



Redmond Shoreline Master Program Update

Design Standards

May 2004

20D.40 Design Standards

20D.40.10-020 Scope and Authority

- (1) Scope.
- (2) Authority.
 - (a) Design Review Required. All applications requiring a building permit for exterior building modifications, new construction and signs, and any private or public development within the shoreline jurisdiction shall comply with the Intent Statements and Design Criteria as provided in subsection (d).
 - (b) Design Review Board Authority. The Design Review Board shall review and make a decision on the following applications:
 - (i) All building permit applications that have a total valuation of \$50,000 or more except for the following:
 - (A) One and/or two unit residential buildings;
 - (B) Tenant improvements not encompassing an exterior modification;
 - (C) Signs; and
 - (D) Commercial buildings located within the MP or I zones unless the sites have significant natural features, are located in areas of high public visibility, such as areas adjacent to SR 520 or Marymoor Park or as provided in subsection (ii) below.
 - (ii) Within the shoreline jurisdiction, all site plan review applications in which exterior building or site modifications have a total valuation of \$50,000 or more, including, but not limited to the following types of projects: parks, parking lots, commercial buildings, regional utilities, streets and bridges.
 - (iii) Planned Residential Development (PRD) applications when the proposal includes housing types other than single-family detached units.
 - (c) Code Administrator Authority.
 - (d) Compliance with Design Standards.

- (e) Conflicts with Site Requirements. These Design Standards supplement the development standards and site requirements of each zoning district...
- (f) Administrative Design Flexibility. Under exceptional circumstances, minor variations to the site requirements of the underlying zoning district may be permitted if it is necessary to meet the intent of the Design Standards. Minor variations shall be processed through the procedures set forth in RCDG 20F, Administrative Design Flexibility. If the Design Review Board makes a recommendation to vary the site requirements it shall be based on the following:
 - (i) The application of certain provisions of the Development Guide would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the underlying zoning district and of the Design Standards; and
 - (ii) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area or to adjacent sensitive areas or shorelines; and
 - (iii) Permitting a minor variation will not be contrary to the objectives of the Design Standards; and
 - (iv) Consistency with the Shoreline Master Program.

20D.40.15 City-Wide Design Standards

20D.40.20 Context Design Standards

20D.40.20-020 Design Contexts

- (1) Intent
 - (a) To provide contextual references that can be used to encourage distinctive designs for new development and redevelopment projects.
 - (b) To create contexts that capture the community visions and values as reflected in the comprehensive plan, neighborhood plan, and/or design review handbook. Contextual elements could include the following:
 - (i) Context defined by Natural Forms and Patterns. These are natural landforms found in the stream and river valleys, lake, and hillsides within and around the City. Examples include river contour forms; river bench terraces; multiple silhouette ridgelines; and panoramic vistas with associated mountain, lake, river, and gully forms.
 - (ii) Cultural Context. This consists of specific cultural references to Redmond as a historic urban crossroads or as a farming community.
 - (iii) Architectural Context. This includes buildings with articulated facades, pedestrian friendly scale and detailing, historic building features or character, and interesting rooflines.
- (2) Design Criteria
 - (a) Development sites should blend with natural landforms and be designed to maximize scenic views.

- (b) Developments that have a cultural context should incorporate or enhance cultural references by symbolic design details, interpretive signs or informational plaques.
- (c) Developments within an area that has a distinctive architectural context should carry it forward with similar structure types and materials and, where appropriate, consistent architectural detailing.

20D.40.20-030 Relationship to Adjacent Properties

- (1) Intent
 - (a) To promote the functional and visual compatibility between adjacent neighborhoods and different land uses.
 - (b) To encourage building designs which use natural, historical, traditional, and/or cultural context references to create elements which link the development to the neighborhood and community.
 - (c) To use building design to create a transition between development and natural features.
 - (d) To promote a gradual transition between different uses.
 - (e) To encourage development that responds to the aesthetic, natural and recreational values of a shoreline location, through appropriate building design and orientation, and adequate visual and physical linkages to the shoreline.

20D.40.25 Site Design Standards

20D.40.25-010 Purpose

The purpose of this section is to establish criteria for development-wide design and improvements relative to natural features, sensitive areas, shorelines, open space and recreation, safety, lighting, service areas, and storm water facilities.

