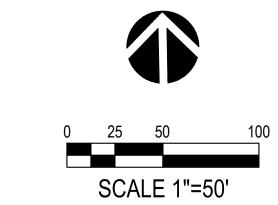
STC - UZDP Phase I PreApplication: Drawing List 04/02/2019

DRAWING CATEGORY	SHEET NUMBER	SHEET TITLE	SHEET AUTHOR
SURVEY	EC.01	EXISTING CONDITIONS	CORE
	C2.00	Site Plan	CPL
CIVIL	C3.00	Grading And Drainage Plan	CPL
	C4.00	Utility Plan	CPL
	CSL.01	Delineation Site Plan	SK
	CSL.02	Illustrative Site Plan	SK
	CSL.03.1	Development Data - Block 1	SK
	CSL.03.2	Development Data - Block 2	SK
	CSL.03.3	Development Data - Block 3	SK
CONCEPTUAL	CSL.03.4	Development Data - Block 4	SK
SITE	CSL.03.5	Development Data - Block 5	SK
LAYOUT	CSL.03.6	Development Data - Block 6	SK
	CSL.03.7	Development Data - Block 7	SK
	CSL.04	Town Center Development Principles	SK
	CSL.05	Vehicle Circulation & Parking Plan	SK
	CSL.06	Pedestrian Circulation & Open Space Plan	SK
	CSL.07	Enlarged Block & SF/TH Residential Lot Layout Plans	SK

UNIFIED ZONE DEVELOPMENT PLAN PRE-APPLICATION CONFERENCE REQUEST FORM Identify, to the extent possible, the following elements on a proposed site plan (1 copy; maximum size of 22" x 34"):

SHEET NUMBER REFERENCE(S)	Project Information – Chapters 21B.20, 21B.25 and 21B.75*
CSL.01, 02	Proposed project name, parcel number, and area of the site (acres or square feet).
CSL.01, 02	Proposed qualities and general location of land uses, including residential dwelling units, affordable housing units/provisions, and commercial floor areas, additional allocation of development capacity and mechanism for achieving additional development (e.g. affordable housing incentives, TDR credits, and additional site improvements).
SHEET NUMBER REFERENCE(S)	Site Design and Layout – Chapters 21B.20, 21B.30, 21B.40 and 21B.96*
CSL.01, 02, 05	Location, configuration and type of streets per the City's Interim Town Center Street Standards.
C4.00	Location, configuration and relevant performance criteria for utilities including water, waste management, water treatment & electrical power. The director may require that the applicant explore alternate infrastructure options.
C3.00	Methods for managing stormwater in accordance with the most current King County Stormwater Design Manual, City's standards & sub-basin planning.
CSL.06	Provision of public and private open space including that required for SMC 21B.30.090.
CSL.06	Location and configuration of non-motorized circulation network, including connections to adjacent properties and public rights-of-way.
CSL.01, 02, 05	Location and configuration of parking, including structured & surface parking.
CSL.06, C3.00	Retention and enhancement of natural areas and extent of grading.
CSL.05, 07	The street front orientation requirements for each street as described in SMC 21B.30.030.
CSL.02, 03.1-3.7	Location, type, size, height, and orientation of buildings and other structures.
N/A	A proposed phasing plan identifying the general order of development parcel or improvements but not necessarily specific dates or time frame. (Note: All one development phase.)
CSL.04	If within the A-1 zone, describe how the proposal adheres to the Town Center Infrastructure Plan.



