

APPENDIX F

COMMUNITY AMENITY SPACE AND TRAIL STANDARDS

1. Purpose and Intent

1.1. The purpose of this Appendix F is to encourage a variety of open spaces, gathering areas and passive and active recreational opportunities through the inclusion of a variety of community and amenity spaces on the Property, and to provide standards for such spaces. The intent of the standards is not to impose rigid requirements upon the designer, but rather to establish general minimum standards that will encourage the development of successful gathering spaces. It is expected that good design principles, as articulated in the High Street Properties Architectural Standards, will be used, including for example:

- Create gathering and recreational opportunities that are visually inviting to users
- Provide enjoyable places to sit, walk, gather or play
- Achieve the desired community functions
- Encourage variety and interest within the urban environment
- Ensure visual and functional continuity
- Provide for comfort and safety
- Emphasize quality
- Promote the wise and efficient use of natural resources

2. Scope

2.1. The standards in this Appendix shall apply to the Property that is the subject of this Agreement.

3. Definitions of Community Amenity Space and Private Outdoor Amenity Space

3.1. “**Community Amenity Space**” means the areas of a site that are intended for use and enjoyment of the residents, tenants, and users of the development. Such areas may be landscape or hardscape, and may be specifically designated to be used for recreation, resource protection, trails, landscape buffer, parking area landscape, green wall systems, or amenities such as pedestrian gathering areas, plazas, festival streets, and streets or parking area that can be blocked to create pedestrian space, or open market space. Community Amenity Space can include common indoor, to the extent indicated below, or outdoor amenities shared by building tenants. Indoor amenities will be provided inside of a building and may include, but are not limited to, health and fitness facilities, club or game rooms, and indoor sports facilities. Outdoor amenities will be provided outside of a building but may be covered with one or more open walls, and may include but are not limited to landscape or hardscape, areas specifically designated

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for recreation or resource protection, Trails, landscape buffer, parking area landscape, Green Wall systems, pedestrian gathering areas, Plazas, and Private Festival Streets that can be used as pedestrian space, open market space, Community Gardens, and rooftop amenities (for example, decks and green roof areas, pet amenity areas, or sports facilities). Community Amenity Space does not include land occupied public rights-of-way such as roads and streets, however, it may include public spaces built by Owner for use of both residents and the public, such as Trails and parks. Community Amenity Space does not include the patios or balconies of individual residential units, which are included in the definition of Private Outdoor Amenity Space.

3.2. “Private Outdoor Amenity Space” means that portion of a site which is designated to provide outdoor enjoyment by residents of individual units and includes the patios or balconies of individual residential units. The space must be exterior but can be covered. The minimum width of each private outdoor amenity space must be four (4) feet, and at least twenty-four (24) square feet in area to count towards the total requirement.

3.3. Community Amenity Space Plan: *See* Section 5.

4. Community Amenity Space and Private Outdoor Amenity Space Requirements

4.1. The following Community Amenity Spaces and Private Outdoor Amenity Space shall be required for residential uses:

4.1.1. Buildings with Residential units:

4.1.1.1. Two hundred (200) square feet of combined Community Amenity Space and/or Private Outdoor Amenity Space per unit, provided however that:

4.1.1.1.1. No more than 20 percent (20%) of this requirement may be provided as indoor Community Amenity Space. Rooftop amenities are considered to be outdoor Community Amenity Space for purposes of this Appendix; and

4.1.1.1.2. No more than 10 percent (10%) of this requirement may be provided in the form of Private Outdoor Amenity Space.

4.1.2. Assisted Living or Senior housing:

4.1.2.1. Two hundred (200) square feet of combined Community Amenity Space and/or Private Outdoor Amenity Space per unit; provided however that:

4.1.2.1.1. No more than forty percent (40%) of this requirement may be provided as indoor Community Amenity Space. Rooftop amenities are considered to be outdoor Community Amenity Space for purposes of this Appendix;

4.1.2.1.2. Social facilities provided with Assisted Living or Senior housing such as pub rooms, theaters rooms and lounges, creative or educational spaces such as art studios, libraries, and gardening facilities may be counted

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toward the required Community Amenity Space and Private Outdoor Amenity Space; and

- 4.1.2.1.3. No more than ten percent (10%) of this requirement may be provided in the form of Private Outdoor Amenity Space.

