



MAPLE VALLEY DOWNTOWN DESIGN STANDARDS & GUIDELINES

nbbj

Workgroup Meeting #4

02.26.2020



Agenda

Part 1: (20 minutes)

- A. Welcome & Public Comment
- B. Schedule

Part 2: Key Concepts (100 Minutes)

- A. Revisit
 - Parking
 - Proportional Compliance
- B. Building Design
 - Dimensions Table
 - Building Elevations & Facade Treatment
 - Transparency & Display Cases
 - Sustainability
- C. Streetscape
 - Civic Open Space
 - Street Design Options

Next Steps...



Project Goals & Objectives

- ① **Build on Downtown Visioning Conversations** (Spring 2019)
- ① **Confirm Downtown Vision & Area of Influence**
- ① **Define Design Standards & Guidelines for Downtown**
- ① **Provide Staff the Content to Incorporate into City Code**
- ① **Identify Next Steps to Promote Downtown Creation**



Workgroup Meeting #3 Review Summary

- Discussion around Parking:**
 - Parallel vs Angeled vs 90 degree**
 - Parking Minimums and Maximums Discussed**
 - One parking stall minimum per residential unit**
- Primary Street Design Concepts** - Look and Feel of Primary Streets and Secondary Connections
- Building Heights, Setbacks and Build-To-Line**
- NBBJ and City Staff met and reviewed the 50% Draft Design Standards & Guidelines.**
Standards (S-#) and Guidelines(G-#) will be represented in this presentation.