Call before you

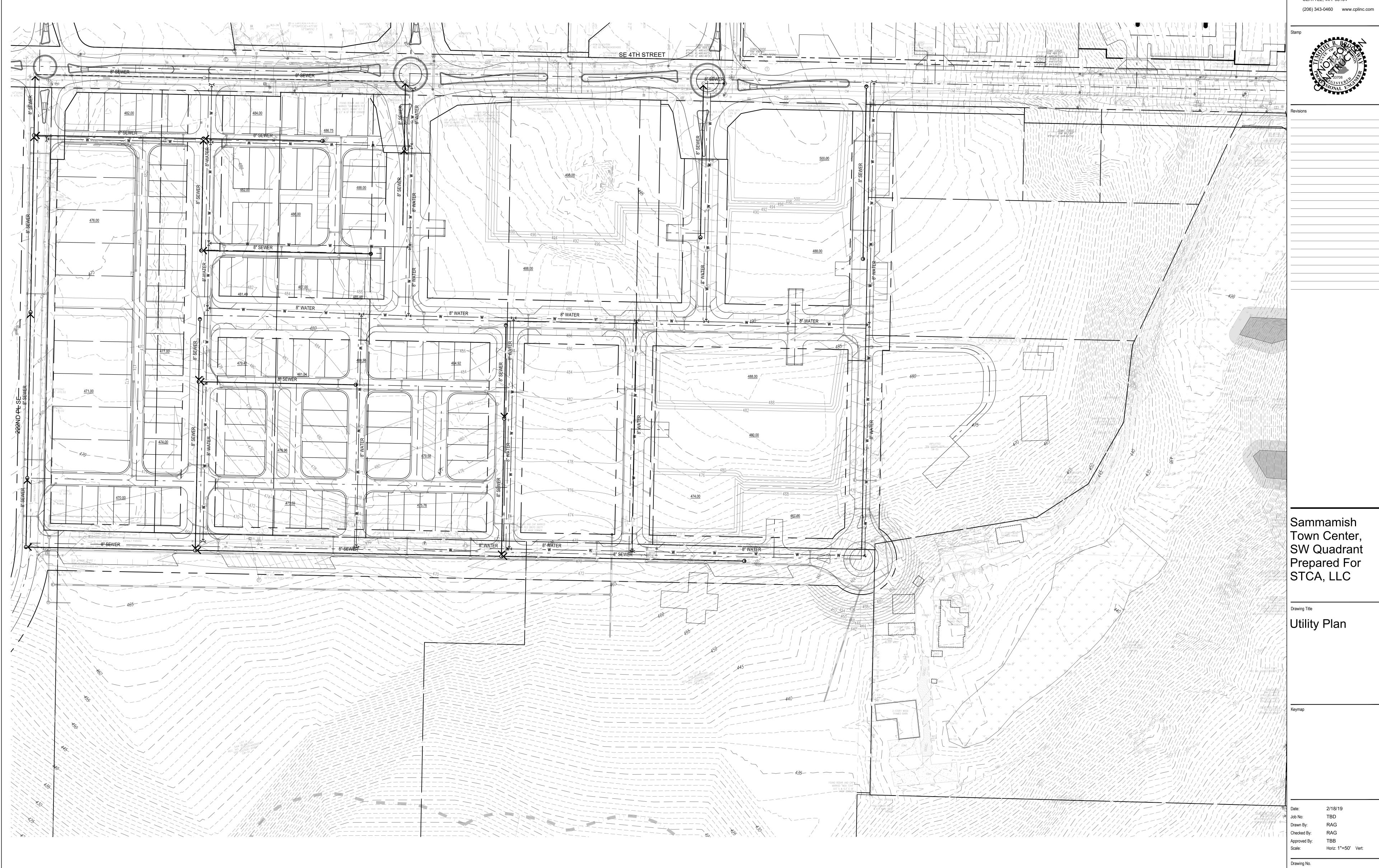
D J g. 8-1-1

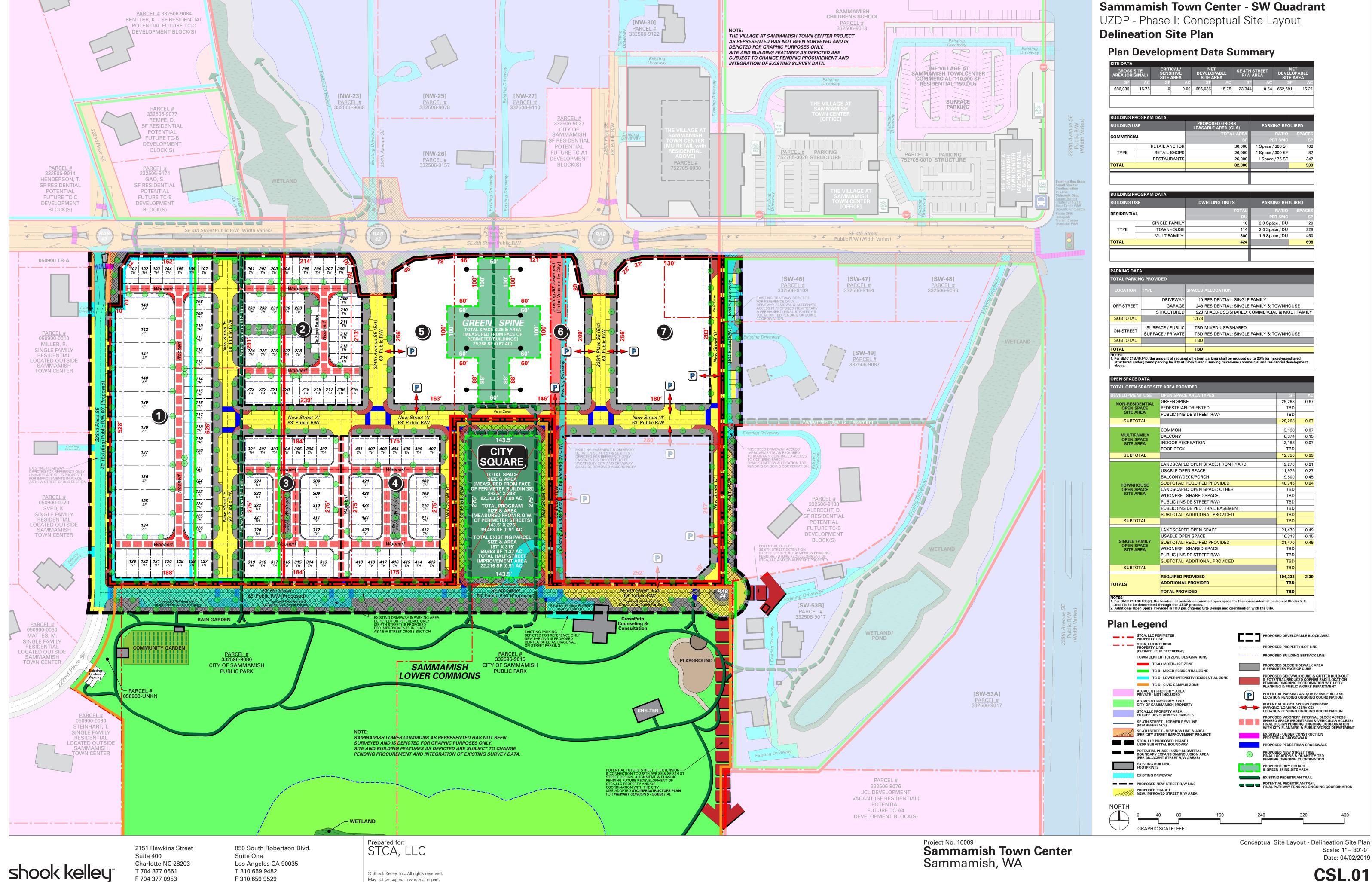
or 1-800-424-5555

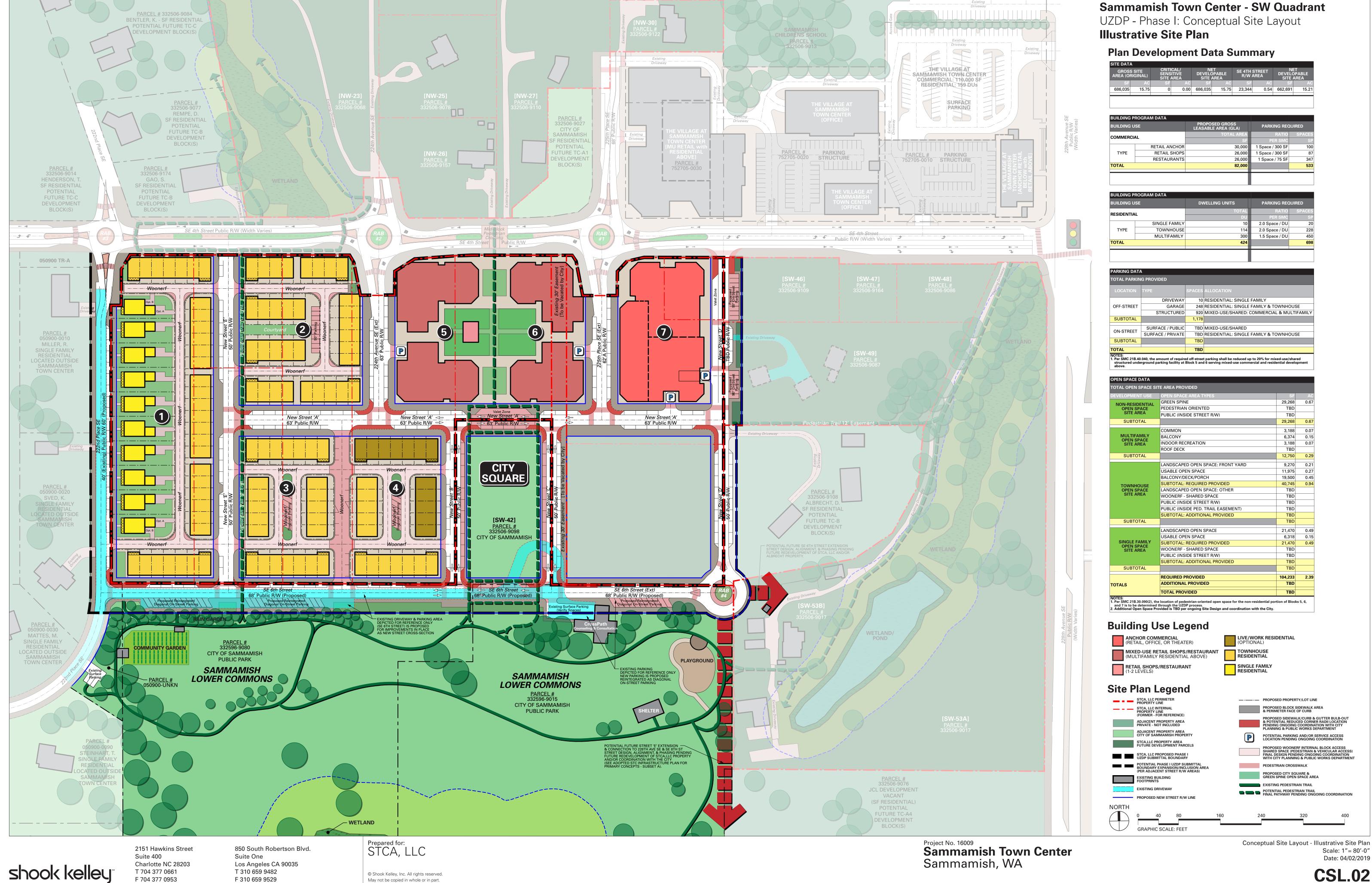
UNDERGROUND
SERVICE (USA) COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900 SEATTLE, WA 98104

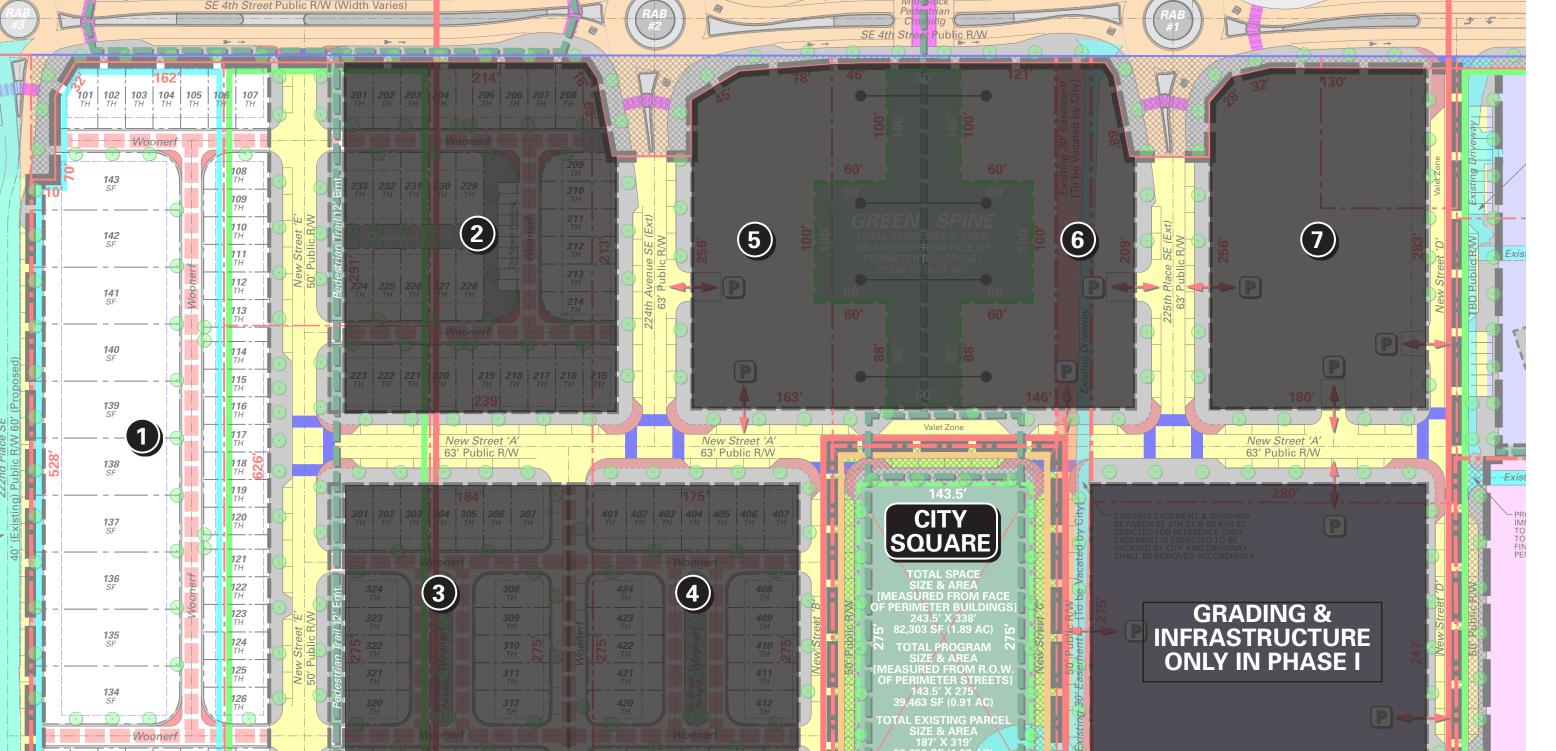








Development Data - Block 1



(5)

4

Table 1: Block 1 - Building Data

BUILDING PROGR	AM											
BUILDING USE		DWELLING UNITS			LOT SIZI (AVERAC					IMUM A RATIO (FAR)	MAXII BUILDING	
RESIDENTIAL		TOTAL	WIDTH	LENGTH	AVERAGE LOT AREA	TOTAL LOT GROSS AREA	PUBLIC R/W & WOONERF EASEMENT AREA	TOTAL LOT NET AREA	TC-B & C	IAX. BUILDING AREA	HEIGHT	STORIES
		DU	FT	FT	SF/LOT	SF	SF	SF	FAR	SF/DU	FT	QTY
	SINGLE FAMILY	10	47.5	133.0	6,318	63,175	9,500	53,675	0.5	3,159	35	2-3
TYPE	TOWNHOUSE A	23	23.0	65.0	1,495	34,385	5,290	29,095	N/A	N/A	50	4
	TOWNHOUSE B	10	23.0	65.0	1,495	14,950	2,300	12,650	N/A	N/A	35	3
TOTAL		43				112,510	17,090	95,420				

- 1. Single Family Lot Length is measured between existing property line along 222nd Place SE and Centerline of proposed Woonerf.
- 2. Townhouse Lot Length is measured between proposed New Street R/W line and Centerline of proposed Woonerf/Alley. 3. Per SMC Maximum floor area ratio is the total building area available for occupation, including garage, divided by total lot area.
- 4. Single Family and Townhouse Average Building Area includes garage area.

Table 1: Block 1 - Building Data (Cont.)

