In order for a lot consolidation to be approved, the following criteria must be met: the two lots must have common ownership; the two lots must be adjoining; and the zoning applying to the two lots must be the same (it should be noted that all areas of Block 9 are zoned Urban Village). Additionally, the consolidation may not include any adjustments to lot lines; only erasure of the common lot line will be considered as lot consolidation. (To adjust property lines, the lot line adjustment process must be used.) The applicant is Designated for recording the approved consolidation with King County, and providing the City with a copy of the recorded consolidation.

J. PLAN SPECIFICATIONS

Permit application submittals for utility, grading, and landscaping permits should provide three (3) full size plans (22" x 34") and five (5) half-size plans (11" x 17"). The scales should equal those found on an engineering scale (1"=10', 1"=20', 1"=30', 1"=40', 1"=50', or 1"=100').

For MDRT planning and engineering review of registered-plan, single family building permits, the following information needs to be provided with the individual site plans:

- Owner's and Agent's name, address, and telephone number, with contact specified.
- Phase, Division, and Lot number.
- North arrow.

- Adjacent information as will fit on the page.
- Setback measurement from building to property line.
- Setback measurement from architectural features, projecting into setback (see Appendix N) to property line.
- Location and height of rockeries, retaining walls, walls, fences.
- Number of bedrooms and location of required parking.
- Location of accessory buildings such as detached garages, sheds, gazebos.
- Impervious Surface.
- Building height (measured as defined in Appendix N).
- Elevation of side sewer as it leaves the structure.
- Number of plumbing fixtures.

All mapping, legal descriptions, platting, and AutoCAD files for Block 9 shall be based on the updated NAD 1983 Washington State Plan Coordinate system for horizontal control and the NAVD 1988 revised vertical datum for elevations.

CONSTRUCTION PERMITS PROCESS

A. PRELIMINARY APPLICATION MEETING

Utility Permit (Optional) Prior to the submission of a utility application, the developer may request a preliminary application meeting with the MDRT at which time the developer will present preliminary studies or conceptual sketches which contain in a rough and approximate manner all of the information required for a sufficient application. The purpose of the preliminary application meeting is to obtain the advice of the MDRT as to the compatibility of the proposed development with the policies, purposes, and standards of the Block 9 Project and State of Washington and City of Issaquah codes.

Building Permit (Required) Prior to the submission of a building permit application, the developer must request a preliminary application meeting with the Major Development Review Team (MDRT) and the Building Official at which time the developer will present preliminary studies or conceptual sketches which contain in a rough and approximate manner all of the information required for a sufficient application. The purposes of the preliminary application meeting are to:

- receive information from the MDRT and Building Official on the requirements for a complete building permit application
- obtain the advice of the MDRT and Building Department as to the compatibility of the proposed development with the policies, purposes, and standards of the Block 9 project and State of Washington and City of Issaquah codes
- receive information from the MDRT and Building Official on conditions or other relevant aspects of previous permits (such as plats, site development permits) effecting the impending building permit
- discuss schedule information: i.e. when the applicant intends to submit building permits and current and anticipated building permit loads.

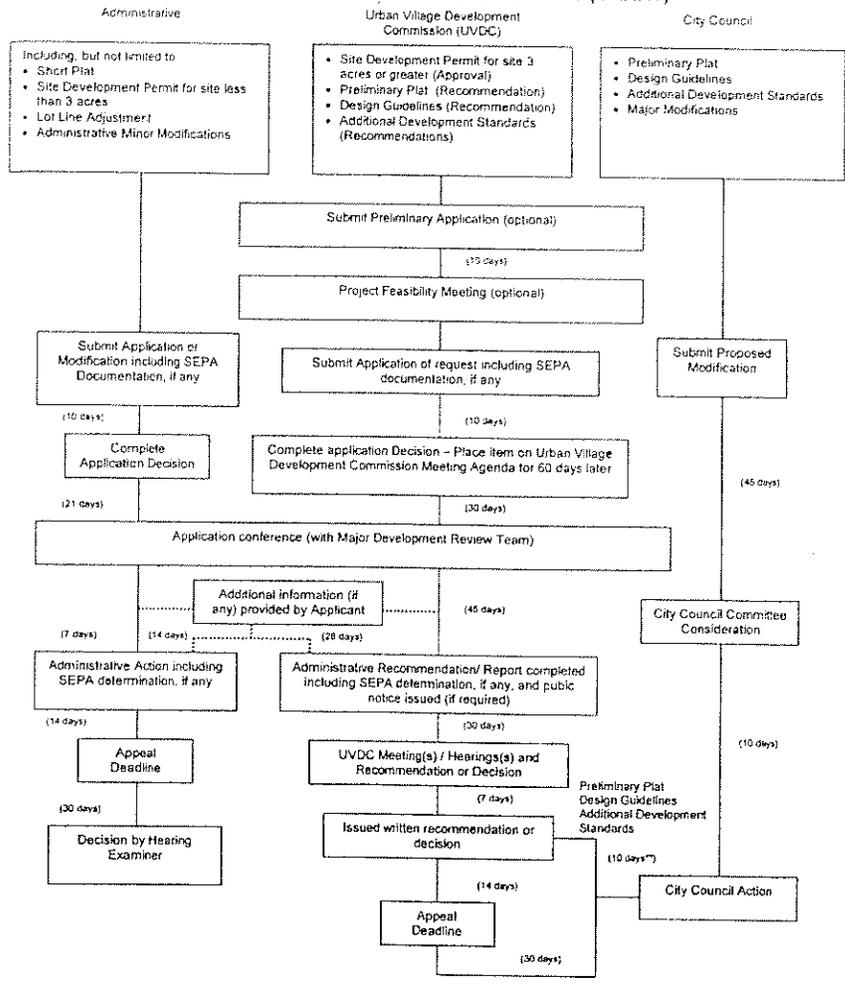
Information presented in a preliminary application meeting shall be considered confidential to the extent allowed by law.

B. SUFFICIENT APPLICATION DECISION

Within seven calendar days of receiving a permit application, the Designated Official shall determine if the information contained in the application submitted by the developer is sufficient.