5. Community Amenity Space Plan Required

5.1. “Community Amenity Space Plan” A concept-level plan or set of plans for proposed Community Amenity Space and Private Outdoor Amenity Space shall be submitted to the City as part of an application for a Certification of Consistency; and construction-level plans shall be submitted for a building permit. A Community Amenity Space Plan shall be submitted and reviewed according to the following provisions:

- 5.1.1. The location, size and property ownership of the Community Amenity Space and or Private Outdoor Amenity Space shall be indicated on the Community Amenity Space Plan.
- 5.1.2. Community Amenity Space should be designed to serve tenants, customers, and visitors, as appropriate, and should be included as an integral part of each Project Phase and should be distributed throughout the Property rather than concentrated in a single location.
- 5.1.3. The total required Community Amenity Space and Private Outdoor Amenity Space of the Property shall not be required to be located specific to any block or parcel but shall be considered an aggregate total within the entire Property (*e.g.* if one block or lot has excess Community Amenity Space it can be counted toward the Community Amenity Space requirement for another block within the Project; and the square footage of the Community/Recreational Element to be provided by Owner under this Agreement can be allocated by Owner to specific blocks to apply toward the Community Amenity Space requirement).

5.2. Community Amenity Space Plan Revision

- 5.2.1. All revisions to an approved Community Amenity Space plan shall be shown on a revised Community Amenity Space Plan and submitted to the Department. Plan revisions shall include the same level of detail as in the approved Community Amenity Space Plan. A revised Community Amenity Space Plan must be approved prior to construction of the revised plan elements. The Department shall process a revision for a Community Amenity Space Plan in the timeline applicable to Minor Modifications pursuant to Section 6.1 of the Agreement and Appendix A, provided, however, that the criteria for approving the revision to a Community Amenity Space Plan are the same criteria for approving the original Community Amenity Space Plan and not the criteria for approving a Minor Modification. If Owner also seeks a Minor Modification of the Development Standards applicable to the Community Amenity Space Plan as part of the revision, the standards for approving a Minor Modification pursuant to Section 6.1.1 of the Agreement and Appendix A apply to

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that portion of the application.

6. Requirements for Parks, Plazas and Private Festival Streets

- 6.1. The following general requirements, setbacks, and landscape buffer requirements shall apply to parks, Plazas, and Private Festival Streets proposed on the Property:
 - 6.1.1. Views and linkages to streets and other public spaces and buildings shall be respected and reinforced through site planning and/or design elements.
 - 6.1.2. Children's play areas and activities should be located away from streets when possible. Children's play areas and activities located within a facility that is adjacent to a street shall consider measures (e.g., landscaping, hedges and fences) necessary to protect children's safety.
 - 6.1.3. 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.
 - 6.1.4. All play areas and structures shall conform to the requirements noted at the time of application in the current editions of publication F 1487 "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.
 - 6.1.5. Temporary structures and portable carts may be permitted.
 - 6.1.6. Portable carts must maintain at least four (4) feet of unobstructed sidewalk between the cart and the sidewalk edge for pedestrian movement and obtain applicable or associated licenses, permits or approvals.
 - 6.1.7. Adequate drainage shall be provided.
 - 6.1.8. Access for maintenance shall be provided.
 - 6.1.9. Maintenance costs shall be taken into consideration during the review of plans for a Public or Private Parks, Plazas or Festival Streets.
 - 6.1.10. Electrical and water service shall be provided as needed for irrigation, event lighting, park lighting, security, maintenance, water features or drinking fountains.
 - 6.1.11. When used, lighting shall be designed and located to minimize adverse impacts on abutting uses and streets.
 - 6.1.12. Benches and trash receptacles shall be incorporated where appropriate.
 - 6.1.13. Bollards or other devices shall be used to control access while allowing access for

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emergency and maintenance purposes.