	PARKIN REQUIRE			PROPOSED BUII (AVER/	
SPACES	RATIO	TOTAL LIVABLE AREA	TOTAL GARAGE AREA	TOTAL BUILDING AREA	AVERAGE BUILDING AREA
SP	PER SMC	SF	SF	SF	SF/DU
20	2.0 Space / DU	TBD	TBD	31,588	3,159
46	2.0 Space / DU	71,300	11,500	82,800	3,600
20	2.0 Space / DU	23,000	5,000	28,000	2,800
86		94,300	16,500	142,388	
			I		

Table 2: Block 1 - Parking Data

TOTAL PARKIN PROVIDED	G				TOTAL PA	
LOCATION	ТҮРЕ	LEVEL	SPACES	ALLOCATION	DEDICAT	ΓED SP
LOCATION	1116		3FACL3	ALLOCATION	TOTAL	DIF.
	SINGLE FAMILY	GARAGE	20	RESIDENTIAL	86	1
OFF-STREET	SINGLE FAIVILY	DRIVEWAY	10	RESIDENTIAL		
	TOWNHOUSE	GARAGE	66	RESIDENTIAL		
SUBTOTAL			96			
ON CTREET	SURFACE / PUBLIC	STREET	TBD	SHARED		
ON-STREET	SURFACE / PRIVATE	WOONERF	TBD	SHARED		
SUBTOTAL			TBD			
OTAL			TBD			
					NOTES: 1. Surplus p available for	arking is r visitors

Table 3: Block 1 - Open Space Data

OPEN SPACE REQUIRED	MINIMUM OPEN S SITE AREA REQU		
DEVELOPMENT USE	MIN. SPACE REQUIRED	SF	A
SINGLE FAMILY OPEN SPACE	LANDSCAPED OPEN SPACE 40% LOT NET AREA	21,470	0.4
SITE AREA	USABLE OPEN SPACE 10% LOT SIZE - GROSS AREA	6,318	0.1
SUBTOTAL		21,470	0.49
TOWNHOUSE OPEN SPACE SITE AREA	10% LIVABLE SPACE (NOT INCLUDING GARAGE)	9,430	0.2
SUBTOTAL		9,430	0.2
TOTAL		30,900	0.7

- Per SMC 21B.30.270, Single Family Usable Open Space shall feature a minimum dimension of 15 feet on all sides.
 Per SMC 21B.30.090, Usable Open Space may also be considered Landscaped Open Space and is included as such. Therefore, for purposes of this analysis, Single Family Usable Open Space area shall be located within the required Landscaped Open Space

1017120	TOTAL PROVIDED	TBD		
TOTALS	REQUIRED PROVIDED ADDITIONAL PROVIDED	31,125 TBD	0.71	
SUBTOTAL		TBD		
CLIDTOTAL	SUBTOTAL: ADDITIONAL PROVIDED	TBD		
	PUBLIC (INSIDE STREET R/W)	TBD		
	WOONERF - SHARED SPACE	TBD		
SITE AREA	LANDSCAPED OPEN SPACE: OTHER	TBD		
TOWNHOUSE OPEN SPACE	SUBTOTAL: REQUIRED PROVIDED	9,655	0.22	100
	BALCONY/DECK/PORCH	4,950	0.11	5′
	USABLE OPEN SPACE	2,230	0.05	23
	LANDSCAPED OPEN SPACE: FRONT YARD	2,475	0.06	25
SUBTOTAL		TBD		
	SUBTOTAL: ADDITIONAL PROVIDED	TBD		
	PUBLIC (INSIDE STREET R/W)	TBD		
SITE AREA	WOONERF - SHARED SPACE	TBD		
SINGLE FAMILY OPEN SPACE	SUBTOTAL: REQUIRED PROVIDED	21,470	0.49	100
	USABLE OPEN SPACE	6,318	0.15	
	LANDSCAPED OPEN SPACE	21,470	0.49	100
DEVELOPMENT USE	OPEN SPACE AREA TYPES	SF	AC	
OPEN SPACE PROVIDED	OPEN SPACE SITE AREA PROVID	ED		



Block Key Plan Illustrative Site Plan

Block Key Plan

Delineation Site Plan

SE 4th Street Public R/W (Width Varies)

2151 Hawkins Street Suite 400 Charlotte NC 28203 T 704 377 0661 F 704 377 0953

850 South Robertson Blvd. Suite One Los Angeles CA 90035 T 310 659 9482 F 310 659 9529

2

New Street 'A' 63' Public R/W

3

SE 6th Street



May not be copied in whole or in part.

6

→ New Street 'A' → 63' Public R/W →

CITY SQUARE

[SW-42] PARCEL # 332506-9098

CITY OF SAMMAMISH

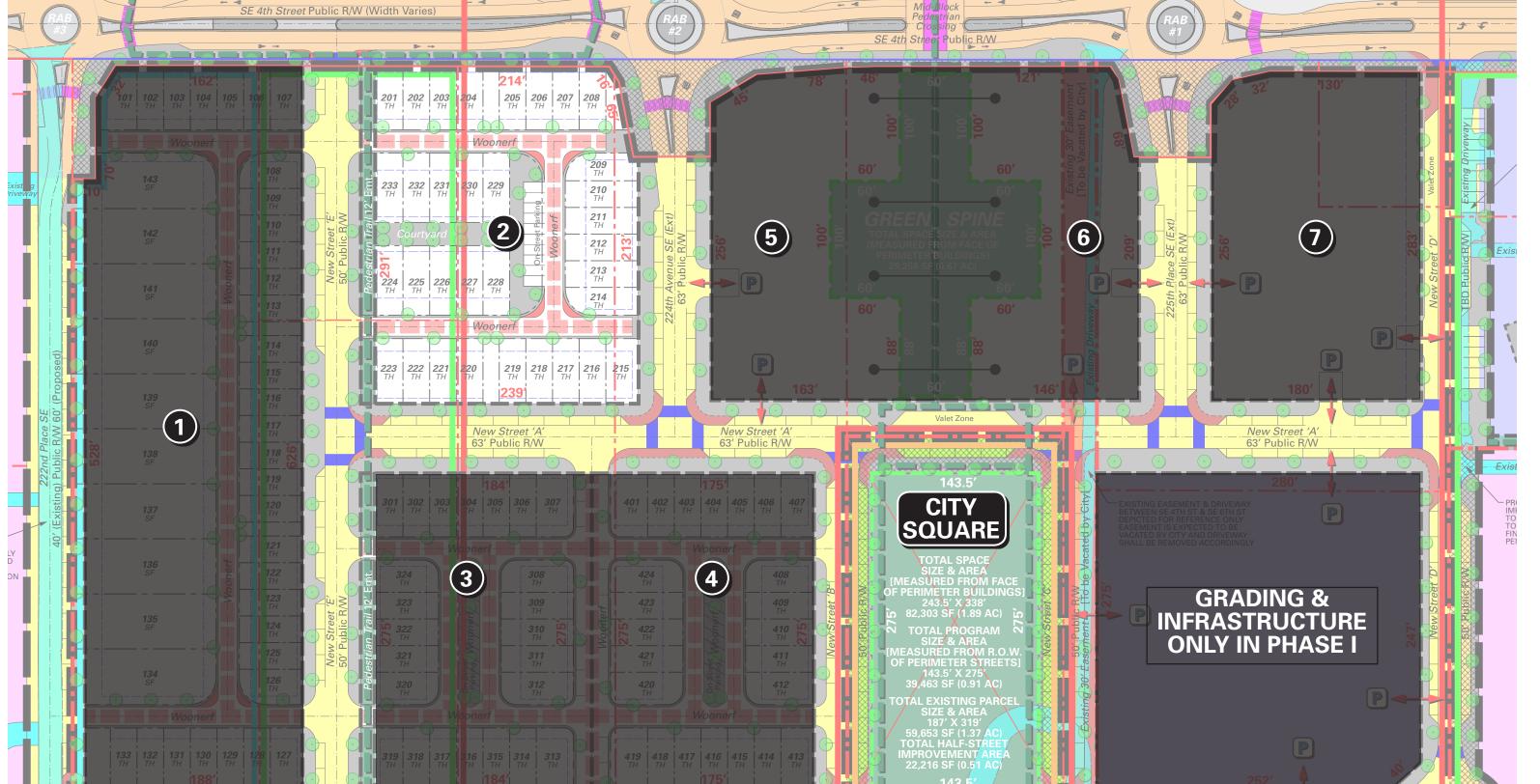
GRAPHIC SCALE: FEET

7

New Street 'A' 63' Public R/W

GRADING & INFRASTRUCTURE ONLY IN PHASE I

Development Data - Block 2



Delineation Site Plan SE 4th Street Public R/W (Width Varies) 6 7 **(5)** Valet Zone New Street 'A' ⇒ 63' Public R/W ⇒ New Street 'A' 63' Public R/W CITY 3 4 GRADING & INFRASTRUCTURE ONLY IN PHASE I [SW-42] PARCEL # 332506-9098 CITY OF SAMMAMISH SE 6th Street Block Key Plan Illustrative Site Plan

Table 1: Block 2 - Building Data

BUILDING PROGR	AM											
BUILDING USE		DWELLING UNITS			LOT SIZI (AVERAC					AXIMUM EA RATIO (FAR)		IMUM G HEIGHT
RESIDENTIAL		TOTAL	WIDTH	LENGTH	AVERAGE LOT AREA	TOTAL LOT GROSS AREA		TOTAL LOT NET AREA	TC-B & C	MAX. BUILDING AREA	HEIGHT	STORIES
		DU	FT	FT	SF/LOT	SF	SF	SF	FAR	SF/DU	FT	QTY
TYPE	TOWNHOUSE A	33	23.0	65.0	1,495	49,335	7,590	41,745	N/A	N/A	50	4
TOTAL		33				49,335	7,590	41,745				

Townhouse Lot Length is measured between proposed New Street R/W line and Centerline of proposed Woonerf/Alley.
 Per SMC Maximum floor area ratio is the total building area available for occupation, including garage, divided by total lot area.
 Townhouse Average Building Area includes garage area.

Table 1: Block 2 - Building Data (Cont.)

