

Attachment 2: SR1 Business Park Design Guidelines Criteria Analysis

SRI Business Park Standard	Guideline Summary	Applicant Response	Staff Response	Consistent	Not Consistent	Not Applicable
13.40, Architectural Design						
13.41.A	Large facades should be broken into smaller scale components through wall modulation, fenestration, and architectural detailing including wall projections and /or recesses, changes in floor level, special landscaping features or sculptural elements.	The building design utilizes variable patterns of fenestration and metal panel textures to break down the scale of the large building facades.	<i>The proposal uses modulates façade massings and materials to reduce the visual impacts of large facades.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.41.B	Building walls which face a public street shall be architecturally emphasized through window design and placement, entrance treatment, and wall detailing. The architectural treatment of the front facade shall be continued, in its major features,	The building design emphasizes public spaces and entrance locations through building massing and material changes, enhancing public wayfinding and creating pedestrian scaled spaces. The building materiality approach is consistent on all elevations of the building.	<i>The building facades facing Snoqualmie Parkway feature a large corner element that emphasizes the building's covered entry. Secondary facades also feature elements that emphasize entrances. Material use is consistent on all visible facades of the building.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	materials and colors around all visible sides of a building.					
13.41.C	Wall detailing, such as change in texture and/or the use of reveals, offsets, projecting ribs, cornices and awnings should be provided such that visible shadow lines are created. Reveals a minimum of 1 inch in depth shall be used on concrete tilt-up buildings.	The building design utilizes variable patterns of ribbed metal panel textures and recessed glazing elements to create shadow lines and create visual depth.	<i>Staff agrees that the proposed design implements sufficient detailing and texture. Large massings utilize a highly varied ribbed panel texture that creates shadow details, while large architectural elements provide interest through shape and material change.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.41.D	Windowless or featureless walls which are visible from a public park or right-of-way should be avoided. Where the construction of a windowless or featureless wall is necessary to meet building codes or address a functional requirement, the wall should be articulated	The building design provides a distribution of windows across all facades that align with interior uses and provide visual interest for all adjacent public areas.	<i>No windowless or featureless walls visible from the right-of-way or adjacent property are proposed.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	to relate architecturally to other walls. Such walls shall be visibly obscured from the public right-of-way, parks and adjacent residential uses, if any, by landscaping or other features such as described in Business Park Design Guidelines A.4 a-d.					
13.41.E	Fixed or retractable awnings are permitted provided they are designed as an integral part of the façade and are compatible with the architectural features of the building such as cornices, pilaster, reveals or other details	No fixed or retractable awnings are utilized in the building design.	<i>N/A, no awnings proposed.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.42.A	Flat roofs are permitted, but should be avoided on one-story buildings. However, on buildings with	The building design utilizes flat roofs, stepped building massing, and covered canopies at primary entries to maintain pedestrian scaled spaces and clear wayfinding	<i>The building does feature a prominent long flat roof on its primary massing. Staff concurs that the visual impacts of this massing are offset by the building's corner elements and the use of varied materials that play with light and shadow.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	long roof lines, roof line modulation, such as pitched roof forms, parapet modulation and/or breaks in the roof line that are consistent with overall façade design, and detailing, such as eaves or cornices, should be used.					
13.42.B	All rooftop elements such as HVAC units and vents shall be screened by walls, parapets, or other methods which are architecturally consistent with the overall design	The building design utilizes screening and mechanical penthouse to screen all rooftop elements and HVAC units in an architecturally consistent manner with the building.	<i>All rooftop mechanical equipment is proposed to be screened using parapet elements.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.43.A	Primary and secondary entries shall be delineated by means of architectural or site features. To allow flexibility, buildings may be designed with multiple primary or secondary entries.	The building design emphasizes public spaces and entrance locations through building massing and material changes, enhancing public wayfinding and creating pedestrian scaled spaces. A large covered "Entry Hub" is created at the Main Floor to orient visitors to the clinic, restaurant, and fitness entries and a covered canopy is provided at the Lower Floor to orient patients to the lower clinic entry.	<i>Staff concurs that the building's design sufficiently emphasizes primary and secondary pedestrian entries.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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13.43.B	Entry feature elements shall be compatible with the design and details of the building as a whole.	The building design incorporates the entry spaces into a holistic design approach.	<i>The building's entry features are integrated into the overall architectural theme and design as a whole.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.43.C	Entry features shall be scaled to the pedestrian and used to reduce the mass of the building. While entry features may contain larger, multi-story elements to reflect the overall scale of the building, They shall at a minimum contain pedestrian scale elements such as porticos, porches or overhangs.	The design of the Main Floor and Lower Floor entry elements reduce the mass of the building and bring a pedestrian scale to public-facing spaces and entry areas.	<i>The "Entry hub" element creates a visually prominent sheltered pedestrian space, and appropriately distinguishes itself from secondary entries that are not emphasized to the same degree through building architecture.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.43.D	Glass may be used to emphasize an entry feature subject to section 13.044 of these standards.	Glazing is used to highlight entries and highlight programmatic features within the building to help orient visitors and assist with wayfinding.	