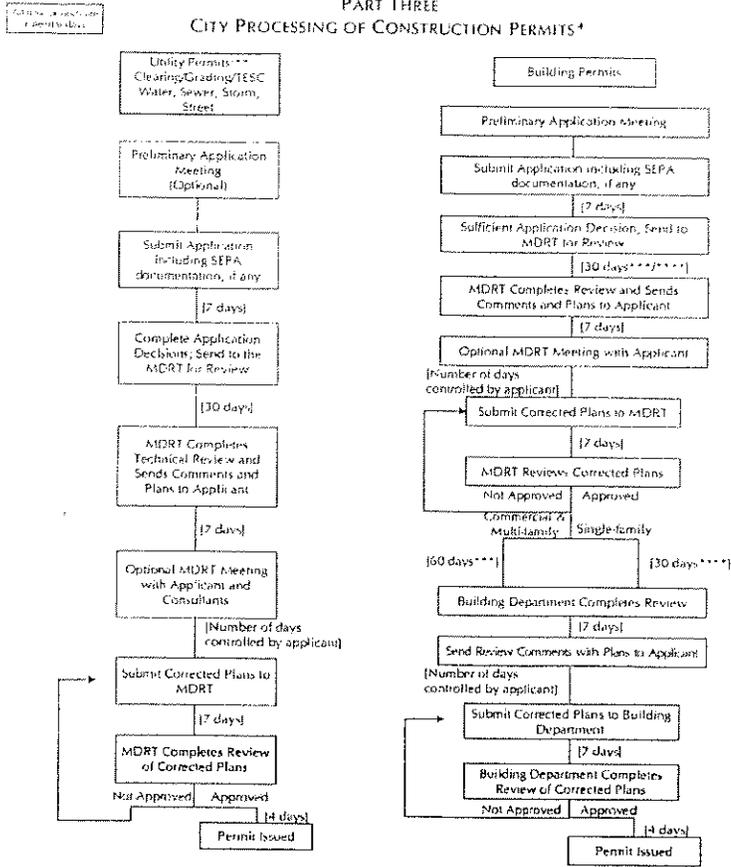
All time periods are business days

APPENDIX E PART ONE CITY PROCESSING OF LAND USE PERMITS (CHART)*



* Assumes adequate staffing levels as determined by the City. Times shown in brackets are maximum elapsed time from preceding step. ** See Section 7

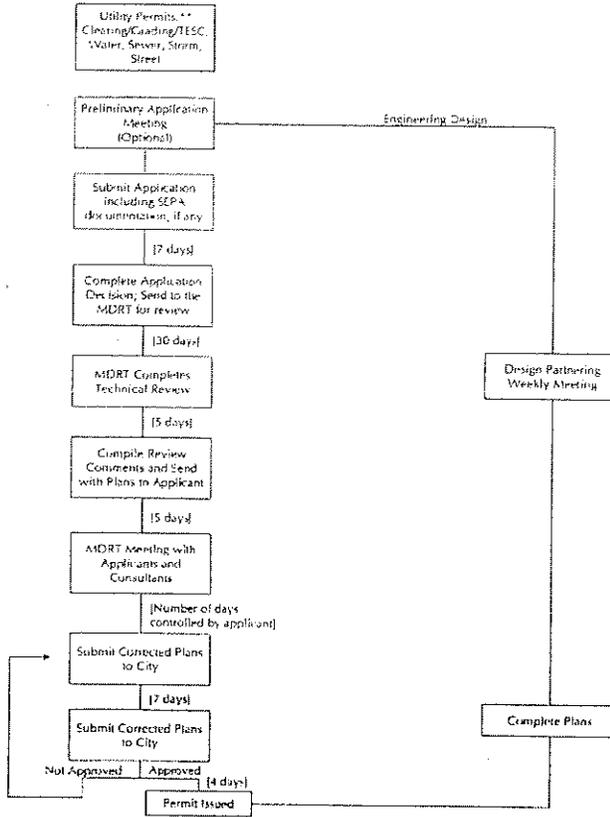
PART THREE
CITY PROCESSING OF CONSTRUCTION PERMITS*



* Assumes adequate staffing levels as determined by the City; times shown in brackets are maximum elapsed time from preceding step

**PART THREE
CITY PROCESSING OF CONSTRUCTION PERMITS*
(UTILITY PERMITS OPTION)**

All time periods are
calendar days



* Assumes adequate staffing levels as determined by the City, times shown in brackets are maximum elapsed time from preceding step

MODIFICATIONS

The Mayor or his/her designee ("Designated Official") shall review the Administrative Minor Modifications discussed below.

A. ADMINISTRATIVE MINOR MODIFICATIONS.

1. Authorized modifications. Upon the landowner requests within the Project, Administrative Minor Modifications to approved preliminary plats, short plats, ASDP's, other Implementing Approvals or development standards may be authorized by the Designated Official under the standards provided below. "Administrative Minor Modifications" may include but are not limited to the following changes:
 - a) Designations or changes to the configuration, location, design or size of the following: road configuration and layout; access points; trails, open space or parks; utilities or other infrastructure.
 - b) Designations or changes to the configuration and average size of lots.
 - c) Designations or changes in the surface water management practices and standards, so long as the changes provide substantially equivalent or better protection for aquatic resources.
 - d) Transfer of allowed units between the affordable and zero energy projects.
 - e) Changes or additions to the terms and procedures for affordable housing requirements of the Agreement, except any as part of the affordable housing project change in the overall requirement to provide 125 units as low income affordable shall be deemed a Major Modification.
 - f) Adoption of a more recently-enacted City standard than the vested Development Standard established by this Agreement, unless the Designated Official determines the vested Development Standard must be retained because of the interdependency or other critical relationship to Development Standards which are not being changed.
 - g) Modifications to Development Standards set forth in this Agreement which (a) are authorized in a particular Development Standard, or (b) if the Development Standard does not discuss authorized modifications (including process, procedures and dates in Appendix E or other parts of the Agreement), then modifications which meet the Administrative Approval Standard set forth below.
 - h) Modifications to the Design Guidelines established for the Block 9 Project which (a) are authorized in those Design Guidelines, or (b) if the Design Guidelines do not discuss authorized modifications, then modifications which meet the Administrative Approval Standard set forth below.
2. Review Procedures and Standards. The Designated Official may approve, approve with conditions, or deny the requested Administrative Minor Modification based upon the proposed modification's consistency with the evaluation criteria. Any approval, approval with conditions, or denial of a requested modification to a previously approved permit shall have the effect of approving or denying only those aspects of the requested modification which are specifically identified as being approved or denied in the Notice of Decision. Any elements of the requested modification which are not specifically approved or denied in the Notice of Decision shall be deemed to not have

been part of the modification request. Any elements (proposed or required) of the prior approval which were not requested to be modified shall be deemed to remain in effect. Administrative Minor Modifications shall be reviewed and decided under the procedures of this Appendix, and no separate variance procedures or other revision procedures, including no variances under the sensitive area regulations, zoning or road portions of the City Code, shall apply. Notwithstanding the foregoing, the Designated Official may circulate the requested modification to appropriate City departments and officials for review and comment. The Designated Official may impose reasonable conditions as part of the approval of an Administrative Minor Modification. The City shall maintain a cumulative list of all approved Administrative Minor Modifications.

2.3 Evaluation Criteria. The Designated Official shall use the following criteria, all or some as appropriate, for evaluating proposed Administrative Minor Modifications:

- a) The modification(s) will be equal to, or superior in, fulfilling the intent and purpose of the requirements; and
- b) The granting of such modification will not be materially detrimental to the public safety or welfare, or injurious to the property or improvements in the vicinity of the subject property; and
- c) The modification(s) shall provide consistency with the intent, scale, and character of the use(s) involved; and
- d) The modification(s) does not negatively impact water quality; and
- e) The modification(s) will not create additional impacts on public services; and
- f) The modification(s) does not negatively impact any safety features of the project nor create any hazardous features.