		19 = 3.33. (3.3	,		
	PROPOSED BUIL (AVERA			PARKIN REQUIRI	
AVERAGE BUILDING AREA		TOTAL GARAGE AREA	TOTAL LIVABLE AREA	RATIO	SPACES
SF/DU	SF	SF	SF	PER SMC	SP
3,600	118,800	16,500	102,300	2.0 Space / DU	66
	118,800	16,500	102,300		66

BUILDING P	ROGRAM			
BUILDING USE		PROPOSED GROSS LEASABLE AREA (GLA)	PARKING REQUIRED	
COMMEDCI	AL (ORTIONIAL)	TOTAL AREA	RATIO	SPACES
COMMERCIAL (OPTIONAL)		SF	PER SMC	SP
	OFFICE: LIVE/WORK	8,000	1 Space / 300 SF	27
TYPE	RETAIL SHOPS	0	1 Space / 300 SF	0
	RESTAURANTS	0	1 Space / 75 SF	0
TOTAL		8,000		27

Table 2: Block 2 - Parking Data

OTAL PARKIN ROVIDED	G				TOTAL PAREQUIRE	
LOCATION	ТҮРЕ	LEVEL	SPACES	ALLOCATION	DEDICA TOTAL	TED SP DIF.*
OFF-STREET	TOWNHOUSE	GARAGE	66	RESIDENTIAL	66	
SUBTOTAL			66		*FOR OFFIC	
ON-STREET	SURFACE / PUBLIC	STREET	TBD	SHARED	LIVE OPTION	
ON-STREET	SURFACE / PRIVATE	WOONERF	TBD	SHARED	ADDITIONAL	L
SUBTOTAL			TBD		REQUIRED SHALL BE F	
OTAL			TBD		WITH ADJA	
		<u> </u>			NOTES: 1. Surplus pavailable fo	oarking is r visitors.

Table 3: Block 2 - Open Space Data

OPEN SPACE REQUIRED	MINIMUM OPEN SPACE SITE AREA REQUIRED					
DEVELOPMENT USE	MIN. SPACE REQUIRED	SF	AC			
TOWNHOUSE OPEN SPACE SITE AREA	10% LIVABLE SPACE (NOT INCLUDING GARAGE)	10,230	0.23			
SUBTOTAL		10,230	0.23			
TOTAL		10,230	0.23			

OPEN SPACE	OPEN SPACE							
PROVIDED	SITE AREA PROVIDED							
DEVELOPMENT USE	OPEN SPACE AREA TYPES	SF	AC	0,				
	LANDSCAPED OPEN SPACE: FRONT YARD	2,475	0.06	15.79				
	USABLE OPEN SPACE	8,345	0.19	52.99				
	BALCONY/DECK/PORCH	4,950	0.11	31.49				
TOWNHOUSE	SUBTOTAL: REQUIRED PROVIDED	15,770	0.36	100.0				
OPEN SPACE	LANDSCAPED OPEN SPACE: OTHER	TBD						
SITE AREA	WOONERF - SHARED SPACE	TBD						
	PUBLIC (INSIDE STREET R/W)	TBD						
	PUBLIC (INSIDE PED. TRAIL EASEMENT)	TBD						
	SUBTOTAL: ADDITIONAL PROVIDED	TBD						
SUBTOTAL		TBD						
	REQUIRED PROVIDED	15,770	0.36					
TOTALS	ADDITIONAL PROVIDED	TBD						
	TOTAL PROVIDED	TBD						

Block Key Plan

2151 Hawkins Street Suite 400 Charlotte NC 28203 T 704 377 0661 F 704 377 0953

850 South Robertson Blvd. Suite One Los Angeles CA 90035 T 310 659 9482 F 310 659 9529

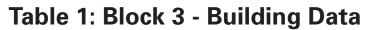
Prepared for: STCA, LLC © Shook Kelley, Inc. All rights reserved.

May not be copied in whole or in part.

0 40 80

GRAPHIC SCALE: FEET

Development Data - Block 3



BUILDING PROGR	AM											
BUILDING USE		DWELLING UNITS			LOT SIZE (AVERAG					AXIMUM EA RATIO (FAR)		IMUM G HEIGHT
RESIDENTIAL		TOTAL	WIDTH	LENGTH	AVERAGE LOT AREA	TOTAL LOT GROSS AREA	PUBLIC R/W & WOONERF EASEMENT AREA	TOTAL LOT NET AREA	TC-B & C	MAX. BUILDING AREA	HEIGHT	STORIES
		DU	FT	FT	SF/LOT	SF	SF	SF	FAR	SF/DU	FT	QTY
TYPE	TOWNHOUSE A	24	23.0	65.0	1,495	35,880	5,520	30,360	N/A	N/A	50	4
TOTAL		24				35,880	5,520	30,360				

- 1. Townhouse Lot Length is measured between proposed New Street R/W line and Centerline of proposed Woonerf/Alley.

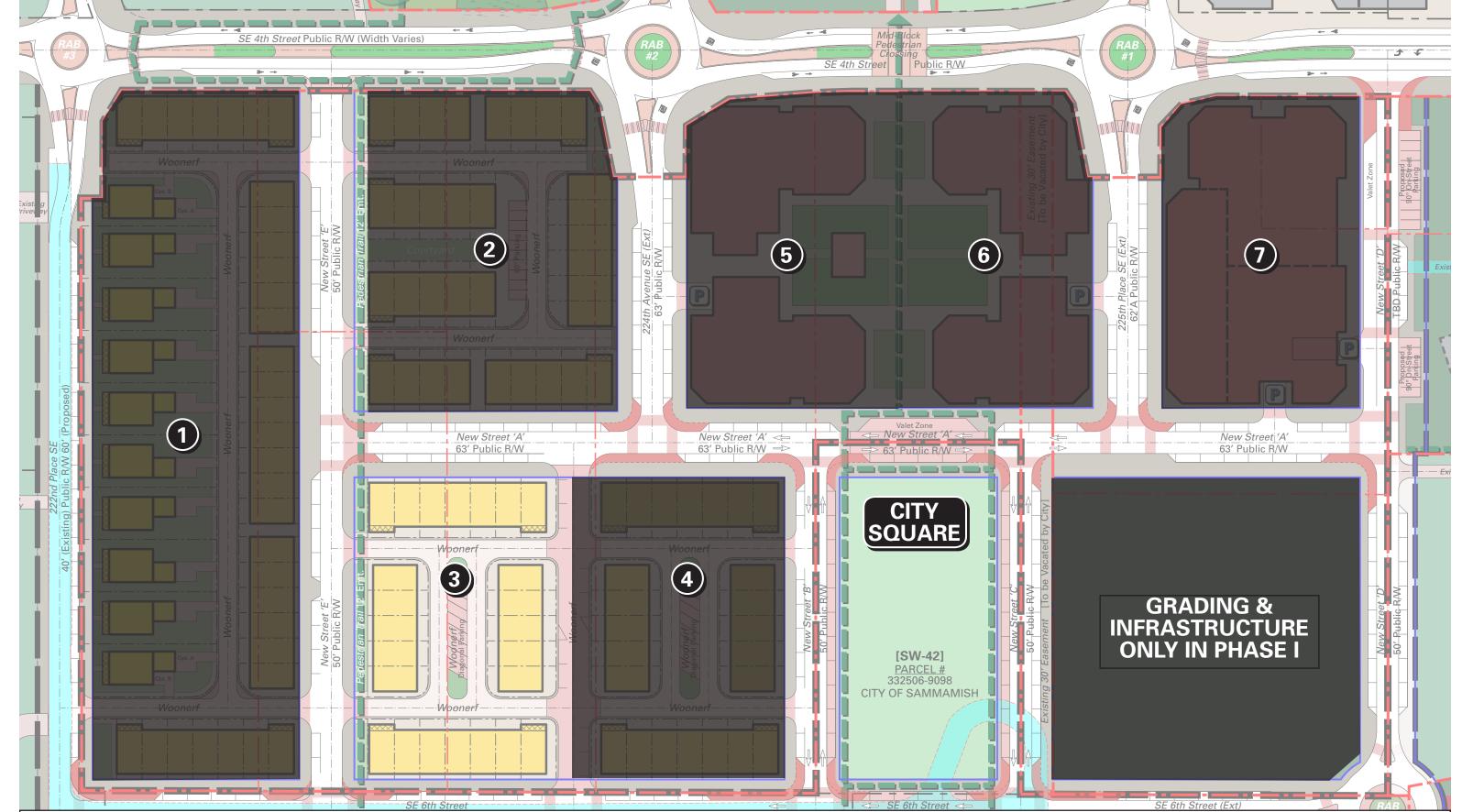
 2. Per SMC Maximum floor area ratio is the total building area available for occupation, including garage, divided by total lot area.
- 3. Townhouse Average Building Area includes garage area.

Table 1: Block 3 - Building Data (Cont.)

	PARKIN REQUIRI				
AVERAGE BUILDING AREA	TOTAL BUILDING AREA	TOTAL GARAGE AREA	TOTAL LIVABLE AREA	RATIO	SPACES
SF/DU	SF	SF	SF	PER SMC	SP
3,600	86,400	12,000	74,400	2.0 Space / DU	48
	86,400	12,000	74,400		48

Table 2: Block 3 - Parking Data PARKING DATA TOTAL PARKING PROVIDED TOTAL PARKING REQUIRED DEDICATED SP LOCATION TOTAL TOWNHOUSE GARAGE OFF-STREET 48 RESIDENTIAL SUBTOTAL SHARED SURFACE / PUBLIC STREET TBD **ON-STREET** TBD SURFACE / PRIVATE | WOONERF SHARED TBD SUBTOTAL TOTAL TBD NOTES:
1. Surplus parking is available for visitors.