Public Comment



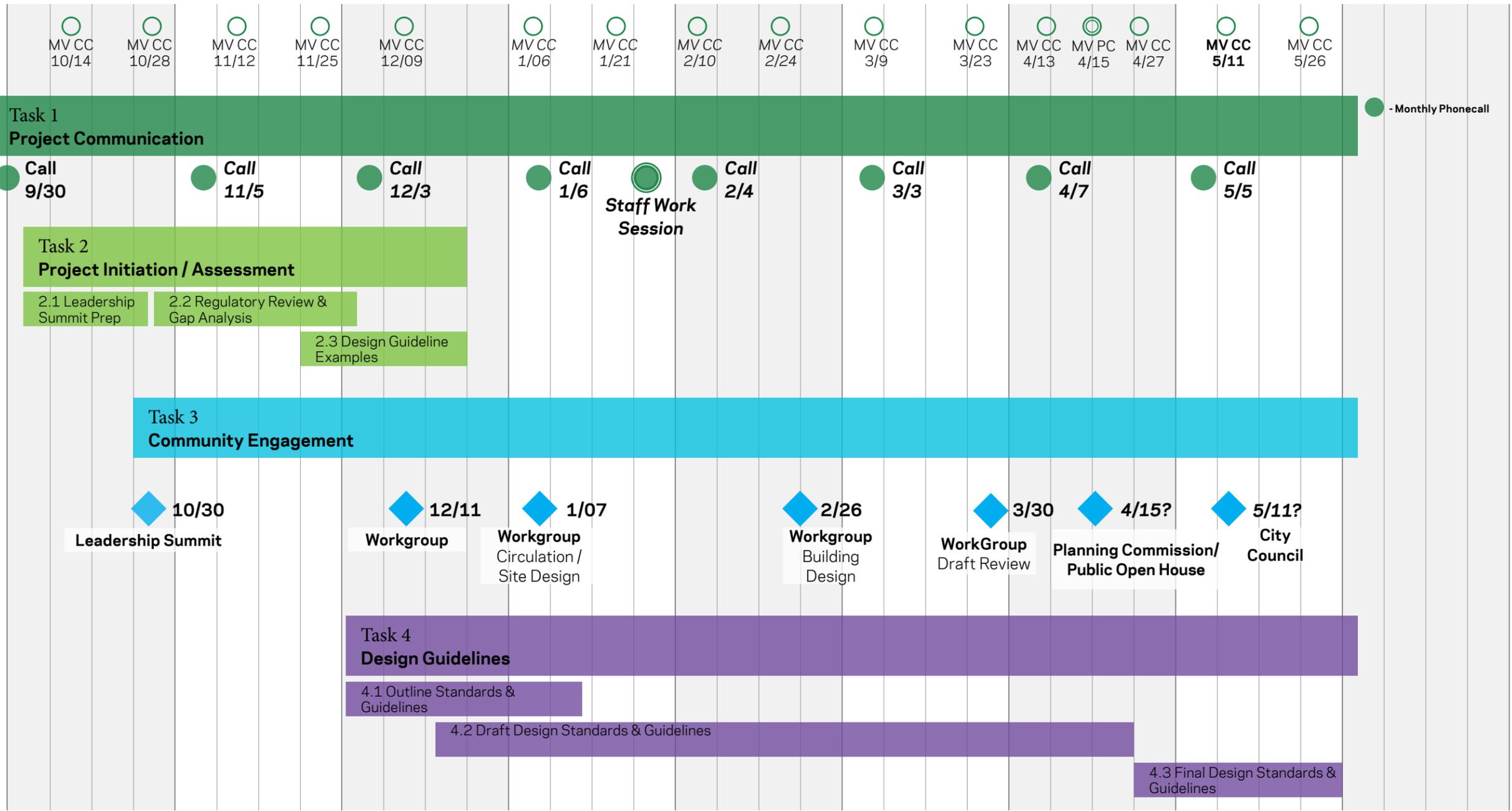


Project Scope & Schedule Update

2019

2020

OCT NOV DEC JAN FEB MAR APR MAY JUN

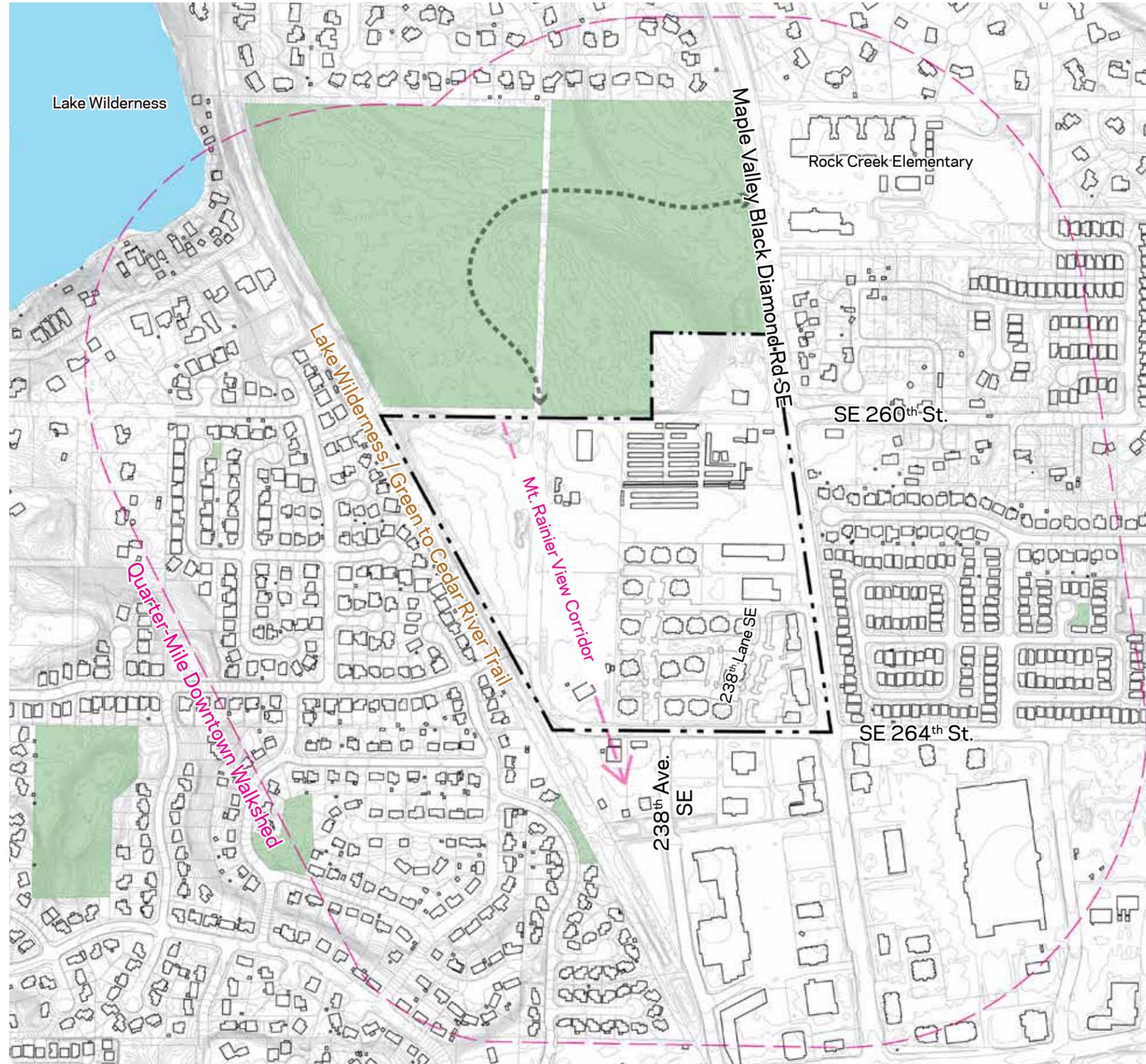


Tasks

- 1. Project Communication:**
 - 1.1 Project Management & Communication
- 2. Data Collection / Analysis:**
 - 2.1 Regulatory Review
 - 2.2 Precedent Code / Design Guidelines
 - 2.3 Land Use Assessment & Site Analysis
 - 2.4 Public Engagement
- 3. Community Engagement:**
 - 3.1 Community Engagement Plan
 - 3.2 Workgroup Meetings
 - 3.3 Community Meeting
 - 3.4 Planning Commission
 - 3.5 City Council
- 4. Design Guidelines:**
 - 4.1 Outline of Downtown Standards & Guidelines
 - 4.2 Draft Design Standards & Guidelines
 - 4.3 Final Design Standards & Guidelines



Area Plan



Revisit

- Parking
- Proportional Compliance



Revisit: Parking

Use Type	Minimum	Maximum
Multifamily Residential		
Studio / 1 Bed	1 per Unit	1 per Unit
2 Bed / 3 Bed	2 per Unit	2 per Unit
Commercial Office (1)	2 per 1,000 GFA	4 per 1,000 GFA
Retail Activities (2)	0 per 1,000 GFA	4 per 1,000 GFA
Restaurants, taverns, & lounges	0 per 1,000 GFA	5 per 1,000 GFA

1. Banks, professional and business offices or services, and medical and dental offices.
2. Fraction: If the calculation of the number of parking spaces results in a fraction, such number may be rounded down to the nearest whole number.

S-01 The following parking standards apply to building program uses within the downtown district. For those not listed herein, refer to the parking standards located in MV 18.40.120 Off Street Parking Standards. All measurements are calculated per Gross Floor Area (GFA) unless otherwise noted.

Revisit: Bicycle Parking



Indoor Bike Storage - Seattle

S-03 Bicycle parking shall be provided for long-term residents, visitors and employees as well as short term, visitors and customers within each development block and building.