- 6.1.14.** Plans shall conform to any applicable requirements of the Americans with Disabilities Act (ADA).
- 6.1.15.** Perimeter plantings shall be compatible with the style of adjacent landscaping.
- 6.1.16.** Native, drought tolerant, or plant materials supportive of urban wildlife habitat shall be used where appropriate.
- 6.1.17.** Continued maintenance and selective pruning and removal of vegetation which may be hazardous to the safety, visibility, and clearances of pedestrians, bicyclists, and automobiles is required. All pruning shall be done in accordance with the International Society of Arboriculture Standards in place at the time of pruning. Topping (the severe reduction of branches without consideration of the specifications for cutting back) of trees is prohibited.
- 6.1.18.** All fertilizer, pesticide, and herbicide applications shall conform to the standards required by Appendix E, Landscape Standards.
- 6.1.19.** All plants shall be adapted to their sites (sun exposure, cold hardiness, hydrazones, 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.
- 6.1.20.** All plant materials used shall meet the most recent American Association of Nurseryman Standards for nursery stock: ANSI 260.1.
- 6.1.21.** Plants having similar water use characteristics (hydrazones) shall be grouped together.
- 6.1.22.** All landscaped areas shall incorporate water conservation standards as required by the High Street Architectural Design Standards.
- 6.1.23.** Soil amendments may be necessary for a healthy growing medium, which will increase the survival rate for new plantings and reduce on-going maintenance requirements:
 - 6.1.23.1.** Incorporate water and nutrient holding materials into the soil, as needed. Use fully composted organic material.
 - 6.1.23.2.** Mulch new planting areas to minimize evaporation, reduce weed growth and slow erosion. Use fully composted organic material.
 - 6.1.23.3.** Feather all mulches used in planter beds to the base of the plants.

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- 6.1.23.4. Water tubes may also be added to the tree plantings to allow water to penetrate the soil.

7. Parks

- 7.1. The purpose of parks is to expand the recreational opportunities available to the community within the development. The elements included in a particular type of park may vary depending on the function(s) of the park and the location of the park.

7.1.1. Public Parks

- 7.1.1.1. “**Public Parks**” are parks located on public property. They are owned by a governmental entity. They can be constructed or maintained by a governmental entity, a private entity, or a private non-profit entity. The hours of public access and the private use of public parks shall be as established by the Issaquah Municipal Code or by administrative rules promulgated by the Department.

7.1.2. Private Parks

- 7.1.2.1. “**Private Parks**” are parks located on private property. They are owned, constructed, and maintained by a private entity or a private non-profit entity. Public access is permitted but not required and shall be as established by the property owner (e.g., days and hours of operations, fee events, private functions, conduct).

7.1.3. Community Gardens

- 7.1.3.1. “**Community Gardens**” are common areas provided for the purpose of gardening. They are various sizes and can serve all age groups and abilities. They can be located on buildings, or within or adjacent to commercial or residential neighborhoods. Community gardens within Issaquah Highlands can be either public or private property. The following are examples of community gardens:

- Pea-patch
- Cutting flower gardens
- Demonstration gardens
- Compost centers
- Container gardens
- Terraced gardens

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When reviewing a proposed Community Garden plan, the Department will consider safety, compatibility with surrounding uses, location, and size.

7.2. Green Walls

7.2.1. “Green Walls” mean vertical structures that have different types of plants or other greenery attached to them growing in soil or another substrate. Green walls may also be called living walls. The square footage of Community Amenity Space provided by a Green Wall shall be calculated as the depth of the green wall from the structure that it is attached to multiplied by its length.

8. Plazas

8.1. “Plazas” mean 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 stand-alone areas or located adjacent to buildings, on top of a structure, or within a park or other open space.