5

4

Table 3: Block 3 - Open Space Data

OPEN SPACE DATA	open opade bata			
OPEN SPACE REQUIRED	MINIMUM OPEN SPACE SITE AREA REQUIRED			
DEVELOPMENT USE	MIN. SPACE REQUIRED	SF	AC	
TOWNHOUSE OPEN SPACE SITE AREA	10% LIVABLE SPACE (NOT INCLUDING GARAGE)	7,440	0.17	
SUBTOTAL		7,440	0.17	
TOTAL		7,440	0.17	

OPEN SPACE PROVIDED	OPEN SPACE SITE AREA PROVIDED							
DEVELOPMENT USE	OPEN SPACE AREA TYPES	SF	AC	9				
	LANDSCAPED OPEN SPACE: FRONT YARD	2,160	0.05	28.29				
	USABLE OPEN SPACE	700	0.02	9.19				
	BALCONY/DECK/PORCH	4,800	0.11	62.7%				
TOWNHOUSE	SUBTOTAL: REQUIRED PROVIDED	7,660	0.18	100.09				
OPEN SPACE	LANDSCAPED OPEN SPACE: OTHER	TBD						
SITE AREA	WOONERF - SHARED SPACE	TBD						
	PUBLIC (INSIDE STREET R/W)	TBD						
	PUBLIC (INSIDE PED. TRAIL EASEMENT)	TBD						
	SUBTOTAL: ADDITIONAL PROVIDED	TBD						
SUBTOTAL		TBD						
	REQUIRED PROVIDED	7,660	0.18					
TOTALS	ADDITIONAL PROVIDED	TBD						
	TOTAL PROVIDED	TBD						

Block Key Plan Illustrative Site Plan

2

1

Block Key Plan

Delineation Site Plan

May not be copied in whole or in part.

0 40 80

GRAPHIC SCALE: FEET

6

CITY SQUARE

7

GRADING & INFRASTRUCTURE ONLY IN PHASE I

MAXIMUM MAXIMUM FLOOR AREA RATIO (FAR) BUILDING HEIGHT

50

Development Data - Block 4

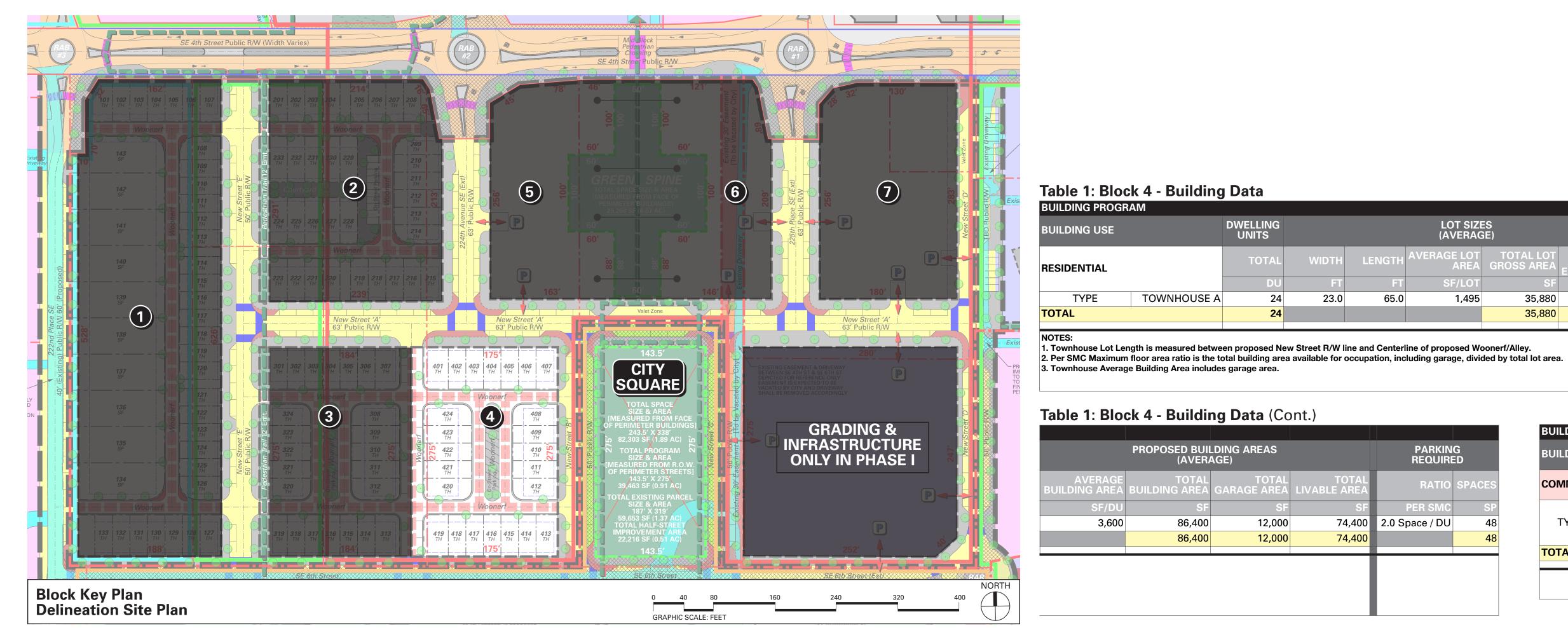


Table 1: Block 4 - Building Data (Cont.) PROPOSED BUILDING AREAS (AVERAGE) PARKING REQUIRED

DWELLING UNITS

TOWNHOUSE A

TOTAL

24

23.0

65.0

LOT SIZES (AVERAGE)

SF/LOT

1,495

35,880

35,880

RATIO SPACI SF/DU PER SMC 86,400 12,000 74,400 2.0 Space / DU 3,600 74,400 86,400 12,000

BUILDING PROGRAM PROPOSED GROSS LEASABLE AREA (GLA) **BUILDING USE COMMERCIAL (OPTIONAL)** PER SMC OFFICE: LIVE/WORK 1 Space / 300 SF 8,000 RETAIL SHOPS TYPE 1 Space / 300 SF RESTAURANTS 1 Space / 75 SF TOTAL 8,000

FAR

30,360

30,360

5,520

5,520

N/A



LOCATION	TVDE	1 F\/FI	CDACEC	ALLOCATION	DEDICA	TED SP	
LOCATION	ТҮРЕ	LEVEL	SPACES	ALLOCATION	TOTAL	DIF.*	
OFF-STREET	TOWNHOUSE	GARAGE	48	RESIDENTIAL	48	(
SUBTOTAL			48		*FOR OFFICE: WORK LIVE OPTION; IT IS ASSUMED		
ON-STREET	SURFACE / PUBLIC	STREET	TBD	SHARED			
ON-STREET	SURFACE / PRIVATE	WOONERF	TBD	SHARED	ADDITIONAL		
SUBTOTAL			TBD		REQUIRED I		
OTAL			TBD		WITH ADJAC STREET PAI		

Table 3: Block 4 - Open Space Data

OPEN SPACE REQUIRED	MINIMUM OPEN S SITE AREA REQU		
DEVELOPMENT USE	MIN. SPACE REQUIRED	SF	AC
TOWNHOUSE OPEN SPACE SITE AREA	10% LIVABLE SPACE (NOT INCLUDING GARAGE)	7,440	0.17
SUBTOTAL		7,440	0.17
TOTAL		7,440	0.17

OPEN SPACE PROVIDED	OPEN SPACE SITE AREA PROVIDED					
DEVELOPMENT USE	OPEN SPACE AREA TYPES	SF	AC	%		
	LANDSCAPED OPEN SPACE: FRONT YARD	2,160	0.05	28.2%		
	USABLE OPEN SPACE	700	0.02	9.1%		
TOWNHOUSE OPEN SPACE	BALCONY/DECK/PORCH	4,800	0.11	62.7%		
	SUBTOTAL: REQUIRED PROVIDED	7,660	0.18	100.0%		
	LANDSCAPED OPEN SPACE: OTHER	TBD				
SITE AREA	WOONERF - SHARED SPACE	TBD				
	PUBLIC (INSIDE STREET R/W)	TBD				
	PUBLIC (INSIDE PED. TRAIL EASEMENT)	TBD				
	SUBTOTAL: ADDITIONAL PROVIDED	TBD				
SUBTOTAL		TBD				
	REQUIRED PROVIDED	7,660	0.18			
OTALS	ADDITIONAL PROVIDED	TBD				
	TOTAL PROVIDED	TBD				

SE 4th Street Public R/W (V	Width Varies)	Pedestrian Chossing	RAB #1
Woonerf So, Public RW 50' Public RW So' Public R		Existing 30 Easement Existing 30 Easement And Discrete to the property of th	225th Place SE (Ext) 62'A Public R/W 62'A Public R/W 1 TBD Public R/W 1 Six Street TD 1 Six Street TD 2 Six
40' (Existing) Public R/W 60' (Proposed) Weenerf	New Street 'A' 63' Public R/W 63' Public R/W Woonerf Woonerf	Valet Zone New Street 'A' 63' Public R/W CITY SQUARE	New Street 'A' 63' Public RW
Moonet Street 'E' 50' Public RWV	SE 6th Street	[SW-42] PARCEL # 332506-9098 CITY OF SAMMAMISH SE 6th Street SE 6th Street	GRADING & INFRASTRUCTURE ONLY IN PHASE I
Block Key Plan Illustrative Site Plan		0 40 80 GRAPHIC SCALE: FEET	160 240 320 400