S-04 Long-term bicycle parking shall be provided in an accessible and safe location that is convenient to building occupants.

Long-term bicycle parking requirements:

- a. Multifamily Residential. Provide secure room with resident access. Provide 1 bike storage spaces per 4 units; minimum of 4 storage spaces.
- b. Commercial Office: For office space above the ground floor, provide secure room with tenant access. Provide 1 bike storage space per 3,000 GFA; minimum of 4 bike storage spaces. Provide at least 1 on-site shower and changing facility.
- c. Fraction: If the calculation of the number of parking spaces results in a fraction, such number must be rounded up to the nearest whole number.

Revisit: Bicycle Parking



Short Term Bike Rack Storage

S-05 Short-term on-street bicycle parking shall be positioned in visible areas with appropriate lighting, where it is not subject to vehicle traffic and within 100 feet of the primary building entrance.

Short-term bicycle parking requirements:

- a. Primary Street and Pedestrian-Oriented Secondary connection. 4 bike storage spaces per 150 lineal feet of frontage. Bike rack design as specified in the Downtown Public Realm Concept Design.



Revisit: Proportional Compliance

Proportional Compliance allows for existing structures and uses to continue, while providing a path to make improvements to their property.

The section defines how the existing use and its structures must comply with the new *standards and guidelines* based on predetermined thresholds, if renovated or expanded.



Revisit: Proportional Compliance *DRAFT*

Value Determination: King County Assessed Value of existing structures

Thresholds:

1. Improvement's value less than *X%* of assessed value of structures or, improvement is less than *\$XX,XXX*.
2. Improvement's value is *X%* or greater, but less than *XX%* of assessed value of existing structures.
3. Improvement's value is *XXX%* or greater of assessed value of existing structure or, value is *\$XXX,XXX* or greater.