20D.40.25-020 Natural Features, Sensitive Areas, and Shorelines

- (1) Intent.
 - (a) To encourage the integration of sensitive areas and shorelines into the site plan and development proposal as site amenities.
 - (b) To reduce natural hazards and impacts on the natural environment, and to minimize the visual impact of development on hillsides and shorelines.
 - (c) To preserve natural features, sensitive areas and shorelines in a manner which links natural systems and habitat rather than creating isolated pockets of such areas.
 - (d) To encourage development to respect natural landforms and to use them to provide definition between various parts of the community and to provide project identity.
 - (e) To encourage enhancement of natural landscapes and views after initial clearing and development.
- (2) Design Criteria.

- (a) Preserve and enhance natural features to create a desirable environment for residents, tenants and employees. Provide visual access and, where safety and function allow, physical access to natural features, sensitive areas and shorelines.
- (b) Provide for a transition from built features to significant natural features.
- (c) Where possible, sensitive areas and shorelines should be linked with other sensitive areas or open spaces on adjacent properties or to adjacent open space corridors.
- (d) Preserve stands of significant trees.
- (e) Development on hillsides should minimize visual and environmental impacts by incorporating the following techniques as appropriate:
 - (i) Locate buildings and other development structures below prominent ridgelines.
 - (ii) Retain existing wind resilient vegetation along ridgelines.
 - (iii) Minimize potential erosion, slope stability and drainage problems by conforming buildings and other impervious surfaces to the existing topography and natural drainage systems.
 - (iv) Revegetate cleared areas using native trees and shrubs.

20D.40.25-030 Open Space and Recreation

- (1) Intent.
 - (a) To provide open space and recreation areas that serve one or more of the following purposes: buffering, preservation of natural areas, and active and passive recreation.
 - (b) To link open space and recreation areas within the development and where appropriate, to contiguous properties and other public open space, parks and trails.
 - (c) To encourage the preservation and enhancement of views within or from a development.
 - (d) To coordinate the design of storm water and open space so that the facilities can be multi-purpose, functional facilities that appear as natural features and pleasing open spaces.
- (2) Design Criteria.
 - (a) Design open space to enhance and preserve outstanding natural site features.
 - (b) Use open space, setbacks, tree protection areas, or sensitive areas as buffers between the existing uses and proposed uses when there is significant contrast in land use type or intensity.
 - (c) Open space should be organized into a general system of integrated or connected spaces.
 - (d) Open space should be linked to open spaces on adjacent properties.
 - (e) Environmental conditions, such as sensitive areas, shorelines, solar access, microclimates, views, and privacy should determine the siting of open space, buildings, parking areas, and streets.

- (f) Surface storm drainage systems should have a natural occurring appearance and should be designed to complement existing landforms and proposed open space rather than appear as rigid engineered shapes.
- (g) Views into or through a development should be preserved, opened up or designed to become part of the surrounding open space focus.
- (h) Where appropriate, open space should be contiguous with required natural buffers.
- (i) Recreation open space should be designed to provide readily accessible places for informal and formal recreation to occur.
- (j) Where a proposed development abuts or includes areas designated as parks, open space or open space corridors (City of Redmond Comprehensive Plan), the required parks, trails, or open space shall be designed and located using the following criteria:
 - (i) Locate the required park, trail or open space, next to or connected to the designated park, trail, or open space corridor.
 - (ii) Where appropriate, locate parks, open space or trails to increase access to waterfront and recreation areas. The design of waterfront and recreation areas should address safe access, maintenance of improved areas, and protection of sensitive areas.
 - (iii) Where a proposed development abuts a public park, recreation facility, or trail provide a connection such as a sidewalk, pathway, greenway, or multi-purpose trail. The development shall not block access to the park or recreation facility from adjacent areas.
- (k) Residential uses shall provide for active recreational uses through the provision of specific outdoor activities and play areas and/or linking open spaces to pedestrian or bicycle trails.
- (l) Commercial and industrial developments should create a desirable environment for employees. Design the building and site in a manner that provides visual access and, where appropriate, physical access to attractive natural features, such as shorelines, unusual landforms or sensitive areas on the site.