2151 Hawkins Street Suite 400 Charlotte NC 28203 T 704 377 0661 F 704 377 0953

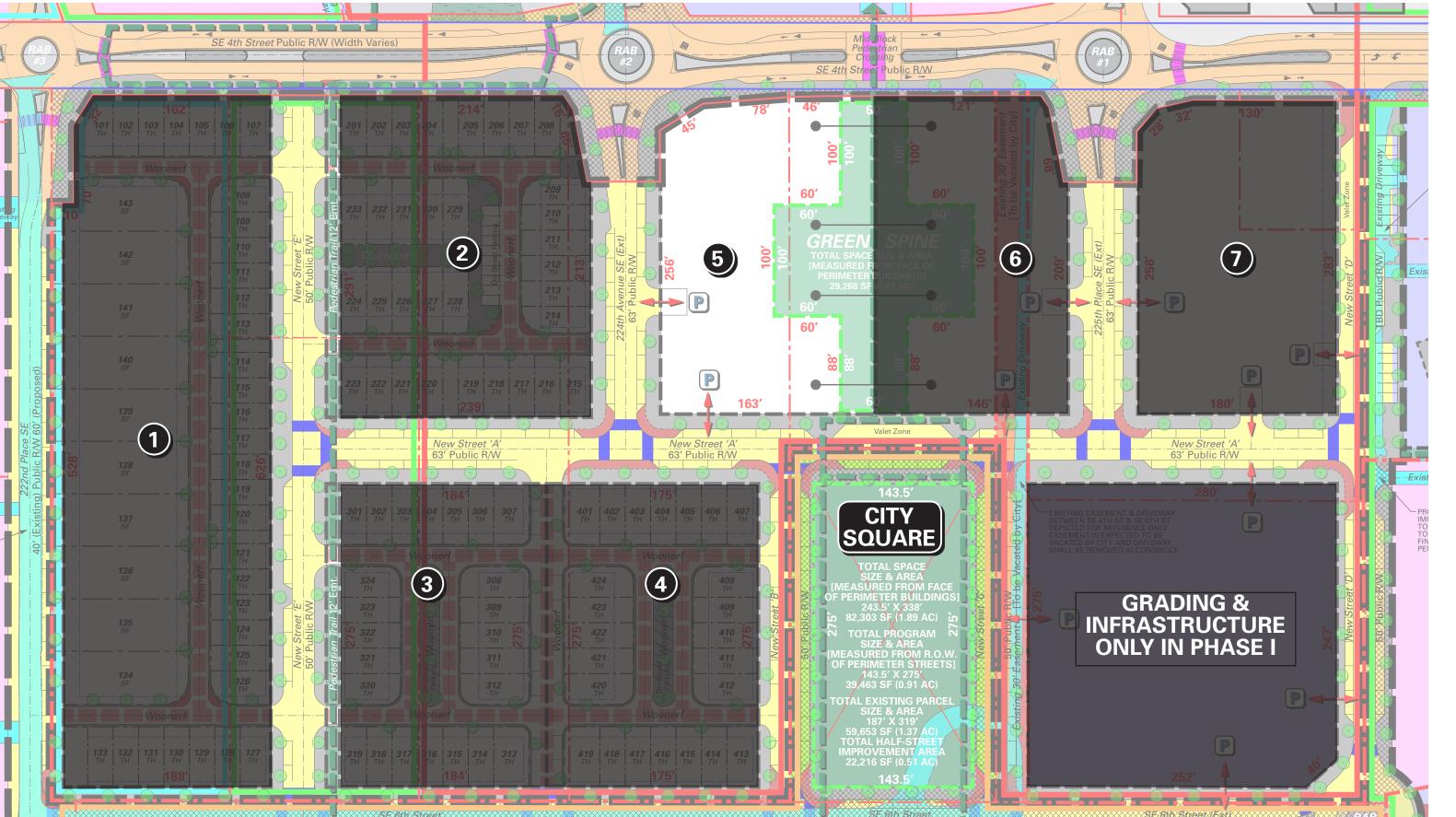
<u>r--------</u>

850 South Robertson Blvd. Suite One Los Angeles CA 90035 T 310 659 9482 F 310 659 9529



May not be copied in whole or in part.

Development Data - Block 5



New Str	(BD Hub	BUILDING U	JSE
		COMMERCIA	AL
		TYPE	RETAIL SHOP
		ITIL	RESTAURANT
		TOTAL	
	Exist		
	PRI IMI TO TO FIN		
	PEI	Table 1:	Block 5 - Buildir
it 'D'		BUILDING P	ROGRAM DATA
Stree			
(·) Néw		BUILDING U	JSE

			PROPOSED GROSS LEASABLE AREA (GLA)	PARKIN(REQUIRE	
COMMEDCIAL		BUILDING	TOTAL AREA	RATIO	SPACES
COMMERCIAL		LEVEL	SF	PER SMC	SP
TYPE	RETAIL SHOPS	100	14,000	1 Space / 300 SF	47
ITFE	RESTAURANTS	100	8,000	1 Space / 75 SF	107
TOTAL			22,000		153

ing Data (Cont.)

BUILDING U	SE		DWELLING UNITS	UNIT AREA (AVERAGE)	TOTAL BUILDING LIVING SPACE (AVERAGE)	BUILDING EFFICIENCY AREA 18% (APPROX. AVG.)	BUILDING GROSS FLOOR AREA (AVERAGE)	PARKING REQUIRED	
RESIDENTIA		BUILDING	TOTAL	AREA	AREA	AREA	AREA	RATIO	SPACES
RESIDENTIA	NL	LEVEL	DU	SF/DU	SF	SF	SF	PER SMC	SP
	MULTIFAMILY	200	32	850	27,200	5,971	33,171	1.5 Space / DU	48
	MULTIFAMILY	300	32	850	27,200	5,971	33,171	1.5 Space / DU	48
TYPE	MULTIFAMILY	400	32	850	27,200	5,971	33,171	1.5 Space / DU	48
	MULTIFAMILY	500	32	850	27,200	5,971	33,171	1.5 Space / DU	48
	MULTIFAMILY	600	32	850	27,200	5,971	33,171	1.5 Space / DU	48
TOTAL			160		136,000	29,854	165,854		240

Table 2: Block 5 - Parking Data

BLOCK 5 & 6 TOTAL PARKIN	G PROVIDED	OVIDED BLOCK 5 & 6 TOTAL PARKING REQUIRED								
LOCATION	ТҮРЕ	LEVEL	SPACES	ALLOCATION	DEDICA	TED SP	SHARED	10% SP	SHARED	20% SP
LOCATION	1176	LEVEL	SPACES	ALLOCATION	TOTAL	DIF.*	TOTAL	DIF.*	TOTAL	DIF.*
	STRUCTURED	P1	110	COMMERCIAL	750	(70)	675	5	600	80
OFF-STREET	UNDERGROUND (UG)	P2	290	SHARED						
		P3	280	RESIDENTIAL						
SUBTOTAL			680							
ON-STREET	SURFACE / PUBLIC	STREET	20	SHARED			BETWEEN E			
SUBTOTAL			20		PARKING PROVIDED UNDER 10% SHARED PARKING STE					
TOTAL			700							

Table 3: Block 5 - Onen Space Data

OPEN SPACE REQUIRED	MINIMUM OPEN SPACE SITE AREA REQUIRED			OPEN SP SITE AREA PR			
DEVELOPMENT USE	MIN. SPACE REQUIRED	SF	AC	OPEN SPACE AREA TYPES	SF	AC	
NON-RESIDENTIAL	Per SMC 21B.30.090(2), the location of			GREEN SPINE	14,634	0.34	
OPEN SPACE	pedestrian-oriented open space for the non- residential portion of Blocks 5, 6, and 7 is to be	N/A		PEDESTRIAN ORIENTED	TBD		
SITE AREA	determined through the UZDP process.			PUBLIC (INSIDE STREET R/W)	TBD		
SUBTOTAL		N/A			14,634	0.34	
		6,800	0.16	COMMON	1,700	0.04	25.0
MULTIFAMILY	FOX LIVARIE CRACE			BALCONY	3,400	0.08	50.0
OPEN SPACE SITE AREA	5% LIVABLE SPACE			INDOOR RECREATION	1,700	0.04	25.0
				ROOF DECK	TBD		
SUBTOTAL		6,800	0.16		6,800	0.16	
OTAL		6,800	0.16		21,434	0.49	

#3	4th Street Public R/W (Width Varies)	SE 4th Stre	Mid-Hock Pedlestrian Crossing	AAB #1
Woonerf Opt. B Opt. A Opt. A	Woonerf Wew Street 'A' New Street 'A'	S24th Avenue SE (Ext) 63' Public R/W	Valet Zone New Street 'A' Valet Zone	New Street 'A'
Moonert Moonert	Wew Street 'E' Parisit and Italian Wall Ital	Woonerf Woonerf Public RWA Public RWA CIT	CITY OUARE SE 6th Street 0 40 80 160	GRADING & NFRASTRUCTURE ONLY IN PHASE I SE 6th Street (Ext) NORTH 240 320 400
Block Key Plan Illustrative Site Plan			GRAPHIC SCALE: FEET	325 400

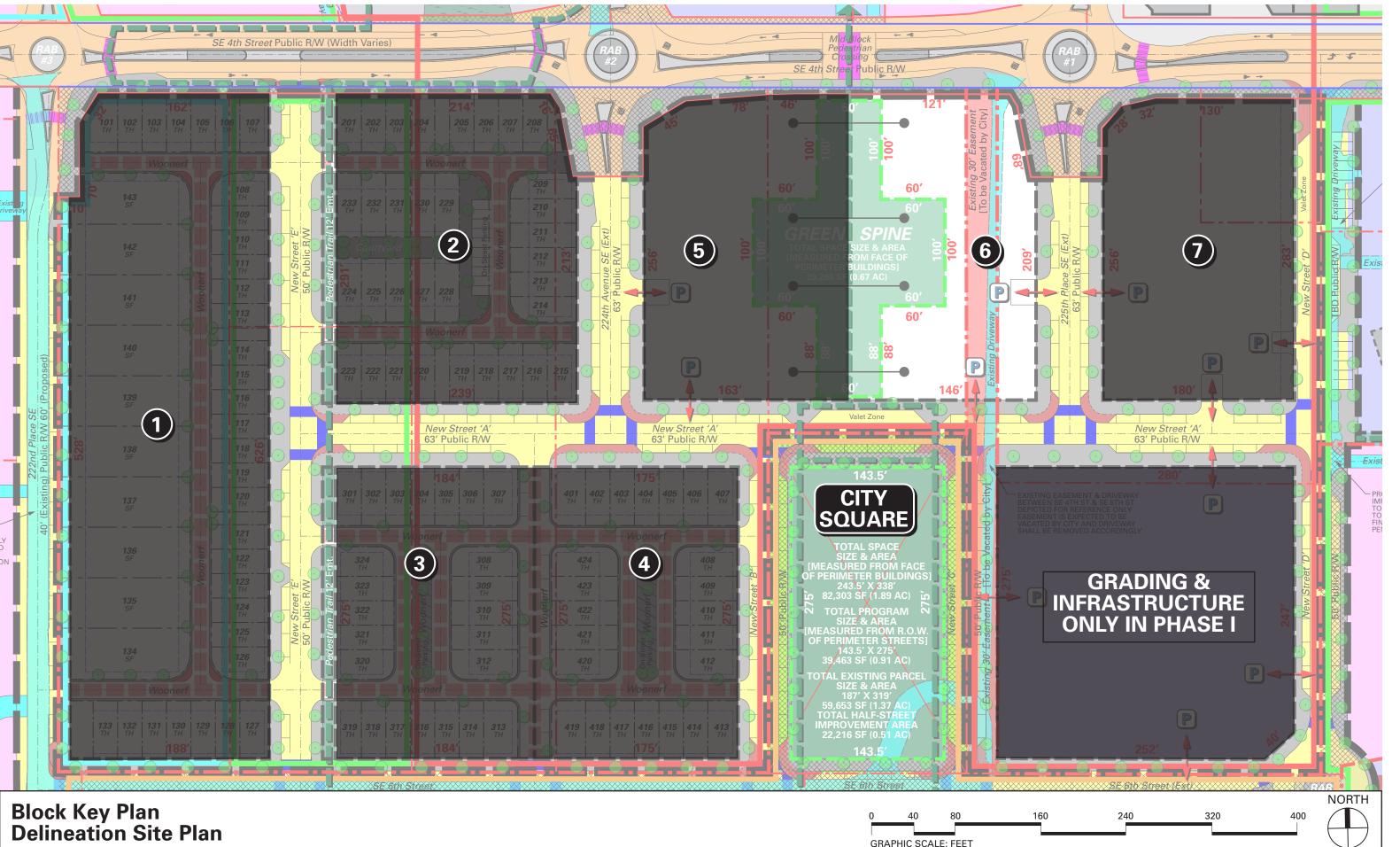
Block Key Plan Delineation Site Plan

2151 Hawkins Street 850 South Robertson Blvd. Suite 400 Suite One Charlotte NC 28203 T 704 377 0661 F 704 377 0953 Los Angeles CA 90035 T 310 659 9482 F 310 659 9529

Prepared for: STCA, LLC © Shook Kelley, Inc. All rights reserved.