B. MAJOR MODIFICATIONS.

Upon request by Port Blakely Communities and the property owner, the City Council shall review "Major Modifications" of this Agreement through the procedures provided herein, which Major Modifications include the following:

- a) Changes in the maximum number of total residential units authorized for Block 9.
- b) Permitted additional uses.
- c) Any other designation or change which does not qualify or was denied as an Administrative Minor Modification.

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Appendix F Parking Standards

1.1 Purpose of Parking Standards

The purpose of parking standards is to assure adequate parking, increase traffic safety, maintain smooth traffic flow, and reduce the visual impact of parking lots within the Highlands Drive TOD. These standards are also designed to achieve efficient vehicular and pedestrian circulation and economy of space.

2.1 Provisions of Required Parking

2.2 Use of Required Parking

Required off-street parking is intended to provide vehicle parking only for residents and guests. Area devoted to parking may not be used for any other purpose, except as authorized by this Chapter. Except in designated areas, required off-street parking shall not be used for:

- a. the storage of motorized vehicles, trailers, boats or materials;
- b. the parking of vehicles used in conducting the business; or
- c. the sale, repair or servicing of any vehicle.

2.3 Location of Parking

Required parking for multifamily uses shall be on site. Parking is permitted in the side yard of a multifamily development when the parking would abut a single family use only when visually buffered and approved by the Designated Official. Parking is permitted in the side yard of a multifamily development when the parking would abut a non-single family use. The minimum required off-street parking area shall be provided within a reasonable walking distance, or otherwise associated with the building or use for which the parking area is required. It may not be more than eight hundred feet (walking distance) from the property line of unit it is serving.

2.4 Unlawful Elimination of Required Parking or Loading Spaces

An owner or operator of any building or land use affected by this section shall not eliminate or reduce required parking or loading facilities without the establishment of alternative parking or loading facilities which meet the requirements of this section.

2.5 Bike Racks Required

Off-street parking areas shall contain at least one covered bicycle parking space for every twelve spaces required for motor vehicles, located in a visible and easily accessible location.

3.0 Off-Street Parking Spaces

3.1 Computation of Required Spaces

Fraction: If the calculation of the number of off-street parking spaces in the TOD Table of Off-Street Parking Spaces contains a fraction, such number shall be rounded up to the next whole number.

3.2 Compact Parking Spaces

An applicant may provide up to fifty percent of the required parking spaces as compact spaces as determined by the Designated Official. Locational criteria are as follows:

- a. Compact spaces are not located along a fire lane; and
- b. Parking spaces which are closest to the building's entrances are not compact spaces.

3.3 Tandem Parking

- a. *Purpose:* The purpose of tandem parking is to allow flexibility in the parking provisions.
- b. *Approval Criteria:* Tandem parking may be permitted for up to fifty percent of the residential parking requirement if all of the following criteria are met:
 1. Each single family detached or attached unit may have only one tandem parking stall (equaling two parking spaces) for each dwelling unit;
 2. Ingress and egress for the tandem parking stalls do not interfere with the safety of residents or adjacent property owners;
 3. Tandem parking stalls must be of standard size except as allowed under Section 8.1; compact stalls are not permitted,
 4. Parking spaces are assigned to each unit;
 5. Adequate guest parking is provided;
 6. Tandem parking shall not be used for the storage of boats, trailers, recreational vehicles or materials; and
 7. Tandem parking may not have more than two cars in a row.

3.4 Shared Parking

- a. *Purpose:* The purpose of shared parking is to efficiently use parking resources where the potential for shared parking with abutting land uses has been analyzed, and to efficiently use parking facilities for more than one use, specifically uses whose prime hours of operation do not overlap. The intent of this provision is to decrease the amount of parking provided for a specific use by sharing adjacent underutilized parking facilities.

- b. *Review for Shared Parking:*
 - 1. Shared parking may be approved administratively by the Designated Official through Administrative Review;
 - 2. Shared parking will only be permitted if prime hours of operation do not overlap, or if the overlap is less than one-half hour.
 - 3. Agreement Required. Prior to approval by the Designated Official, a shared parking agreement must be executed by the property owners, as described in Subsection 3.4.c.4 of this Appendix.
- c. *Approval Criteria for Shared Parking:* Shared parking for with non-overlapping prime hours of operation may be approved if all of the following approval criteria are met:
 - 1. Location: The location of the parking facilities must be generally within a reasonable walking distance or otherwise associated with the uses which are involved in the shared parking contract. It may not be more than 800 feet from the property line of the project it is serving.
 - 2. Pedestrian Connection: A convenient pedestrian connection shall be provided between the shared uses and the parking facilities. This pedestrian connection shall be built with appropriate lighting and safety considerations.
 - 3. Signage: The availability of parking for each use is indicated by directional signs governed by the TOD Signs Standards.
 - 4. Shared Parking Contract: A contract is enacted, signed by all the owners/operators of the shared uses and the City, which provides for City enforcement. The shared parking contract shall:
 - a) Provide that the land comprising the required shared parking facilities shall not be encroached upon, used, sold, leased, or conveyed for any purpose except in conjunction with the building or use which the required parking serves, so long as the shared parking facilities are needed;
 - b) Indicate prime hours of operation for shared uses;
 - c) Assign maintenance provisions for the parking facilities and landscaping;
 - d) Designate potential times of overflow, and a parking plan which will be implemented in the event of overflow; and
 - e) The parking contract approved by the Designated Official shall be filed with the deed of the parcels involved, so that the agreement is binding upon successors.
 - f) Be recorded publicly following approval by the Designated Official.
 - 5. Contract Changes: Changes to the contract, or a redrafting of the original enacted contract must be reviewed and approved through the Administrative Review process before the shared parking contract is within compliance of this Chapter. Termination of this contract may occur through an approval through Administrative Review.
- d. *Implementation Problems:* If shared parking is not functioning according to the contract, the property owners or the City may request to alter the shared parking contract. If consensus cannot be reached, traditional parking will be

required as established in the TOD Table of Off Street Parking Spaces. The property owner may also propose an Administrative Modification of Standards as an option for implementation problems.

4.4 Parking Credits

All uses located adjacent to a public right-of-way or a private street where on-street parking is permitted may receive credit for one off-street parking stall for each twenty linear feet of abutting right-of-way, excluding curb-cuts. If available, applicants may be credited up to ¼ of the total parking required through on street spaces.

5.1 Table of Off-Street Parking Spaces

TOD LAND USE	MINIMUM NUMBER OF PARKING SPACES REQUIRED
Studio Apartment, Senior and Accessory Dwelling Units	1 per unit
1 bedroom units	1.25 per unit
2 bedroom and greater units	2 per unit

Parking requirements may alternatively be determined through a technical analysis of similar projects as determined by the Designated Official.