8.1.1. Plaza Special Requirements

8.1.1.1. The following special requirements shall apply to Plazas:

- 8.1.1.1.1. Plazas may be constructed with concrete, pavers, turf, compact gravel, planting areas, or special paving material. Asphalt is not permitted except as a paving accent material.
- 8.1.1.1.2. Root barriers shall be provided for all trees planted within Plazas.
- 8.1.1.1.3. 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 (2) of the seats shall meet ADA standards. For purposes of determining the number of seats provided on a bench, ledge, fountain, etc., eighteen (18) lineal inches on a horizontal surface is considered one (1) seat.
- 8.1.1.1.4. The spacing, location and type of required street trees may be modified when adjacent to a Plaza.
- 8.1.1.1.5. A portion of a Plaza may be used for reserved seating for restaurants or other uses.
- 8.1.1.1.6. Permanent structures may be provided within a Plaza provided they do not preclude use of and access to the Plaza by the public. Structures may be enclosed or open air and may be leased for commercial use.

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- 8.1.1.1.7. 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 (36) inches in height above the abutting sidewalk or Public Park for a total of more than fifty percent (50%) of the lineal footage along one side of a Plaza that directly abuts a public street right of way or Public Park. When the Plaza is elevated from the public street, walls or structures above thirty-six (36) inches abutting sidewalk are acceptable as long as publicly accessible stairs are provided and no structure or wall, other than guardrail, is more than forty-two (42) inches above the abutting Plaza.

9. Private Festival Street

9.1. **“Private Festival Street”** is a flexible portion of a private street that is pedestrian-oriented while still addressing the need for vehicular movement, access and parking, and is designed to accommodate temporary closures to vehicle traffic use for pedestrian-oriented special activities. Activities may include music or dance performances, art shows or displays, games or other community events such as farmers market and celebrations. Festival Streets are intended for scheduled community building and pedestrian-oriented street activity. Private Festival Streets incorporate pedestrian-friendly design elements, which function to calm traffic and create a street that can be easily converted to a public gathering area. A Private Festival Street shall not be paved in asphalt. Some examples of pedestrian friendly design elements that may be used for a Festival Street are:

- Variation in materials or use of differing paving patterns;
- Rolled curbs or use of bollards or other streetscape features to designate the driving area;
- A median that is landscaped or can accommodate small retail or commercial uses;
- Street furniture or planters to define space; and
- Reduced speed limit.

This list is not intended to be all-inclusive, but is intended to provide examples of techniques that may be used to create a Private Festival Street. Applicant may use other techniques to achieve the purpose of the Private Festival Street.

9.2. For the purposes of this Agreement, a Woonerf is defined as a type of Private Festival Street.

9.3. **“Woonerf”** means a curbless circulation area shared by pedestrians, wheeled users, and vehicles, and accessible to surrounding uses. While pedestrians and vehicles mingle,

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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 in areas where urban space is encouraged to extend into the street. Elements of woonerfs may vary depending on the abutting uses. Within Issaquah Highlands 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 within Issaquah Highlands.

9.4. Private Festival Street Special Requirements

9.4.1. The following special requirements shall apply to Private Festival Streets:

- 9.4.1.1. Private Festival Street designs shall accommodate vehicles but emphasize pedestrian use.
- 9.4.1.2. Paving materials shall not include asphalt except as an accent material.
- 9.4.1.3. The entrance(s) shall be clearly signed and distinguished by such things as changes in surface materials or grade.
- 9.4.1.4. Traffic calming features shall be provided as necessary to reduce driving speed.
- 9.4.1.5. Parking areas, if provided, shall be clearly recognizable and parking spaces shall meet the dimensional requirements of the Parking Standards in Appendix C.
- 9.4.1.6. Pedestrian and vehicular routes may be differentiated with or without curbs.
- 9.4.1.7. When curbless, 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.
- 9.4.1.8. The Private Festival Street shall be sufficiently well lit after dark to enable drivers to see potential obstacle such as changes in level, and for drivers and pedestrians to see each other.
- 9.4.1.9. Private Festival Streets that are located on private property shall be allowed to close for events without special permission or permit from the City.