May not be copied in whole or in part.

Development Data - Block 6



BUILDING USE			PROPOSED GROSS LEASABLE AREA (GLA)	PARKING REQUIRED		
COMMERCIAL		BUILDING	TOTAL AREA	RATIO	SPACES	
		LEVEL	SF	PER SMC	SP	
TYPE	RETAIL SHOPS	100	12,000	1 Space / 300 SF	40	
ITE	RESTAURANTS	100	8,000	1 Space / 75 SF	107	
TOTAL			20,000		147	

Table 1: Block 6 - Building Data (Cont.)

BUILDING PF	ROGRAM								
BUILDING US	SE		DWELLING UNITS	UNIT AREA (AVERAGE)	TOTAL BUILDING LIVING SPACE (AVERAGE)	BUILDING EFFICIENCY AREA 18% (APPROX. AVG.)	BUILDING GROSS FLOOR AREA (AVERAGE)	PARKING REQUIRED	
RESIDENTIAI		BUILDING	TOTAL	AREA	AREA	AREA	AREA	RATIO	SPACES
KESIDENTIAI	L	LEVEL	DU	SF/DU	SF	SF	SF	PER SMC	SP
	MULTIFAMILY	200	28	850	23,800	5,224	29,024	1.5 Space / DU	42
	MULTIFAMILY	300	28	850	23,800	5,224	29,024	1.5 Space / DU	42
TYPE	MULTIFAMILY	400	28	850	23,800	5,224	29,024	1.5 Space / DU	42
	MULTIFAMILY	500	28	850	23,800	5,224	29,024	1.5 Space / DU	42
	MULTIFAMILY	600	28	850	23,800	5,224	29,024	1.5 Space / DU	42
TOTAL			140		119,000	26,122	145,122		210

Table 2: Block 6 - Parking Data

TOTAL PARKIN					DEDICA		REQUIRED SHARED		SHARED	20% SF
LOCATION	ТҮРЕ	LEVEL	SPACES	ALLOCATION	TOTAL	DIF.*	TOTAL	DIF.*	TOTAL	DIF.*
	STRUCTURED	P1	110	COMMERCIAL	750	(70)	675	5	600	8
OFF-STREET	UNDERGROUND	P2	290	SHARED						
	(UG)	P3	280	RESIDENTIAL						
SUBTOTAL			680							
ON-STREET	SURFACE / PUBLIC	STREET	20	SHARED			BETWEEN I JNDER 10%			
			20							
SUBTOTAL										

Table 3. Block 6 - Open Space Data

OPEN SPACE REQUIRED							
DEVELOPMENT USE	MIN. SPACE REQUIRED	SF	AC	OPEN SPACE AREA TYPES	SF	AC	
NON-RESIDENTIAL	Per SMC 21B.30.090(2), the location of			GREEN SPINE	14,634	0.34	
OPEN SPACE	pedestrian-oriented open space for the non- residential portion of Blocks 5, 6, and 7 is to be	N/A		PEDESTRIAN ORIENTED	TBD		
SITE AREA	determined through the UZDP process.			PUBLIC (INSIDE STREET R/W)	TBD		
SUBTOTAL		N/A			14,634	0.34	
				COMMON	1,488	0.03	25.
MULTIFAMILY OPEN SPACE	5% LIVABLE SPACE	5,950	0.14	BALCONY	2,974	0.07	50.
SITE AREA	5% LIVABLE SPACE			INDOOR RECREATION	1,488	0.03	25.
				ROOF DECK	TBD		
SUBTOTAL		5,950	0.14		5,950	0.14	
OTAL		5,950	0.14		20,584	0.47	

#3	ublic R/W (Width Varies) RAB #2	SE 4th Street Public R/W	RAB #1
Woonerf Opt. B Opt. A Opt. A	New Street 'E' 50' Public R/W Redes tran trail 12' Emt. Pedes tran trail 12' Emt. Weener 63' Public R/W	Existing 30' Easement	Cone Cone
222nd Place SE Public R/W 60' (Proposed) Woonerf	Woonerf New Street 'A'	New Street 'A' 63' Public R/W 63' Public R/W CITY	New Street 'A' 63' Public R/W
Woonerf Woonerf	Mooner Street 'E' Sov Public R/W Mooner Mo	CITY SQUARE Mem Street Common Street # 332506-9098 CITY OF SAMMAMISH	GRADING & INFRASTRUCTURE ONLY IN PHASE I
Block Key Plan Illustrative Site Plan	SE 6th Street	SE 6th Street ← 0 40 80 GRAPHIC SCALE: FEET	SE 6th Street (Ext) NORTH 160 240 320 400

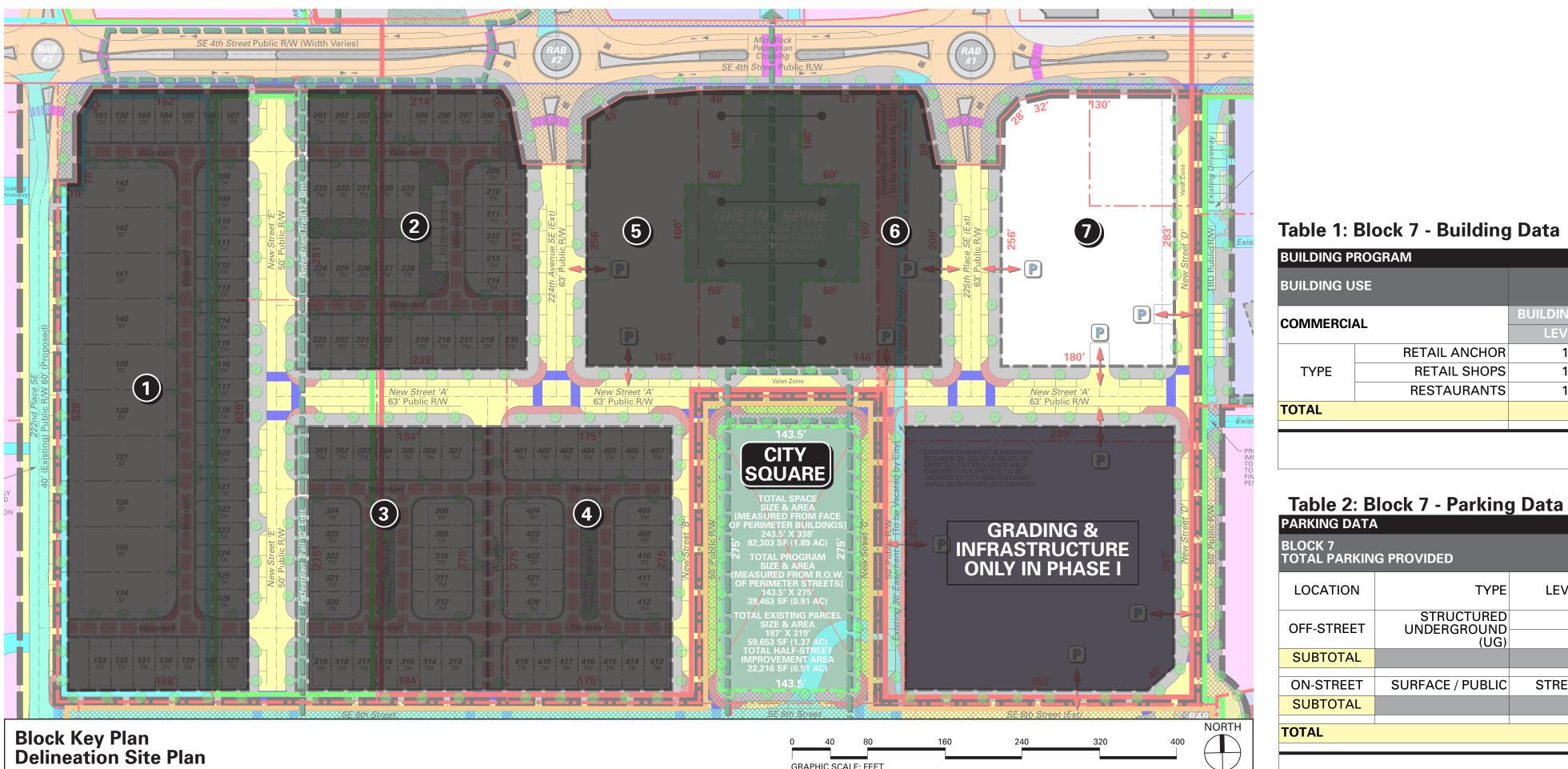
2151 Hawkins Street Suite 400 Charlotte NC 28203 T 704 377 0661 F 704 377 0953

850 South Robertson Blvd. Suite One Los Angeles CA 90035 T 310 659 9482 F 310 659 9529



May not be copied in whole or in part.