6.0 Barrier-Free Spaces

The property owner shall provide parking in accordance with the Regulations for Barrier-Free Facility (WAC Chapter 51-10), as currently written or amended. These parking requirements shall not be calculated as additional parking stalls to the requirement established in the TOD Table of Off-Street Parking Spaces. Tandem parking spaces containing parking for one barrier-free parking space shall be a minimum of 38 feet in length.

7.0 Loading Spaces

- a. *Number of Loading Spaces required:* One space is required for multifamily units where there is in excess of 20 units.
- b. *On-Street Loading Spaces:* A use which requires one loading space and is serviced by vehicles which are no more than twenty feet in length may use an on-street loading space. For other projects requiring loading spaces, the spaces shall be ten feet wide and 25 feet long.
- d. *Other Parking Requirements:* No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities, except for the maneuvering and circulation portions of such areas.

8.0 Parking Lot Design and Construction Standards

8.1 General Design and Construction Standards

- a. *Dimensions:* The dimensional requirements for parking lots, including the size of standard and compact parking spaces and access aisles are provided in IMC Chapter 18.09. Parking lot cross aisle width may be twenty feet when the cross aisle will be used by private automobiles and not truck traffic.
- b. *Materials:* Parking and circulation areas must be hard surfaced, consistent with the City of Issaquah's current construction standards for off-street parking lots. Gravel, turf-block or other similar alternative surface may be permitted only if all of the following approval criteria are met:
 1. *Barrier Free:* Those portions of the parking and pedestrian area are surfaced according to barrier free regulations.
 2. *Access to Right-of-way:* At least twenty feet of the initial vehicular entrance leading to all the right-of-ways are paved in order to minimize any dust, gravel or other material from being transported from the parking area to adjacent streets or alleys;
 3. *Character/Location:* The alternative surface may be appropriate because of the character of the use and/or the character of the location; and
 4. *Parking Standards:* The alternative surface meets all other parking standards, excluding striping but including landscaping and screening.
- c. *Marking:* The property owner shall identify required parking stalls, directional arrows and crosswalks within parking areas using paint or other methods approved by the Designated Official and required by Street Construction Standards. Display areas which are not required parking areas, such as a car dealership or rental display area, are not required to be marked as individual stalls.
- d. *Driveways:*
 1. *Location and Design:* The location and design of driveways shall be reviewed by the City in accordance with the City's driveway construction standards found in Issaquah's Street Construction Standards.
 2. *Combined Driveways:* The owners of adjoining properties shall provide combined driveways wherever practical. In conjunction with approval of a development, the City may require a property owner to provide an access and circulation easement to an abutting owner where joint access is reasonable to serve future development.
- e. *Wheelstops:* When wheelstops are provided, they shall be positioned eighteen inches into the parking stall. Wheelstops shall not be used where curbing exists.
- f. *Inner Circulation Required:* Vehicle circulation for all off-street parking areas on the site shall be contained within the proposed parking lot.
- g. *Lighting:* All lighting shall be designed and installed to avoid glare or reflection of light. Light standards shall not be located where they may interfere with parking stalls, stacking areas, and ingress and egress to parking areas. The

design of lighting standards shall be appropriate to the character of the project and abutting uses.

- h. *Curbing*: No extruded curbing is allowed.
- i. *Tandem spaces*: Tandem parking for residential uses shall, at a minimum, equal the dimensions of two standard size parking spaces (two standard spaces of 9 feet by 18.5 feet means a tandem space of 9 feet by 37 feet), except when the following criteria are met:
 - 1. Garages intended for tandem parking are encouraged to have garage doors 9 feet in width, and the minimum allowed garage-door width for garages intended for tandem parking shall be eight feet.
 - 2. Tandem garages in individual, private residences are permitted outright when they are greater than 9 feet by 36 feet, providing that when garages are less than 9 feet by 37.5 feet storage space is provided in the garage area for items (e.g., bicycles and other gear) which typically occupy garage space. Applicants are encouraged to also provide storage space when tandem garages are greater than 37.5 feet in length, especially when one space is designated for barrier free access.
 - 3. Tandem garages in individual, private residences which are less than 9 feet by 36 feet are permitted on a case by case basis, with the following minimum considerations:
 - No tandem garage shall be permitted which is less than 9 feet by 32 feet; and
 - The associated residential unit is small and has no more than two bedrooms; and
 - Additional on-site surface parking spaces may be required at a ratio to be determined by the MDRT. The ratio shall specify the number of extra on-site surface parking spaces in relation to the number of proposed tandem parking spaces in garages.

8.2 Barrier-Free Spaces Standards

- a. *General Provisions*: Barrier-free spaces and access shall comply with the requirements of WAC Chapter 51-30, Parking Facilities, and the 1991 Washington State Building Code, as currently written or amended.
- b. *Location*:
 - 1. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Whenever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk. An exception will be made for multilevel parking structures in which all accessible van parking spaces may be located on the same level.

2. Where a parking facility is not accessory to a particular building, accessible parking spaces shall be located on the shortest accessible route to an accessible pedestrian entrance to the parking facility.
3. Internal pedestrian walkways must also comply with Regulations for Barrier Free Facility (WAC Chapter 51-30) as current or amended.

8.3 Internal Pedestrian Walkways Standards

- a. *Provision and Location:* Safe pedestrian circulation through the parking area is a major factor for a successful parking layout. The property owner shall provide internal walkways within the parking area and around the building to the extent necessary to assure safe access to the building from the parking area, abutting properties, and public sidewalks or street right-of-ways. All required internal walkways must be located and constructed as an integrated part of existing sidewalks and pedestrian trails, and must coordinate with City plans for pedestrian circulation.
- b. *Lighting and Marking:* The internal pedestrian walkways are required to be marked either with contrasting material or marking, including but not limited to white concrete in an asphalt area, visually obvious paint stripes or other clearly defined pattern. Night lighting must be provided where stairs, curbs, ramps, abrupt changes in walk direction and crossing vehicle lanes occur.
- c. *Standards:* Pedestrian walkways within parking areas shall be five feet in width.

9.0 Administrative Minor Modification of Parking Standards

9.1 Purpose

The purpose of permitting the Administrative Minor Modification of Parking Standards or requirements is to provide for flexibility in reducing or modifying parking standards in all areas, without permitting a modification that would negatively impact the surrounding property. A modification to a parking standard or requirement may be approved based on a determination by the Designated Official that the modification is consistent with the purpose of this Chapter, and the intent and purposes of the parking standards and/or requirements.

9.2 Applicability

An Administrative Modification to parking standards or requirements may include the number of compact parking spaces; the materials used for parking areas; or any other parking standard governed by this Chapter.

