

1 **12E.040, Ground Floor Commercial Tenant Spaces**

- 2 A. No more than one single-user ground floor retail or commercial space greater than 7,500 sq. ft. in area
3 shall be allowed within the neighborhood center retail district. Other than the block containing this
4 larger commercial business space, no more than 50 percent of the number of ground floor retail or
5 commercial spaces within each block shall be greater than 2,500 sq. ft.
- 6 B. There shall be a minimum of four separate, ground floor retail or commercial tenant spaces, each with
7 a separate, functional storefront entrance to the street, along each side of each block of Center Blvd.
8 For the block containing the single-user retail commercial space 7,500 sq. ft. or greater in size, a
9 minimum of three separate ground floor retail or commercial spaces, each with a separate, functional
10 storefront entrance to the street, shall be provided. Appendix A-4 illustrates examples of
11 compliance/noncompliance with this standard.
- 12 C. Retail business uses shall occupy a minimum of 90 percent of all ground-floor tenant spaces and
13 storefronts facing Center Boulevard S.E. all corner tenant spaces at the Center/Mayrand, Center/Kinsey
14 and Center/Ridge intersections. These corner retail tenant spaces shall be a minimum of 400 gross
15 square feet in area. All leasing plans, demising plans and promotional materials shall carry a notation
16 of "Retail Use Required" on all ~~corner-tenant~~ spaces subject to this requirement.
- 17 ~~D. The owner or authorized agent of any building containing a corner space subject to the retail use~~
18 ~~requirement of subsection C of this section may apply for a waiver of such requirement. The required~~
19 ~~showing and procedures for granting such waiver shall be as set forth in SMC 17.37.040, provided in~~
20 ~~the case of the initial leasing, the time period shall commence from the date the building is~~
21 ~~constructed and the first unit is occupied. The provisions of SMC 17.37.050 shall also apply.~~

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23 **12E.053, Storefront Standards.**

- 24 A. The storefront is the most important and prominent architectural feature of traditional commercial
25 district buildings and plays a significant role in defining the character of the retail or commercial area.
26 The storefront also plays a crucial role in a store's advertising and merchandising efforts to draw
27 customers and increase business. The storefront is the most transparent portion of the facade, allowing
28 for maximum light and display and enhancing pedestrian interest and interaction. Storefronts also create
29 visual openness that is part of the overall proportional system of the entire facade. Although a storefront
30 normally does not extend beyond the first story, the rest of the building is often related to it visually
31 through a unity of form and detail.
- 32 B. To provide a regular rhythm and unity at the ground floor level, storefronts shall not exceed 30 feet in
33 width and shall be separated by opaque wall areas/pilasters that are at least 16 inches, but should not
34 be more than 10 ft. wide.
- 35 C. All ground floor windows shall be located within a storefront system containing a base panel, display
36 windows and transom windows.
- 37 D. To emphasize the sense of containment and provide relief at the ground floor facade, the storefront base
38 panel and display window system shall be recessed a minimum of 3 in. from the face of the adjoining
39 opaque wall areas.
- 40 E. Storefront base panels shall generally be between 12 in. and 30 in. high, except where grade conditions
41 require more variation on either end. The finished appearance of the base panel may be wood, finish
42 grade wood paneling, aluminum paneling, brick, masonry, concrete, tile or metal.
- 43 F. Display windows may be solid or paned glass.
- 44 G. Transom windows at least 2 ft. in height shall be provided above doors in all storefronts. Storefront
45 glazing shall extend to the height of the top of the transom windows.

- 46 H. Clerestory windows above transom windows are encouraged, particularly within one-story
47 storefronts, as a way to add architectural interest or emphasize single storefront bays or corner
48 facades.
- 49 I. The storefront entrance doorway shall be recessed at least 3 ft. from the back of the sidewalk for all
50 commercial spaces, including lobbies, with a gross leasable area of 1,500 sq. ft. or greater. The
51 recessed entry shall have a minimum width of 6 ft. The landing within the recessed entrance area may
52 include special surfacing details such as mosaic tile, painted or textured concrete, brick or other
53 paving pattern. Storefront entrances need not be located symmetrically within the storefront.
- 54 J. Storefront entry doors shall include transparent glazing.
- 55 K. Storefront entrances shall be located at building corners at the Center/Mayrand and Center/Kinsey
56 intersections. Alternatively, storefront entrances may be located within 15 feet of the corner, where
57 fronting directly onto a pedestrian courtyard, plaza or other recessed corner treatment.
- 58 L. Storefront design and materials should be allowed to be unique while maintaining the character of the
59 building facade of which they are a part.
- 60 M. The interior of stores and/or offices shall be designed to provide for interesting window display and
61 views into the main retail, restaurant or business merchandise or activity areas.
- 62 N. Appendix D depicts typical storefront design and components.
- 63 ~~N.O.~~ No more than 50% of the ground-floor windows of a retail tenant facing Center Boulevard S.E.
64 space may be covered with an opaque material that blocks visual penetration into the retail space
65 from the sidewalk during normal business hours. Opaque materials include, but are not limited to,
66 signage, adhesive film, curtains, tints exceeding 50% visible light transmission, or shutters located on
67 the interior or exterior of the glazing.