Permit *without* meeting Design Standards & Guidelines.



Improvements to applicable building shall meet frontage requirement.



Existing, improved, and/or expanded buildings and/or site shall meet all design standards.

Building Design

- Dimensions Table
- Building Elevations & Facade Treatment
- Transparency & Display Cases
- Sustainability



Building Design: Pedestrian Oriented Dimensional Standards Table

Table 2.1 S-02: Pedestrian Oriented Dimensional Standards

Development Standard	Primary Street	Private Street or Future Dedicated ROW	Woonerf	Shared Alley	Ped. Corridor	Arcade
Minimum Building Height	24 Feet					
Maximum Podium Height	30 Feet; or (allows for 2 floors: 1 retail, 1 comm. office) 2 Floors					
Maximum Building Height (1) (2)	60 Feet; or (allows for 4 floors: 1 retail, 3 comm. office) 5 Floors					
Setback from Front Property Line to Build-to Line	4 Feet Minimum 10 Feet Maximum		0 Feet Minimum 2 Feet Maximum		None Required	
Building Stepback from Front Façade for Floors Above 30 feet.	10 Feet Minimum	None Required				
Ground Level Floor-to-Floor Height	14 Feet Minimum					
Ground Level Depth	40 Feet Minimum			25 Feet Minimum		
Ground Level Transparency	60% Transparency between 2 feet and 8 feet.					
Separation of Ground Floor Residential Uses	Not Allowed	Vertical distance from ground: Min. 18 inches/Max. 3 feet Horizontal distance from build-to line: Min. 3 feet/Max. 12 feet	Vertical distance from ground: 0 Feet Min. / 0 Feet Max.; Horizontal distance from build-to line: Min. 3 feet/Max. 6 feet	Not Allowed		
Weather Protection	Protected Area: Min. 70% of Frontage; 6 Feet Min. Horizontal Dimension; 12 Feet Min. Vertical Clearance			No Requirement		Protected area: 90% of Frontage;

S-02: Pedestrian Oriented Dimensional Standards Table

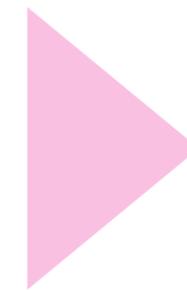
1. Maximum height does not include mechanical equipment. Mechanical equipment must be screened.
2. Maximum height may increase with integrated structured parking.

Building Design: Building Elevations & Facade Treatment



Las Vegas Building Protruding into ROW

S-01 A building's enclosed occupiable space shall not encroach into the right-of-way or build-to line with exception of bay windows or balconies. Bay windows and balconies are not to exceed 4 feet in depth and 30% of the width of residential units or 50% of the width of hospitality units.



Disallows uniform street scape and pedestrian experience with landscape; interrupts views.

Building Design: Building Elevations & Facade Treatment

S-03 Building floors above the minimum shall require a continuous stepback along Primary Streets.



14'-0"
Minimum

Building
Stepback

2 Floor
Minimum
30'
Maximum

14'-0"
Minimum

Building Design: Building Elevations & Facade Treatment



S-07 All building elevations should be addressed in the architectural design with the same degree of detail, proportion, and materials.

S-08 Employ a different architectural treatment on the frontage façade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.

Building Design: Building Elevations & Facade Treatment

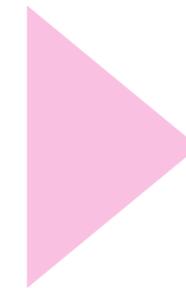


Main and East Vancouver, Canada



Santa Clara Street-San Jose, California

S-09 Provide well-marked entrances to cue access and use. Enhance all public entrances to a building or use through compatible architectural or graphic treatment. Main building entrances should read differently from retail storefronts, restaurants, and commercial entrances.