9.3 Other Parking Standards

The following approval criteria, are required in order to permit an Administrative Modification of parking standards:

- a. *Access:* The proposal will not create negative impacts to the abutting properties or right-of-ways, dedicated tracts, or easements;

- b. *Compatibility:* The proposal is compatible with the character of the surrounding parking facilities;
- c. *Intent:* The modification of the standards will be equal to, or superior in, fulfilling the intent and purpose of the original requirements;
- d. *Safety:* The proposal does not negatively impact any safety features of the project, nor create any hazardous features; and
- e. *Services:* The proposal will not create negative impacts to public services, including fire and emergency services.

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Appendix G Landscaping Standards

1.0 Landscape Plan Required

A landscape and irrigation plan designed or approved by a landscape architect, Washington Certified Nurseryman/Landscaper or other qualified landscape designer and signed by the party accepting responsibility and liability for the completion of the proposed plan shall be submitted to the Designated Official for all required landscapes.

All landscape plan submittals shall include aboveground utilities (i.e. light poles, hydrants, street signage, etc.) on all plan submittals. All landscape plans submitted shall also include the notes listed in Attachment 1 to this Appendix.

2.0 Maintenance - Security Required and Procedures

- a. All landscapes required by this Appendix need to be maintained in a safe, healthy and attractive manner: All landscapes shall be kept weed and litter free and the plant material shall be maintained in good growing condition; irrigation systems shall be kept in good working condition. To insure that all plant material used in landscapes shall be maintained in a healthy growing condition, a cash deposit or other financial instrument acceptable to the Designated Official worth 50 percent of the value of the landscaped plant material shall be posted with the City prior to receipt of a temporary or final certificate of occupancy.
- b. If any portion of the landscape required by this Appendix dies within two years, the Designated Official shall notify the developer and require replacement within a specified time period. If the landscape is not replaced within the specified time period, the Designated Official may use whatever portion of the deposit is needed to replace the dead landscaping. The Designated Official may use either City employees or private contractors to replace the landscaping, and may assess the costs of either against the deposit, if it is sufficient; or against the owner of the property, if the deposit is insufficient.
- c. At the end of one year the Designated Official shall refund the amount of the deposit balance which exceeds one-half of the original required deposit.
- d. At the end of two years the Designated Official shall refund the remaining balance of the original required deposit.

3.0 Parking Lot Interiors

3.0.1 Landscape Requirements

- A. Landscaping in the interior of parking lots shall consist of all of the following:

1. One tree for every six parking stalls;
 2. A minimum of 30% of all trees shall be evergreen trees;
 3. A minimum of 50% of all trees shall be native plants or drought tolerant species;
 4. Except where pedestrian access is provided, evergreen living groundcover and/or shrubs shall be spaced to achieve 100% coverage in three years;
 5. A landscape area shall be provided at the end of parking aisles;
 6. Clustering is permitted to encourage larger planting areas; and
 7. The total of all interior landscaped areas excluding landscaped areas abutting public rights of way shall be equal to or greater than 10 percent of the total parking lot area (including parking, maneuvering, and loading areas).
 8. Larger planting beds are more likely to be successful than small ones. Therefore, planting bed size shall be as large as practical for each site.
 9. Interior landscaped areas in parking lots or similar situations shall be a minimum of 200, or 165 square feet in size within the parking area, contain at least one tree, and have a minimum dimension of 6 feet.
- B. An applicant may opt to use the following, in lieu of Sections 3.0.1.A.6 and 3.0.1.A.9. All other requirements of 3.0.1.A still apply. The following will contribute to the 10% landscape requirement:
1. Planting beds, with or without trees, that are generally the length of a parking stall, shall be a minimum of 80 sq.ft. and at least 5 ft. wide.
 2. Tree wells at the head of a parking stall shall be a minimum of 24 sq.ft. The trees shall be located such that they are protected from the cars at the trees' mature size. Protection mechanisms may include the size of planter, size of stall, curbs, tree guards, etc...

3.0.2 Landscape Replacement Option

- A. An applicant may opt to use the following Parking Lot Landscape Replacement.
1. Architectural elements, generally at least 5 feet above surrounding grades, which visually break up parking lots and which, through the use of horizontal elements, create shade in parking lots may be substituted for the landscape requirements identified in Section 3.0.1.A.1 above. These elements would include arcades, arbors, trellises (with a horizontal component), or artwork at least 6 ft tall. The square footage of the trellis', arbor', artwork's, etc... footprint may replace required trees: 300 sq. ft. of architectural element for an evergreen tree or 500 sq. ft. of architectural element for a deciduous tree. The appropriate height for the horizontal element, relative to surrounding grade, would be determined based on surrounding uses and safety.
 2. Architectural elements such as low water features, low sculptures, mosaics, seating, information kiosks, decorative lighting, natural materials, decorative paving, may be used and are encouraged in

parking lots; however, their use does not substitute for the landscape requirements described above in Section 3.0.1.A above.

8.1.3 Small Parking Lot Landscape Option

Parking lots less than 2,300 square feet in size may be provided with required landscaping along the edges, so long as the following are met:

1. Any landscaping area must meet the provisions of this Appendix P, Section 8.1.1.A.8 and 8.1.1.A.9.
2. At least one tree for every six stalls shall be provided; and
3. No more than four standard spaces or five compact spaces shall be placed in a continuous row.

3.1 Parking Lot Perimeter

3.1.1 Landscaping along parking lot areas abutting public rights of way, pedestrian sidewalks, paths, regulated plazas, woonerfs, etc., shall consist of all of the following:

1. Evergreen shrubs spaced no greater than 3 feet on center, to provide a continuous hedge of 3 feet height at maturity;
2. The evergreen hedge shall be located between the parking lot and the right-of-way; and
3. Evergreen living groundcover planted and spaced to achieve 100% coverage in 2 years.
4. Landscaped buffers for parking lot areas abutting public rights of way shall have a minimum dimension of 3 feet.

3.1.2 Landscape Replacement Option

A. An applicant may opt to use the following Parking Lot Perimeter Landscape Replacement Option.

1. Architectural elements such as walls, trellises, arbors, artwork, etc... may substitute for the requirements in Section 3.1.1.1 and 3.1.1.2 only if they achieve all of the following criteria:
 - a. screen the parking lot
 - b. provide an edge to the adjacent public path, and
 - c. contribute to a visually interesting pedestrian environment.

Architectural elements which are proposed for substitution must be at least 3 ft. tall and generally continuous. However, architectural elements do not need to be 3 feet deep; the appropriate depth will be determined based on the ability of the material to achieve the criteria listed in the first sentence of this subsection.