10. Trails

- 10.1. “Trails” are hard or soft surface trails designed to provide safe transportation corridors for pedestrians and bicyclists. They are intended to provide connections between neighborhoods or between neighborhoods and community land uses and to interconnect

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sidewalk systems.

10.1.1. General Requirements for Trails:

The following requirements shall apply to trails:

- 10.1.1.1.** Adequate drainage.
- 10.1.1.2.** Trail corridors may meander to correspond with topographical conditions.
- 10.1.1.3.** Border plantings shall be compatible with adjacent landscaping in terms of irrigation, maintenance, and style.
- 10.1.1.4.** Native, drought tolerant, or supportive urban habitat plant materials shall be used where appropriate.
- 10.1.1.5.** If used, pedestrian lighting shall be designed and located to minimize impacts to abutting uses.
- 10.1.1.6.** Rest stop facilities (benches and trash receptacles) shall be incorporated where appropriate.
- 10.1.1.7.** Bollards or other devices for limited controlled access at street connections shall be used where appropriate for emergency and maintenance access.
- 10.1.1.8.** Continued maintenance and selective pruning and removal of vegetation which may be hazardous to the safety, visibility, and clearances of pedestrians and bicyclists is required. All pruning shall be done in accordance with the International Society of Arboriculture Standards in place at the time of pruning. Topping (the severe reduction of branches without consideration of the pruning specifications) is prohibited.
- 10.1.1.9.** Trails shall be located to minimize light and noise impacts on neighboring residential uses.
- 10.1.1.10.** Signage or other indicators for trail user safety shall be placed at intersections with streets.
- 10.1.1.11.** No fences shall be placed within a trail corridor except at its edge.
- 10.1.1.12.** Trail borders shall be maintained to provide safe trail side and head clearances.
- 10.1.1.13.** A structural base with adequate drainage to support bicycle use is required on soft surface trails accessible to bicycles.
- 10.1.1.14.** Signs indicating prohibited uses shall be placed at every trail entrance. Trail signs shall conform to a design approved by Owner.

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10.1.1.15. Trail corridors shall allow for adequate sight distances, based on uses and location.

10.1.1.16. Signs shall require bicyclists to dismount on boardwalk portions of trails.

10.1.1.17. City of Issaquah Police Department Bike Patrols are permitted on all trails.

10.1.1.18. Trails shall conform to Americans with Disabilities Act (ADA) specifications.

10.2. Trail Special Requirements

10.2.1. Trails must meet the following standards:

10.2.1.1. A hard or soft surface suitable for walking and bicycling.

10.2.1.2. Six (6) feet in width minimum.

10.2.1.3. A border four (4) feet in width minimum consisting of new or existing vegetation bordering both sides of the trail. The border can be used as part of landscape buffers.

10.2.1.4. A total trail corridor fourteen (14) feet in width minimum which can be located in property setback locations.

11. Enforcement

11.1. Responsibility.

The legal owner shall be responsible for construction and proper maintenance of any Private or Public Park, Plaza, Community Garden or Private Festival Street, unless the legal owner and the City or the legal owner and the Issaquah Highlands Community Association mutually agree otherwise and record their agreement.

11.2. Opportunity to Cure

In the event the legal owner fails to maintain Community Amenity Spaces, Private Amenity Spaces, Public or Private Parks, Plazas, Community Gardens, or Private Festival Streets consistent with the terms of this Appendix, the City may in its discretion give written notice of the alleged noncompliance to the legal owner. After receipt of written notice, the legal owner shall have sixty (60) days to cure the noncompliance, which may be extended upon request. Such extensions shall not be unreasonably denied.

11.3. Remedies

If the noncompliance is not timely cured, as permitted in Section 11.2, the City in its discretion may initiate enforcement as permitted in Chapter 8.45 IMC, Enforcement, and violations may be subject to the penalties set forth therein.

11.4. Reservation of Local Authority

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Nothing in this Appendix is intended to limit or foreclose the City from taking action, based upon laws of general application, to address dangers to life, safety or property.