20D.40.25-060 Site Lighting

- (1) Intent.
 - (a) To minimize the impacts of lighting on night skies throughout the city.
 - (b) To reduce the general illumination of the sky in Redmond's residential neighborhoods, in the Sammamish and Bear Creek Valleys, and over Lake Sammamish.
 - (c) To reduce horizontal light glare and vertical light trespass from a development site onto adjacent residential and commercial development and onto natural features, shorelines and sensitive areas.
 - (d) To encourage the use of lighting in conjunction with other security methods to increase site safety.
 - (e) Lighting should not be used to market or advertise. Lighting may be used to enhance building, landscaping, or site elements.

- (2) Design Criteria.
 - (a) Site lighting should not trespass onto adjacent uses, particularly residential uses, shorelines and critical wildlife habitat areas.
 - (b) Lighting should be provided at consistent levels with gradual transition to unlit areas. Avoid creating highly contrasting pools of light and dark areas which can be temporarily blinding.
 - (c) Design lighting to enable users to identify a face 15 yards away, in order to reduce anonymity and to give the pedestrian the opportunity to choose another route.
 - (d) Use pedestrian-scaled lighting where there is pedestrian activity.
 - (e) Parking lot light fixtures shall be non-glare and mounted no more than 25 feet above the ground to minimize the impact onto adjacent properties.
 - (f) All fixtures over 15 feet in height shall be fitted with a full cut-off shield.
 - (g) Within the shoreline jurisdiction, development proposals shall demonstrate compliance with the City's "dark skies" policies, such as a demonstrating that lighting levels are the minimum necessary for safety and essential site functions.
 - (h) Lighting for sports fields, driving ranges and similar intensive recreational uses within the shoreline jurisdiction shall incorporate cut-off shields, and shall incorporate plantings of native conifers to screen the development from the shoreline.
 - (i) All building lights shall be directed onto the building itself or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building.

20D.40.25-070 Service Areas

- (1) Intent.
 - (a) To reduce the visual and physical impacts of service areas, mechanical equipment, trash and recycling containers, and other similar uses on other on-site uses, the street environment, adjacent shoreline areas and other public open spaces, and adjacent properties, while maintaining accessibility for service providers and users.
 - (b) To mitigate the off-site visual impacts of service and mechanical equipment areas when siting alone does not adequately mitigate impacts.
- (2) Design Criteria.
 - (a) Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and mechanical equipment) shall be located away from highly visible areas, such as streets and public shoreline areas, to minimize visual, noise, or physical impacts on the site, street environment, adjacent public open spaces, and adjacent properties.
 - (b) Locate waste receptacles in areas convenient for on-site use and accessible for collection.

- (c) When service elements and outdoor storage areas (dumpsters, refuse, and recycling collection areas) are visible from the sidewalk, shoreline public access areas or adjacent properties, the elements shall be screened from view using materials and colors consistent with the design of the primary structure(s) on the site. Utility cabinets and small-scale service elements may be screened with landscaping and/or structures.
- (d) Rooftop mechanical equipment shall be screened from view by such methods as roof wells, clerestories, or parapets.
- (e) Screening should incorporate landscaping.
- (f) Design screening with consideration of views from adjoining hillsides and from other areas of high public visibility, with special consideration for views from SR 520, Redmond Way, other major arterials, Marymoor Park, and the Sammamish River Trail.
- (g) Design and select landscaping and structural materials of sufficient size, quantity, and height to effectively screen service elements and to make them compatible with associated buildings

20D.40.25-080 Stormwater Facilities

- (1) Intent.
 - (a) To provide options for stormwater facilities that are visually attractive.
 - (b) To incorporate open stormwater facilities into project site design and landscaping as a design amenity.
 - (c) To avoid potential hazards between persons and stormwater facilities.
- (2) Design Criteria
 - (a) Design stormwater facilities to appear as naturally occurring features.
 - (b) Stormwater facilities should be designed to address the following;
 - (i) Incorporate screening elements and landscaping into biofiltration swale design so the swale is located and designed as a positive landscaping feature.
 - (ii) The swale or pond should be oriented so it does not impede pedestrian circulation or shared parking between two or more properties.
 - (iii) Trees may be planted near biofiltration swales as long as they will not inhibit vegetative growth within the swale.
 - (iv) Drainage swales should be planted with shrubs or grasses (sedges, for example) which are tolerant to standing water or wet conditions.
 - (v) Pedestrian bridges are acceptable where such crossings are necessary.
 - (vi) Incorporate landscaping and screening to visually enhance the swale without reducing maintainability and sun exposure.
 - (vii) Adjacent to natural shoreline areas, above-ground stormwater facilities shall be landscaped with native plants, and should include snags, nest boxes or other habitat features as appropriate for the scale, function and location of the facility.