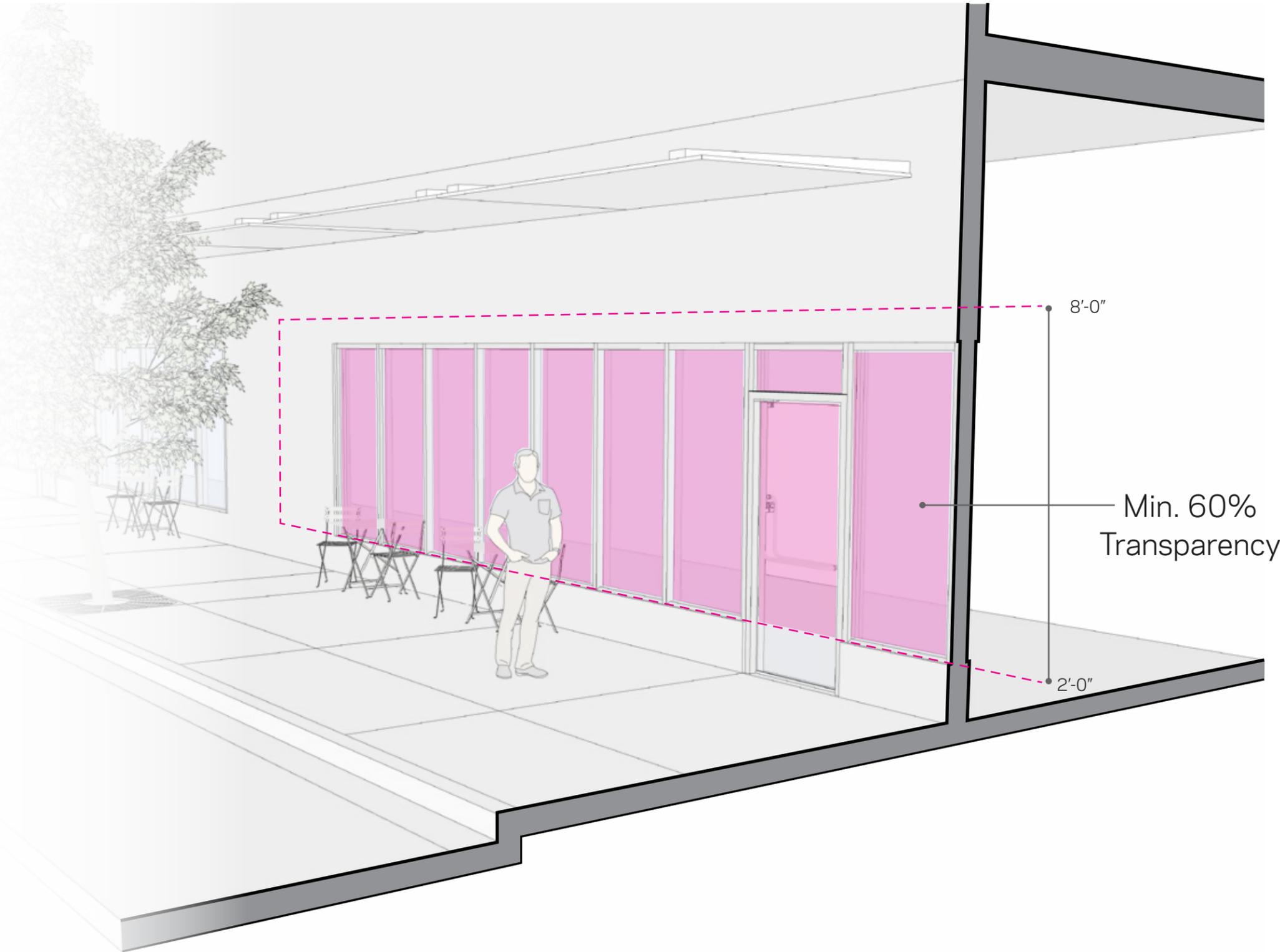
A porous street front prompts pedestrian activity (street frontage example of the right) versus a non-porous street front does not allow the opportunity for pedestrian movements. (Street frontage example of the left)

Building Design: Building Elevations & Facade Treatment



S-10 Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall

Building Design: Transparency & Display Cases

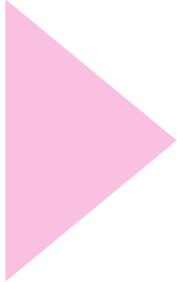


S-14 Windows must be transparent. Ground-level window area for storefronts and other non-residential uses that are covered, frosted, or perforated in any manner that obscures visibility into the building must not count as transparent window area. Also, mirrored glass and highly-reflective or darkly-tinted windows may not be counted as transparent windows.

Building Design: Transparency & Display Cases



S-15 Vitrines, or tack-on glass display cases are not allowed along Primary Streets or Pedestrian Oriented Secondary Connections.



Vitrine displays obscure sight lines from the sidewalk into the retail space and vice versa. This type of obstructive displays are not permitted in the downtown district.