2. Where architectural elements are used at the edges of parking lots, the architectural elements may count toward the parking lot's 10% interior landscape requirement (as required under Section 3.0.1.A.7) if the architectural elements meet the following requirements (See illustration):
 - a. The appropriateness of these architectural element(s) proposed will be evaluated based on the criteria in Section 3.1.2.A.1 (criteria a. – c.),

and the following:

- continuing the street wall interrupted by the parking lot
 - provision of elements which provide weather protection for adjacent pedestrians is encouraged though not required.
- b. Any horizontal portion of the architectural elements may count; however, the height of the horizontal elements must be placed at least 5 ft above the adjacent grade, unless the adjacent area is a walkway or place where people might be; then the horizontal element must be 8 ft above the adjacent grade.
- c. The ability of the vertical portion of the architectural elements to reduce the interior landscape requirement is as follows:
- the vertical portion between 0 and 3 ft in height does not reduce the landscape requirement.
 - the vertical portion above 3 ft may contribute to the landscape reduction, provided the overall height of the architectural element is at least 6 ft.
- d. This replacement provision may provide all of the 10% requirement in parking lots.
- e. The reduction in parking lot interior landscape does not reduce the number trees required on the interior of a parking lot nor the need to place trees in tree wells at least 24 sq. ft. in size, per Section 3.0.1.B.2.
3. The selection of any of the parking lot edge solutions described in Section 3.1.2.A.1 and 3.1.2.A.2 must be designed to allow pedestrians frequent views in and out of the parking lot as well as physical connections in and out of the parking lot. The frequency of visual and physical connections will be based on factors, such as:
- the need for connections and access to businesses, uses, activities, etc...
 - the location of pedestrian routes, connections, trails, paths, etc...
 - the level of traffic adjacent to pedestrian routes as well as the presence or absence of on-street parking
 - sidewalk width, other sidewalk activities, and street trees
 - safety issues such as visibility into and out of parking lots, sight lines at driveways and other vehicular entrances
 - the types and heights of materials selected.

4.0 Fences, Handrails and Fall Protection

- A. Fences will be required adjacent to utility easements only when the easement presents a safety hazard to the public.
- B. Handrails are not required on retaining walls unless they are adjacent to a trail or other area where pedestrians are encouraged.
- C. Handrails may be required on sidewalks adjacent or proximate to a significant downward grade change, based on the following table.

Determining When Handrails are Required

Horizontal distance ^I	Landscaped ^{IV}	Downward slope >5%	Downward slope <5% (flat)	Handrail req'd ^{II}	Handrail not req'd ^{III}
Less than 4 ft.		XXX		XXX	
Less than 4 ft.	XXX	XXX		XXX ^V	
Less than 4 ft.			XXX		XXX
Less than 4 ft.	XXX		XXX		XXX
More than 4 ft.		XXX		XXX	
More than 4 ft.	XXX	XXX			XXX
More then 4 ft.			XXX		XXX
More than 4 ft.	XXX		XXX		XXX

- I. Horizontal distance is the distance measured between the outside edge of the sidewalk and the edge of the wall or bluff.
- II. The handrail would follow typical dimensions. Rail would be no less than 42" high with vertical slats or rails through which a 6" sphere could not pass, and properly supported.
- III. The City may still require a handrail at this site, though following less stringent dimensions. For example, a "two-rail" handrail with 42" high posts at 6' on center with top rail at 42" and a midrail.
- IV. Landscaping would require approval for adequate coverage to prevent penetration.
- V. The City would generally require the typical handrail (see II above), although circumstances may allow for a generic "two-rail" handrail, as described in III.

5.0 Landscape Requirements and Specifications

The following landscape requirements and specifications shall apply to all landscaping required under this chapter.

5.1 Centennial Tree

"Eddie's White Wonder" Dogwood (*Cornus* "Eddie's White Wonder") has been chosen as Issaquah's official Centennial Tree. Developers are therefore encouraged to use it as a single specimen or in small group plantings.

5.2 Drainage

All landscapes shall demonstrate they have adequate drainage, either through natural percolation or through an installed drainage system.

5.3 Fertilization

All fertilizer applications shall conform to the standards contained in Appendix G. Fertilizer applications shall be made in a manner that will inhibit their entry into waterways, wetlands and storm drains.

5.4 Pesticide and Herbicide Use

The use of pesticides and herbicides shall conform to the standards contained in Appendix I. Pesticide and herbicide applications shall be made in a manner that will inhibit their entry into waterways, wetlands, and storm drains.

5.5 Plant Selection

All plants shall be adapted to their sites (sun exposure, cold hardiness, hydrozones, soil type, soil pH, etc.). Plants with differing environmental/cultural requirements shall not be used together if desirable circumstances cannot be provided for both. New plant materials shall consist of native or drought tolerant varieties or non-native species that have adapted to the climatic conditions of the Puget Sound region.

5.6 Plant Sizes

Plant Sizes for All Parking Lot Areas

Standard plant sizes for new parking lots shall be as follows:

1. Groundcovers--4 inch pot with 12 inch spacing or 1 gallon pot with 18 inch spacing;
2. Evergreen Shrub--3 to 5 gallon pot or balled and burlapped equivalent;
3. Deciduous Tree--1 1/2 inch caliper, 10 foot to 12 foot height; and
4. Evergreen Tree--6 foot height to uppermost branching point.

5.7 Landscaped Areas Size Requirements

- a. Larger planting beds are more likely to be successful than small ones. Therefore, planting bed size shall be as large as practical for each site.
- b. Groundcover/shrub beds shall be a minimum of 50 square feet with a minimum dimension of 5 feet. Smaller areas can be allowed on a case by case basis.
- e. Tree pits shall be a minimum of 2 times the diameter of the tree's root mass.

5.8 Plant Standards

All plant materials used shall meet the most recent American Association of Nurseryman Standards for nursery stock: ANSI 260.1.

5.9 Soil Porosity

Soils in planting areas shall have adequate porosity to allow root growth. Soils which have been compacted to a density greater than 85 psi (penetrable with a hand shovel) shall be loosened to increase aeration to a minimum depth of 18 inches or to the depth of the largest plant root ball whichever is greater. Imported topsoils shall be tilled into existing soils to prevent a distinct soil interface from forming. After soil preparation is completed, motorized vehicles shall be kept off the area to prevent compaction and damage to underground irrigation systems and utilities.

5.10 Tree Protection

Where vehicles may overhang into required landscape areas, trees shall be located such that they are not damaged by parked vehicles. Trees in lawn areas are required to have a mulched bed extending 18 inches in all directions from the base of the tree. In addition, protective devices such as bollards, trunk guards, root guards, etc., may be required in some situations.

5.11 Water-Wise Planting

Plants having similar water use characteristics (hydrozones) shall be grouped together. Landscape plans shall comply with the Water Conservation Standards outlined in Appendix I.

5.12 Water-Wise Irrigation

A permanent (or temporary for establishment with temporary being at least two years), efficient irrigation system shall be installed in all landscapes that do not have high soil moisture conditions. The system shall be designed to conserve water by using the best practical management techniques available. Best practical management techniques available may include, but not be limited to: drip irrigation to minimize evaporation loss, moisture sensors to prevent irrigation during rainy periods, automatic controllers to insure proper duration of watering, sprinkler head selection and spacing designed to minimize overspray, and separate zones for turf and plants with similar hydrozones and for full sun exposure and shady areas to meet watering needs of different sections of the landscape. Exceptions, as approved by a landscape professional selected jointly by the City and the developer, to the irrigation requirement may be street tree plantings, approved xeriscape (low water usage) plantings, native or drought tolerant indigenous plant material, or landscapes where natural appearance is acceptable or desirable.