20D.40.30 Building Design Standards

20D.40.30-010 Purpose

20D.40.30-020 Architectural Concepts

(1) Intent.

- (a) To ensure building design is based on a strong, unified, coherent architectural concept.
- (b) To ensure that buildings portray a sense of high architectural integrity, successfully building upon classical or traditional themes, practices and principles.
- (c) To ensure that new buildings are appropriately designed for the site, address human scale, and become a positive element in the architectural character of the neighborhood.
- (d) To ensure that new buildings use high quality building materials and architectural finishes in a manner that exemplifies craftsman quality and durability.
- (e) To ensure that new buildings are aesthetically pleasing and superior in design, while not being ostentatious, trendy, cliché, or monotonous.

(2) Design Criteria.

- (a) The building design should support the vision for the area as defined in the Comprehensive Plan, development regulations and the design review handbooks.
- (b) The architectural composition, scale, elements, and details of a building should relate to the site's natural features and the character of the surrounding area. A strong architectural concept will indicate this organizational scheme, and convey the project's architectural character, or the style of the development. The concept should incorporate the following:
 - (i) Building Orientation. Buildings may be oriented around a courtyard, be terraced down a hillside, or respond in design to a prominent feature, such as a corner location, a street or the river. Windows, breezeways and common areas should be oriented toward shorelines, scenic views, or natural or recreational amenities on the site. Buildings and site design should provide inviting entry orientation. Water-enjoyment uses located adjacent to the shoreline should incorporate substantial areas of windows and outdoor seating areas and walkways oriented toward the shoreline. Outdoor use areas should include attractive landscaping, lighting and street furniture. Buildings should not turn their backs to the street or to shoreline public access areas.

- ii) Architectural Composition. The composition of a building's larger masses and elements can create a unifying concept. Types of composition or design are symmetry and asymmetry, organization around an axis or approach, in a linear fashion or on a grid. The composition should be clear and appropriate to the building's function and context.
- (iii) Building Scale. The apparent mass and scale of large buildings can be reduced through the use of modulation and articulation that provides a pedestrian scale and architectural interest. Height and modulation should reflect natural features and views. The building envelope shall be designed to maintain shoreline view corridors from the site and nearby properties. (See also 20D.40.30-030, Building Scale.)
- (iv) Building Elements. Distinctive roof forms, entrances, an arcade or porch, or the articulation or arrangement of doors and windows or other building features can provide for compositional unity and convey a strong architectural concept. (See also 20D.40.30-030, Building Scale.)
- (v) Building Details, Materials, and Colors. Moldings, mullions, rooftop features, materials, and colors can display a distinctive architectural style. (See also 20D.40.30-040, Building Details Materials, and Colors.)

20D.40.30-050 Multiple Building Design

- (1) Intent.
To promote integrated multiple building development that is coordinated with and enhances the surrounding built and natural environment and is organized to meet the goals of Redmond's development regulations.
- (2) Design Criteria.
 - (a) Orient buildings to retain and balance views...
 - (b) Where appropriate, promote variety in building design...
 - (c) Design the perimeter of a project to be sensitive to the scale and bulk of buildings on adjacent sites.
 - (d) Consider solar orientation and climate in siting buildings...
 - (e) Consider site design that minimizes clearing and grading...
 - (f) Use Site and Building Design for Safety techniques...
 - (g) Orient buildings, entries, and activities to encourage use of outdoor areas, shoreline access areas and streets.
 - (h) Maintain adequate space between buildings to allow for landscaping or buffering...
 - (i) In residential developments, incorporate open space, privacy, and separation, while maintaining safety...