Building Design: Sustainability



LEED stands for Leadership in Energy and Environmental Design and is the one of the most recognized sustainability standard. LEED has 4 levels of certification: Certified, Silver, Gold, and Platinum across 5 rating systems: Building Design+Construction, Interior Design+Construction, Operations and Maintenance, Homes, and Neighborhood Development



LIVING BUILDING CHALLENGE

Living Building Challenge is common and rigorous international building performance standard. This metric uses regenerative design framework to create spaces that give more than they take.

The Living Building Challenge is divided into 7 performance areas: Place, Water, Energy, Health + Happiness, Materials, Equity, and Beauty



The 2030 Challenge is an attempt to rapidly transform the global built environment from a major greenhouse gas contributor to becoming a solution to the climate crisis.

The aim of the 2030 Challenge is for all new buildings, development, and major renovations to be carbon-neutral by 2030.

Building Design: Sustainability



LIVING BUILDING CHALLENGE



S-06 All new buildings are to be constructed to a minimum LEED Silver Certification or equivalent.

G-01 Incorporate sustainable building practices such as 2030 Challenge, net-zero buildings, or Living Building Challenge.



Building Design: Sustainability



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name:

Date:

Y ? N

Credit Integrative Process 1

0 0 0 Location and Transportation 16

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	LEED for Neighborhood Development Location	16
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Sensitive Land Protection	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	High Priority Site	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Surrounding Density and Diverse Uses	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Access to Quality Transit	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Bicycle Facilities	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Reduced Parking Footprint	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Green Vehicles	1

0 0 0 Materials and Resources 13

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Storage and Collection of Recyclables	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Construction and Demolition Waste Management Planning	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Building Life-Cycle Impact Reduction	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Construction and Demolition Waste Management	2

0 0 0 Sustainable Sites 10

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Construction Activity Pollution Prevention	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Site Assessment	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Site Development - Protect or Restore Habitat	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Open Space	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Rainwater Management	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Heat Island Reduction	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Light Pollution Reduction	1

0 0 0 Indoor Environmental Quality 16

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Minimum Indoor Air Quality Performance	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Environmental Tobacco Smoke Control	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Enhanced Indoor Air Quality Strategies	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Low-Emitting Materials	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Construction Indoor Air Quality Management Plan	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Indoor Air Quality Assessment	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Thermal Comfort	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Interior Lighting	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Daylight	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Quality Views	1
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0 0 0 Water Efficiency 11

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Outdoor Water Use Reduction	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Indoor Water Use Reduction	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Building-Level Water Metering	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Outdoor Water Use Reduction	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Indoor Water Use Reduction	6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Cooling Tower Water Use	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Water Metering	1

0 0 0 Innovation 6

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Innovation	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	LEED Accredited Professional	1

0 0 0 Energy and Atmosphere 33

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Fundamental Commissioning and Verification	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Minimum Energy Performance	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Building-Level Energy Metering	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq	Fundamental Refrigerant Management	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Enhanced Commissioning	6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Optimize Energy Performance	18
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Advanced Energy Metering	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Demand Response	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Renewable Energy Production	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Enhanced Refrigerant Management	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Green Power and Carbon Offsets	2

0 0 0 Regional Priority 4

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Regional Priority: Specific Credit	1

0 0 0 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



Streetscape

- Civic Open Space
- Streetscape Options

Building Design: Civic Open Space Location *Draft*



S-00 Provide a primary civic open space. The location shall be provided in the downtown district adjacent to 236th Ave SE. and have a minimum size of 10,000 SF.

For providing the City of Maple Valley approved civic open space, the developer will be afforded the following:

- a. Up to one (1) additional story in height.
- c. Only one civic open space bonus will be provided within the Downtown District boundary.