5.13 Water-Wise Mulches and Soil Amendments

- a. Soil amendments may be necessary for a healthy growing medium, which will increase the survival rate for new planting and reduce on-going maintenance requirements.
- b. Incorporate water and nutrient holding materials into the soil as deep as possible. Use fully composted organic material.
- c. Mulch new planting areas to minimize evaporation, reduce weed growth and slow erosion. Use fully composted material.
- d. All mulches used in planter beds shall be feathered to the base of the plants.
- e. Moisture polymers should be added to soil to reduce the watering requirements.
- f. Water tubes should also be added to the tree plantings to allow water to penetrate the soil.

5.14 Fertilizer and Pesticide/Herbicide Application

Best Management Practices (BMPs) for fertilizer and pesticide/herbicide applications shall be developed for the site which protect groundwater and reduce impacts to the quality of the stormwater leaving the site.

Attachment 1
General Landscape Notes

Include aboveground utilities (i.e. light poles, hydrants, street signage, etc.) on all plan submittals. Place the following Notes on all Landscape Plans submitted for within the TOD:

1. Contractor is responsible for verifying the locations of all underground utilities prior to commencement of work; and to protect said utilities from damage during plant installation.
2. Contactor shall obtain and pay for all necessary permits and fees as required by applicable codes and ordinances for this work.
3. Contractor shall provide protection of all property, persons, work in progress, structures, utilities, walks, curbs and paved surfaces during the installation of landscape and irrigation work.]
4. Contractor shall keep all areas of work clean, neat and orderly at all times. All paved areas are to be cleaned following planting and maintenance activities.
5. Conflicts between approved planting plans, landscape performance standards as listed in Appendix "I" and existing field conditions shall be identified to the Designated Official prior to planting.
6. Proposals for plant substitutions, location adjustments, soil amendments or any variations from the approved plans shall require prior approval by the Designated Official.
7. Soils located in planting areas that have been compacted to a density greater than that penetrable with a hand shovel (approx. 85%), shall be loosened to increase aeration for a minimum depth of 18 inches for the entire area of the compacted soils utilized for landscape purposes. Imported topsoil shall be incorporated into loosened sub grade to a minimum depth of 6".
8. Verification of the need for additional soil amendments will be made at that time. Recommended amendments shall be applied prior to planting.
9. Use of fertilizer, organic or synthetic slow-release type, and pesticides of any kind shall only be permitted by the Designated Official. Permitted applications of pesticides shall be applied by licensed applicators only. All use of fertilizers, pesticides, and herbicides shall comply with Best Management Practices. Applications of all pesticides, herbicides, and fertilizers shall be made in a manner that will inhibit their entry into waterways, wetlands, and storm drains.

10. All plant material shall meet current American Association of Nurseryman Standards for Nursery Stock (ANSI 260.1) requirements. Plant sizes for parking lots shall conform to standards outlined in Appendix "F".
11. Allow 24 hours minimum notification for inspection request. Plant material that has been approved for installation shall be planted within 24 hours. Installation shall not be conducted under adverse weather conditions without prior approval of the Designated Official. Plant material that cannot be planted within one day following arrival shall be heeled-in, kept moist and protected at all times from extreme weather conditions. Plants shall be stored at the sole responsibility of the Contractor.
12. Tree pits shall be a minimum of two times (2x) the diameter of the tree's root mass. Additional aeration may be required as directed by the Designated Official. Add water tubes to the tree plantings in paved areas.
13. Street trees shall be symmetrical and uniform in appearance, size and structure.
14. Street tree and shrub setbacks shall be consistent with adopted City of Issaquah Street Standards, and meet the following general requirements unless otherwise directed by the Designated Official:
 - a. Trees will not be planted in locations that could lead to roots damaging sidewalks or curbing.
 - b. Trees will not be planted to obstruct vehicular lines-of-sight at traffic intersections and driveways or to obstruct street lighting, signage or to result in a safety concern.
15. Turf areas shall consist of a low water use seed mix that is well adapted to the region. Specific seed selection shall be chosen based on soils, maintenance expectations and proposed use of the planting area.
16. Plant materials shall be guaranteed for a period of two years. Plant material that has lost more than 30 percent of its normal foliage shall be replaced as directed by the Designated Official.
17. All planting areas to receive 2" Depth approved mulch.
18. Contact the following personnel for assistance or information:
Claire Jonson, MDRT Project Engineer – (425)837-3421
Gaila Gutierrez, MDRT Business Coordinator – (425)837-3414

DRAFT

Appendix H

Park, Plaza, and Woonerf Standards

1.1 General Requirements

The following general requirements shall apply to TOD parks, plazas and woonerfs:

- a. Views and linkages to streets and other public spaces and buildings shall be respected and reinforced through site planning and/or design elements.
- b. Children's play areas and activities should be located away from streets on which the road design speed exceeds thirty-five miles per hour. Children's play areas and activities located within a facility that is adjacent to a street shall consider measures (e.g. hedges and fences) necessary to protect children's safety.
- c. Where possible, summer shade areas should be incorporated when providing children's play areas. Shading may be accomplished by deciduous landscaping, architectural elements, temporary structures, or other means.
- d. All play areas and structures shall conform to the requirements noted in the current editions of publication F1487 "Standard Consumer Safety Performance Specifications for Playground Equipment for Public Use" published by the American Society for Testing and Materials (ASTM) and "The Handbook for Public Playground Safety" published by the United States Consumer Product Safety Commission.
- e. Adequate drainage shall be provided.
- f. Access for maintenance shall be provided.
- g. Maintenance costs shall be taken into consideration during the review of plans for a public park, plaza or woonerf.
- h. Electrical and water service shall be provided as needed for irrigation, event lighting, park lighting, security, maintenance, water features or drinking fountains.
- i. When used, lighting shall be designed and located to minimize adverse impacts on abutting uses or streets.
- j. Benches and trash receptacles shall be incorporated where appropriate.
- k. Bollards or other devices shall be used for limited controlled access and where appropriate for emergency and maintenance access.
- l. Plans shall conform to any applicable requirements of the Americans with Disabilities Act (ADA).
- m. Perimeter plantings shall be compatible with the style of adjacent landscaping.
- n. Native, drought tolerant, or plant materials supportive of urban wildlife habitat shall be used where appropriate.
- o. All fertilizer applications shall conform to the standards required by Appendix G. Fertilizer applications shall be made in a manner that will inhibit their entry into waterways, wetlands and storm drains.