20D.40.35 Landscape Design Standards

20D.40.35-010 Purpose

20D.40.35-020 Planting Design

- (1) Intent.
 - (a) Planting design is an integral part of the overall site and community design and should complement the architecture, other site elements and the visual appearance of the neighborhood, as well as the northwest environment. The landscape plan should help reduce impacts to and create a transition to adjacent natural features, such as sensitive areas and shorelines. The landscape plan should be based on a well-defined concept addressing criteria for function, design, horticulture, maintenance, and irrigation.
 - (b) The planting design should be a composition of plant materials that creates an appropriate visual character such as stylized, formal, informal, or natural. The design should include a suitable combination of trees, shrubs and groundcover plants, including native and northwest-adapted plants. The number, size and arrangement should be carefully selected to balance color, texture, form, line, proportion, and scale in both the horizontal and vertical plane.
- (2) Design Criteria.
 - (a) Retention and Enhancement of Existing Vegetation. Preserve as much native non-invasive vegetation as possible, particularly adjacent to buffers of sensitive areas and shorelines. Preference should be given to plant groupings and mature trees. Replant developed areas with stands of non-dwarf evergreens in natural and random patterns where possible.
 - (b) Usable Open Space. Provide space on-site for active and/or passive recreational purposes.
 - (c) Buffer. Provide separation between incompatible adjacent land uses or activities...
 - (d) Transition. Provide plantings that effectively accommodate a change in design between adjacent sites, within a site, and from native vegetation areas. To lessen impacts and provide transitions to natural areas, use native plants as much as possible adjacent to the buffers of sensitive areas and shorelines. Design foundation plantings to create an effective change from public to private space and from the vertical to horizontal plane at building edges.
 - (e) Mitigation of Adverse Visual Impacts. Provide plantings to soften the visual impact of less desirable development and/or structures such as large blank walls, dumpster areas, service areas, and large areas of pavement.
 - (f) Definition or Emphasis. Use plantings to highlight significant site features and to define site use areas and circulation corridors without interfering

- with the use of such areas. Examples include site and building entrances, pedestrian walkways, and focal points, such as gathering areas or plazas.
- (g) Safety. Use landscaping which minimizes disruption of sight lines along pathways.
- (h) Water Conservation. Plant species, and design and installation techniques that reduce water consumption are encouraged.
- (i) Design. Plants should be selected and arranged according to the following design criteria:
 - (i) Unity. Arrange plants in an orderly composition...
 - (ii) Variety. Select a variety of plants providing interest, accent and contrast, using as many native species as possible.
 - (iii) Consistency. Develop a planting design compatible with and conforming to the overall project design concept and adjoining properties.
 - (iv) Appropriateness. Develop a planting design concept that is compatible with the architectural character, land use, and environment. Select plants with an awareness of their growth requirements, tolerances, ultimate size, preferences for soil, climate and sun exposure, and negative impacts.
 - (v) Density. Provide adequate plant quantity, size, and spacing...

20D.40.35-040 Tree Retention

- (1) Intent.
 - (a) To preserve and enhance the unique character that trees provide to the area.
 - (b) To preserve and protect stands of mature trees and retain substantial natural vegetation in accordance with the regulations for tree preservation, particularly near sensitive areas and shorelines.
 - (c) To aid in the stabilization of soil by preventing erosion.
 - (d) To reduce storm water runoff.
 - (e) To provide a visual buffer and screen against traffic and noise.
 - (f) To lessen impacts of development on adjacent sensitive areas and shorelines.
- (2) Design Criteria.
 - (a) Where there is a stand of significant trees, treat the stand as a natural feature and employ techniques described in 20D.80.20, Tree Protection.
 - (b) Mature trees, stands of trees, and trees and their understory adjacent to a sensitive area or shoreline buffer should be protected wherever possible.

20D.40.40 Sign Design Standards

20D.40.40-010 Purpose

20D.40.40-020 Signs and Street Graphics

- (1) Intent.
 - (a) To ensure that signs are appropriately designed for the building architecture, site, surrounding structures and adjacent public areas.
 - (b) To ensure that sign scale, orientation and lighting are compatible with natural and aesthetic qualities of adjacent sensitive areas, shorelines, or other natural open space.
- (2) Design Criteria.
 - (a) Signs should be used primarily for the purpose of identification or conveying recognition of a particular development.
 - (b) Signs should be consistent with building design and surrounding structures, and be appropriate to the type of activity to which they pertain. Design elements, such as the size, shape, materials, lighting, color, lettering style, and the number and arrangement of signs should present a professional appearance and quality of permanence.
 - (c) The shape of a sign should strive for simplicity with all elements constituting an integrated design with the building and landscaping.
 - (d) A sign must be legible.
 - (e) The scale of a sign should be in proportion with the building or site to which it pertains.
 - (f) The number of signs should be minimized in order to avoid visual clutter.
 - (g) Sign programs should be adhered to unless special circumstances can be substantiated for an individual tenant to deviate from the standard requirements.
 - (h) A sign should be an understatement in relation to the building and site the sign is identifying. Conversely, a sign should not overshadow its building or surroundings.