Building Design: Civic Open Space Location Precedents



Storrs Center, Mansfield Connecticut



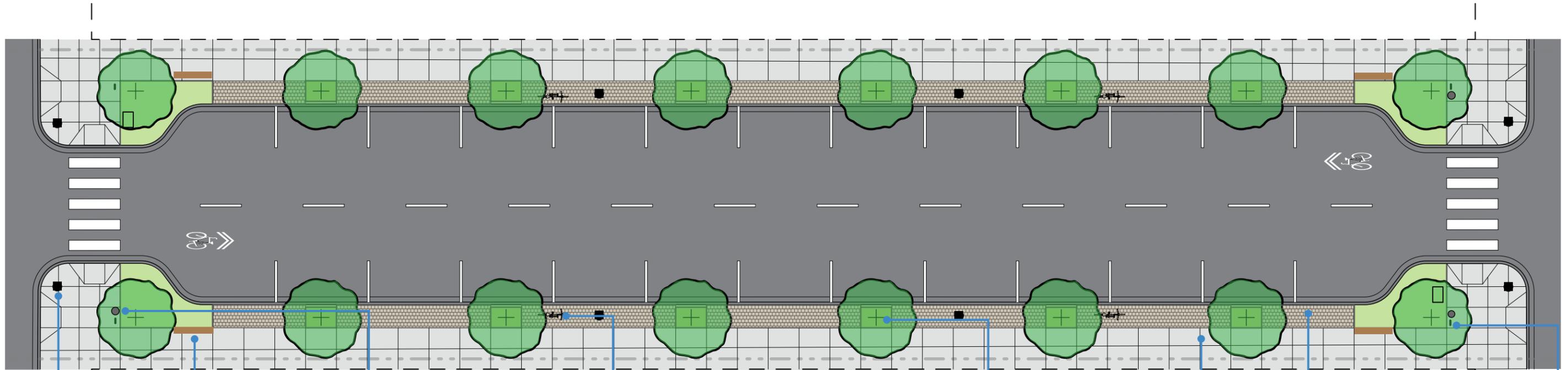
Jamison Square, Portland, Oregon



Uptown Station, Normal, Illinois



Streetscape: Concept Design Option A



Street Light
Leo Light -
Landscape Forms



Park Bench
Urban Bench - Landscape Forms



Trash/Recycle Bin
Scarborough - Landscape Forms



Bike Racks
Bola Original - Landscape Forms



Tree Grate
Corona-Iron Age Designs



Poured Concrete Sidewalk

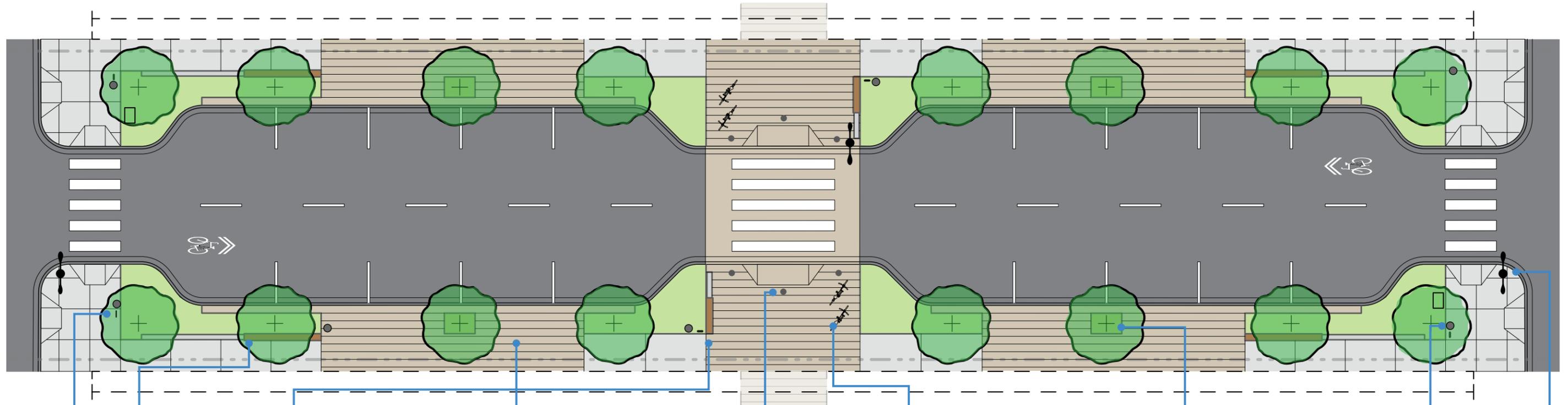


Pervious Pavers Sidewalk



Wayfinding Signage

Streetscape: Concept Design Option B