- p. The use of pesticides and herbicides shall conform to the standards required by Appendix G. Pesticide and herbicide applications shall be made in a manner that will inhibit their entry into waterways, wetlands, and storm drains.
- q. All plants shall be adapted to their sites (sun exposure, cold hardiness, hydrozones, soil type, soil pH, etc.). Plants with differing environmental/cultural requirements shall not be used together if desirable circumstances cannot be provided for both. New plant materials shall consist of native or drought tolerant varieties or non-native species that have adapted to the climatic conditions of the Puget Sound region.
- r. All plant materials used shall meet the most recent American Association of Nurseryman Standards for nursery stock: ANSI 260.1.
- s. Plants having similar water use characteristics (hydrozones) shall be grouped together.
- t. All landscaped areas shall incorporate water conservation standards as required by Appendix G.
- u. Soil amendments may be necessary for a healthy growing medium, which will increase the survival rate for new planting and reduce on-going maintenance requirements:
 - 1) Incorporate water and nutrient holding materials into the soil as deep as possible. Use fully composted organic material.
 - 2) Mulch new planting areas to minimize evaporation, reduce weed growth and slow erosion. Use fully composted material.
 - 3) Feather all mulches used in planter beds to the base of the plants.
 - 4) Water tubes should also be added to the tree plantings to allow water to penetrate the soil.

2.1 Street Setback Requirements for Parks, Plazas and Woonerfs

No street setbacks are required for parks, plazas, or woonerfs.

2.2 Interior Setback Requirements for Parks, Plazas and Woonerfs

Interior setbacks shall be provided as follows:

2.2.1. Plazas and woonerfs. No interior setback is required.

2.2.2. Parks. When a park as defined in Section 3.0 of this Chapter directly abuts a rear or side property line of a residential use, any portion of a climbing structure which exceeds five feet in height shall be set back a minimum of fifteen feet from the property line.

2.3 Landscape Buffer Requirements for Parks, Plazas and Woonerfs

No landscape buffers are required for parks, plazas and woonerfs.

3.0 Parks

3.1 Pocket Parks

The term "pocket park" was coined in the 1960s when small areas within highly concentrated urban neighborhoods were transformed into parks devoted to recreation and green space uses. Pocket parks can fulfill a wide variety of purposes, and can serve people of various age groups and abilities. They can be developed for

active or passive recreational use. They vary in configuration depending on the surrounding land uses and the activities the vest pocket park supports. Within the TOD they shall be private parks. The following are examples of possible types of improvements in vest pocket parks:

- a. Art garden
- b. Picnic area
- c. Open lawn area
- d. Children's play area
- e. Horseshoe pits
- f. Water garden
- g. Exercise course
- h. Barbecue area

When reviewing a proposed pocket park plan, the Responsible Official will consider safety, compatibility with surrounding uses, location, and whether the size of the pocket park is appropriate to the use(s).

3.2 Community Gardens

Community gardens are common areas provided for the purpose of gardening. They are various sizes and can serve all age groups and abilities. The following are examples of community gardens:

- a. Pea-patch
- b. Cutting flower gardens
- c. Demonstration gardens
- d. Compost centers
- e. Container gardens
- f. Terraced gardens

When reviewing a proposed community garden plan, the Responsible Official will consider safety, compatibility with surrounding uses, location, and whether the size of the community garden is appropriate to the use(s).

3.3 Local Parks

Local parks are park areas designed to provide passive unstructured use and/or play areas for nearby residents and/or employees. A local park is distinguishable from a pocket park because it is larger and provides either bigger or a greater number of use areas. The following are examples of possible types of improvements in a local park:

- a. Children's play area
- b. Multi-purpose open space such as areas for volleyball, informal softball or soccer, kite flying, picnicking, etc.
- c. Multi-purpose paved area such as for basketball, tetherball, a tennis backboard, a painted chess board, etc.
- d. Picnic area
- e. Exercise course
- f. Trails

Local parks vary widely in size depending on the number and type of activities supported. When reviewing a plan for a local park, the Responsible Official will

consider safety, compatibility with surrounding uses, and the location, mix, and size of proposed recreational activity areas.

4.0 Plazas

Plazas are outdoor open gathering places which are primarily hard surface, but which may contain landscaping. They denote important places, create a focus, and/or increase light and air at street level. They also function as points of orientation. They may be located adjacent to buildings, within a park or other open space, or independent.

4.1 Plaza Special Requirements

The following special requirements shall apply to plazas:

- a. Plazas may be constructed with concrete, pavers, or special paving material. Asphalt is not permitted except as a paving accent material.
- b. Root barriers shall be provided for all trees planted within plazas.
- c. Seating must be provided. The seating may be fixed or moveable, or a combination of both. Required seating may be provided by ledges, fountains, sculptures, benches, chairs, stairs, etc. At least two of the seats shall meet ADA standards. For purposes of determining the number of seats provided on a bench, ledge, fountain, etc., eighteen lineal inches on a horizontal surface is considered one seat.
- d. The spacing, location and type of required street trees may be modified when adjacent to a plaza.
- e. Permanent structures may be provided within a plaza provided they do not preclude use of and access to the plaza by the general public. Structures may be enclosed or open air and may be leased for commercial use.
- f. Physical obstructions between a plaza and a sidewalk or public park shall be designed to provide sufficient visibility to protect the public safety of the users of the plaza and to ensure that public access to the plaza is convenient, obvious and welcoming. No walls or structures shall exceed thirty-six inches in height above the abutting sidewalk or public park for a total of more than fifty per cent of the lineal footage along one side of a plaza that directly abuts a public street right of way or public park.

5.0 Woonerfs

“Woonerf” is a Dutch term which means a circulation area shared by pedestrians, wheeled users and vehicles, and accessible to surrounding uses. While pedestrians and vehicles mingle, the pedestrian, rather than the vehicle, is accorded the dominant role. Special layout and street furniture emphasize the prime function of the area as being a place for people. Driving speed is reduced to walking speed, and parking is allowed only in designated areas. Woonerfs are located in areas where urban space is encouraged to extend into the street. Elements of woonerfs may vary depending on the abutting uses. Within the TOD woonerfs, like streets, shall be constructed by a private entity but can be owned or maintained by a private or governmental entity. Access and use provisions shall be the same as those pertaining to public or private streets.

5.1 Woonerf Special Requirements

The following special requirements shall apply to woonerfs:

- a. Woonerf designs shall accommodate vehicles but emphasize pedestrian use.
- b. Paving materials shall not include asphalt except as an accent material.
- c. The entrance(s) shall be clearly signed and distinguished by such things as changes in surface materials or grade.
- d. Traffic calming devices shall be provided as necessary to reduce driving speed to walking speed.
- e. Parking areas, if provided, shall be clearly recognizable and parking spaces shall meet the dimensional requirements of the Parking Standards.
- f. Pedestrian and vehicular routes shall not be differentiated by curbs or striping.
- g. A clear area of at least two feet in depth shall be provided on the shared surface in front of any adjacent entrances to dwellings, businesses, or garages so that emerging drivers or pedestrians can see and be seen by approaching traffic.
- h. The woonerf shall be sufficiently well lit after dark to enable drivers to see potential obstacles such as changes in level, and for drivers and pedestrians to see each other.