20D.40.45-020 Street Design

- (1) Intent.
 - (a) To balance traffic flow, transit, pedestrian and bicycle use, and safety in the design of public and private streets.
 - (b) To create attractive and effective streetscapes that provide safe linkages to public facilities, shorelines, and other public open spaces, and that complement the aesthetics of adjacent natural features and buildings.
- (2) Design Criteria.
 - (a) Design streets to address terrain, intersection configurations...
 - (b) Minimize steep gradients in circulation patterns.
 - (c) Promote safety through adequate sight distance...
 - (d) Allow safe, efficient access for emergency vehicles.
 - (e) Discourage through-traffic and long curvilinear cul-de-sacs...

- (f) Accommodate transit on arterial streets...
- (g) Where possible, streets and internal circulation systems should frame vistas of retail areas, public buildings, parks, open spaces, and natural features, especially Lake Sammamish, the Sammamish River, Bear and Evans Creeks, and forested slopes.
- (h) Intersections should be designed to facilitate both pedestrian and vehicular movement.
- (i) Provide shade trees along all streets ...
- (j) Within the shoreline jurisdiction, streets and bridges should be designed to enhance shoreline visual, physical and cultural access by incorporating special design features, such as viewpoints, gateway design elements, street furniture, decorative lighting, landscaping, public art or street graphics.

20D.40.45-040 Pedestrian and Bicycle Circulation

- (1) Intent.
 - (a) To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the City.
 - (b) To enhance access to on- and off-site open space areas, shoreline access areas, and pedestrian/bicycle paths.
- (2) Design Criteria.
 - (a) Connect building entries to entries of other buildings within the development, to nearby residential complexes, and to existing or planned sidewalks and crosswalks.
 - (b) Enhance site access and access to adjacent sites by linking paths, driveways and parking areas to adjoining public or private open space, paths, crosswalks and transit stops. (See Comprehensive Plan Recreation and Open Space Trails Plan, Shoreline Public Access Map, and Redmond City Center Bicycle Plan.)
 - (c) Provide easements for pedestrian access to facilitate the future extension of these paths as adjoining properties are improved.
 - (d) Provide for access needs of the physically challenged...
 - (e) Encourage pedestrian use and movement by providing walkways. Design efficient walkways by:
 - (i) reducing walkway distances and providing short cuts;
 - (ii) eliminating pedestrian barriers and obstacles...
 - (iii) assuring continuity of walkways;
 - (iv) providing protection from wind and rain, especially at main building entrances and over public walkways;
 - (v) providing adequate lighting where nighttime use exists or is encouraged; and

- (vi) using walkway surfaces which are comfortable to walk on and durable.
- (f) Improve the safety and appearance of walkways that cross parking lots...
- (g) Existing informal paths should be recognized and improved to ensure connection to and through sites and access to parks and open space.
- (h) Pedestrian circulation plans should consider incorporating the following techniques to increase the personal safety of pedestrians...

20D.40.45-060 Parking Lot Location and Design

- (1) Intent.
 - (a) To encourage parking design that provides for distribution of parking in a balanced manner across the project site plan, avoiding where possible a concentration of all of the parking in front of the building.
 - (b) To provide for clear internal vehicle circulation patterns and consideration of pedestrian walkways in parking lots.
 - (c) To set standards for paving, lighting, and other design elements.
 - (d) To provide for joint entrances and exits.
 - (e) To reduce the negative impacts of parking and circulation facilities on highly visible public open spaces, such as shorelines and other natural open spaces.
- (2) Design Criteria.
 - (a) Locate parking where possible behind buildings and away from areas of high public visibility and shorelines.
 - (b) Integrate parking area design with landscape design in a way that reduces the visual impact of impervious surfaces and provides adequate screening of parking from public view...
 - (c) Reduce pavement areas for vehicular use...
 - (d) Convenient, marked pedestrian access shall be provided from the interior of parking areas to street front walkways.