Wayfinding Signage



Bench
Austin-Landscape Forms



Accent Pavers



Bollards/Path Light
Sentinel Bollard -
Landscape Forms



Bike Rack
Bola Original-Landscape Forms



Tree Grate
Jamison - Urban Accessories



Trash/Recycling Bins
Scarborough Bins-Landscape Forms



Street/Sidewalk
Lights
Signal Areal-
Landscape Forms



Accent Bench
Scarborough-Landscape Forms

MAPLE VALLEY DOWNTOWN DESIGN STANDARDS & GUIDELINES

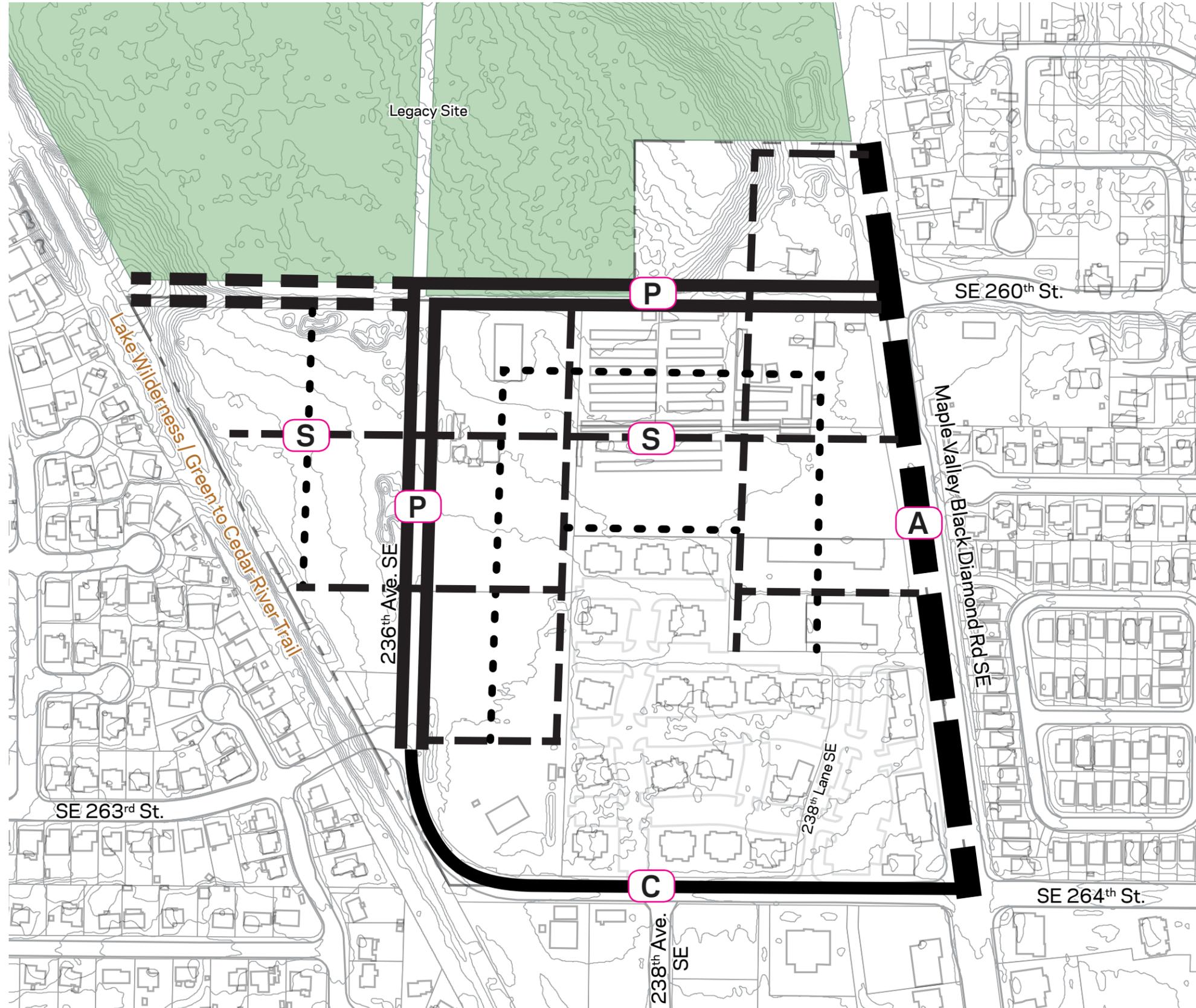
Lake Wilderness

Rock Creek Elementary





Conceptual Street & Frontage Regulating Plan



- P** Primary Street
- S** Secondary Connections
- A** Principle Arterial
- C** Collector