<i>Glass is utilized to emphasize entry features and architectural elements of the structure.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.43.E	Entries shall be lighted for pedestrian access.	Entries will be lit for pedestrian access and to clarify wayfinding.	<i>A photometric plan provided by the applicant demonstrates the site will provide adequate pedestrian lighting.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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13.43.F	Primary entries shall provide for weather protection for those entering and exiting the building.	Primary entries are all located under canopies and building overhang for weather protection for those entering and exiting the building.	<i>The "entry hub" element provides a sheltered area where the building's primary entries occur.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.44.A	The design and placement of windows shall be an integral part of the overall building design.	The design of the windows is integral to the overall building design, and helps to break down the scale of the massing, create visual interest, and orient visitors towards public spaces and entry points.	<i>The proposal utilizes windows both as an architectural feature and as functional elements. Windows are used to emphasize the corner architectural element that leads to the building's primary entry.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.44.B	Windows shall be provided at pedestrian height, unless interior operational or safety and security concerns dictate otherwise.	Windows are provided at pedestrian height and public-facing spaces, in alignment with the program layout. Any service spaces that do not require windows are located at façade areas that do not face towards primary public areas.	<i>Pedestrian height windows are provided on the ground-floor.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.44.C	Windows generally should not extend to the ground, except to provide for occasional architectural differentiation or present and future entrance capability.	Windows typically do not extend to ground aside from public areas, where the lower storefront / curtainwall sill provide for architectural differentiation and clarify public spaces.	<i>Except where windows serve as an architectural/aesthetic element, windows do not extend to the ground.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.44.D	Glass should be un-tinted or lightly	Glass is to be un-tinted or lightly tinted, in accordance with this Standard.	<i>Per the applicant, glass will be minimally tinted or not at all.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	tinted, in 'Natural' tones such as brown, blue, green, gray, or bronze. Black glass and mirrored glass are prohibited.					
13.44.E	<p>No more than 40 % of any single building façade shall be glass. Windows/ glass shall be dispersed across the facade in an architecturally consistent manner and shall avoid continuous horizontal or vertical strip window bands. Exceptions to this standard may be granted as follows:</p> <p>1) for horizontal bands of windows which are visually offset by an eave, roof overhang or modulations entire face of</p>	The building design features a distribution of windows/glass across the façade areas in a consistent manner, utilizing a unit-window approach for the primary façade with curtain-wall / storefront utilized at the public facing spaces and entries to provide visual interest and clarify wayfinding.	<i>Staff concurs that the distribution of glazing on the building facades is appropriate and consistent with this standard.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	the building; or 2) for intermittent areas of glass without a differentiating break to provide architectural variety.					
13.44.F	To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground floor level.	The building design features window patterns and alignments that break down the scale of the building, align with building uses on each floor, and create a cohesive building design concept that aligns with ground floor spaces.	<i>Staff concurs that the variation in window location contributes to the overall rhythm of the building and architectural concept, and is therefore consistent with this standard, which is to provide thoughtful placement of building elements as opposed to design that is purely incidental to function.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.44.G	Window glass shall be recessed from the vertical plane of the wall to create shadow lines. The depth of the recess should be 3 inches or greater.	Window glass will be recessed from the vertical plane of the wall in conformance with this Design Standard to create visual interest and depth.	<i>Proposal is consistent with this standard.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.44.H	The use of non-vision or spandrel glass should be avoided, except as allowed for entry features, as	The building design does not utilize spandrel glass for any primary architectural elements or glazed areas.	<i>Proposal is consistent with this standard.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	described in section 13.043.D and, when used, for windowless wall false window openings.					
13.45	Colors: Primary and trim colors shall be natural tones of tan, brown, gray, brick red, green, and blue. Black and off-white trim is also acceptable.	Primary cladding colors are natural tones in conformance with this Standard.	<i>Per applicant, primary colors are natural tones.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.46.A	When ancillary retail or service uses are proposed within a primary use Business Park building, such ancillary uses shall be integrally designed to be consistent with the façade of the building	The proposed development has internally designed entries to all program spaces consistent with the design of the overall building.	<i>Proposal is consistent, ancillary retail spaces are integrated into the interior of the building.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.46.B	Fire escapes shall not be permitted on a building's front façade(s). In buildings requiring a second means of egress pursuant to the fire/building code,	Fire escapes are not included as part of the building design, instead utilizing internal fire egress stairs with exits to public way.	<i>N/A, no fire escapes proposed.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	internal stairs or other routes of egress shall be used.					
13.47	As allowed by Chapter One of these Snoqualmie Ridge Development Standards, the applicant may propose alternatives to these standards which better achieve the requirements of the Mixed Use Final Plan. The alternatives are subject to review and approval by the Director.	No alternatives are proposed to these Design Standards.	<i>N/A, no alternative standards proposed.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>