SE .		PROPOSED GROSS LEASABLE AREA (GLA)	PARKING REQUIRED	
	BUILDING	TOTAL AREA	RATIO	SPACES
L	LEVEL	SF	PER SMC	SP
RETAIL ANCHOR	100	30,000	1 Space / 300 SF	100
RETAIL SHOPS	100	0	1 Space / 300 SF	0
RESTAURANTS	100	10,000	1 Space / 75 SF	133
		40,000		233
	RETAIL ANCHOR RETAIL SHOPS	RETAIL ANCHOR 100 RETAIL SHOPS 100	BUILDING TOTAL AREA LEVEL SF RETAIL ANCHOR 100 30,000 RETAIL SHOPS 100 0 RESTAURANTS 100 10,000	BUILDING TOTAL AREA RATIO

Table 2: Block 7 - Parking Data

PARKING DATA											
BLOCK 7 TOTAL PARKIN	G PROVIDED				BLOCK 7 TOTAL PARKING REQUIRED						
LOCATION	TYPE	LEVEL	SPACES	ALLOCATION	DEDICA	TED SP	SHARED	10% SP	SHARED	I	
200, 111011			0.7.020	, 1200, 111011	TOTAL	DIF.*	TOTAL	DIF.*	TOTAL	DIF.*	
OFF-STREET	STRUCTURED	P1	90	COMMERCIAL	233	7	210	30	187	53	
OFF-STREET	UNDERGROUND (UG)	P2	150	COMMERCIAL	AL						
SUBTOTAL			240								
ON-STREET	SURFACE / PUBLIC	STREET	33	SHARED			G REDUCTION				
SUBTOTAL			33		CITY).	BE ALLOWED PER SINGLE COMMERCIAL USE (MUST VERIFY) CITY).					
TOTAL			273								

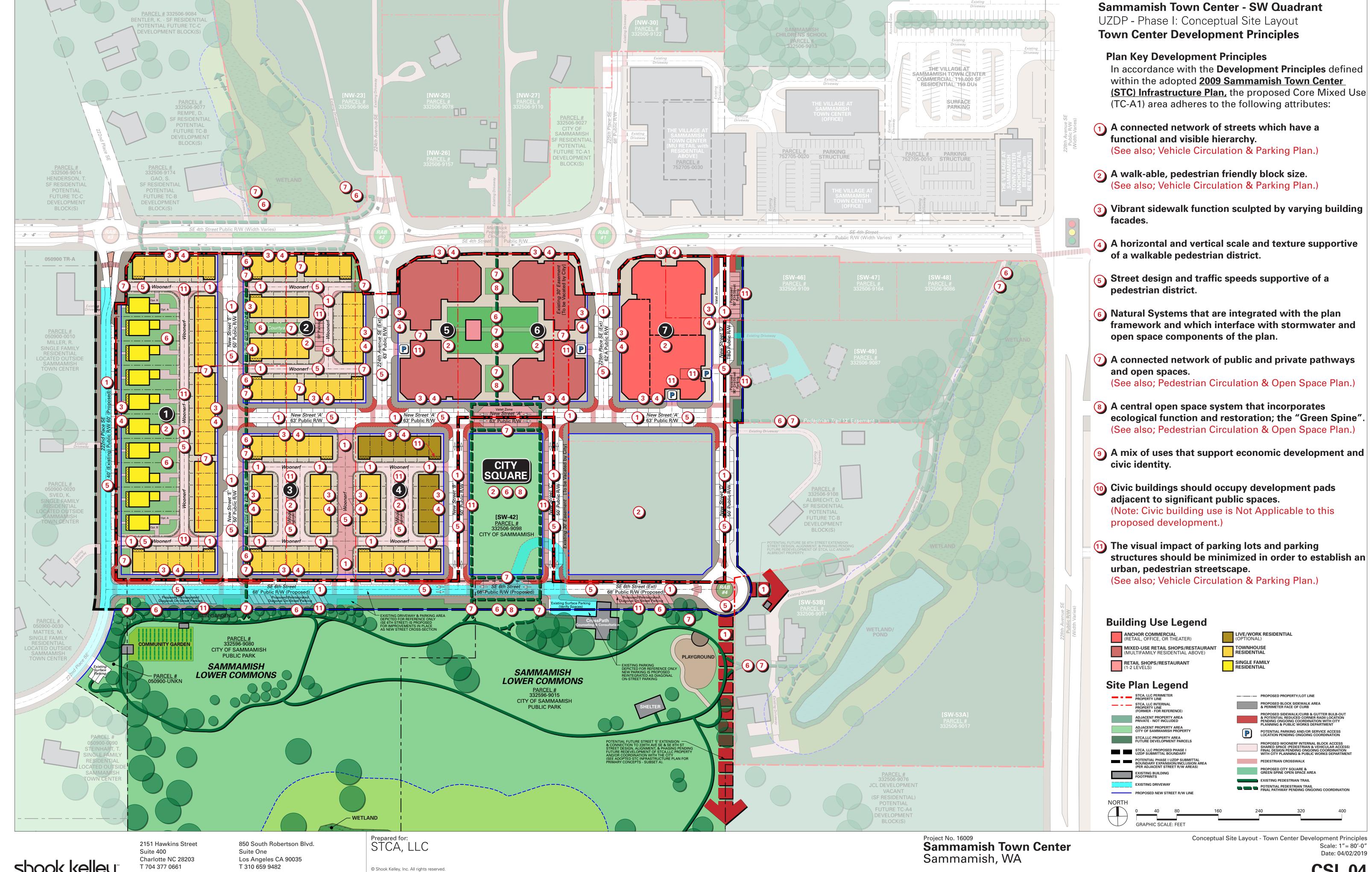
SE 4th Street Public R/W (Width Varies) 2 6 **(5)** 7 Valet Zone
New Street 'A'

⇒ 63' Public R/W ⇒ New Street 'A' 63' Public R/W CITY 3 4 GRADING & INFRASTRUCTURE ONLY IN PHASE I [SW-42]
PARCEL #
332506-9098
CITY OF SAMMAMISH SE 6th Street Block Key Plan Illustrative Site Plan 0 40 80

GRAPHIC SCALE: FEET

Table 3: Block 7 - Open Space Data

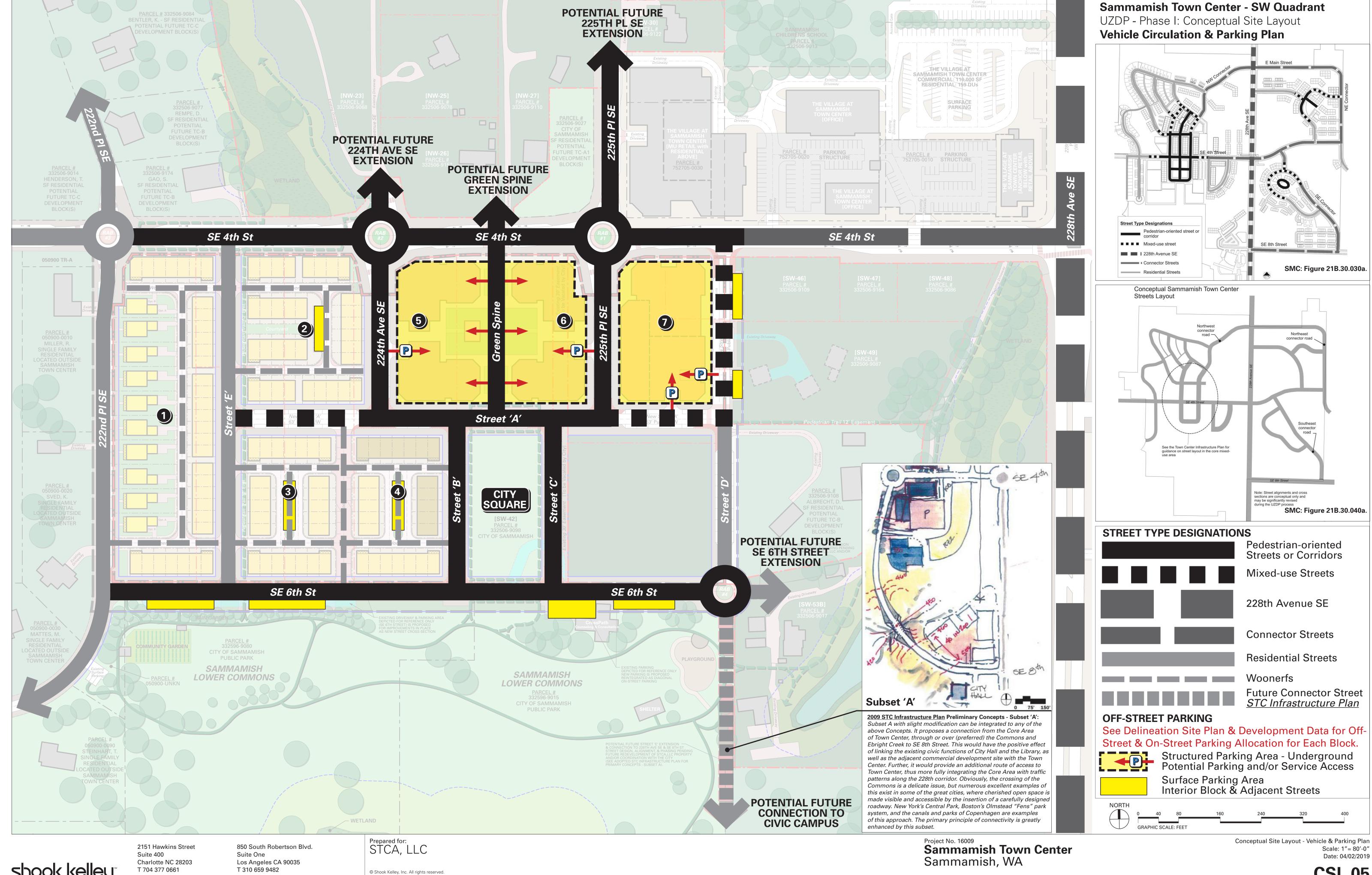
OPEN SPACE REQUIRED	MINIMUM OPEN SPACE SITE AREA REQUIRED			OPEN SP SITE AREA PR			
DEVELOPMENT USE	MIN. SPACE REQUIRED	SF	AC	OPEN SPACE AREA TYPES	SF	AC	%
NON-RESIDENTIAL	Per SMC 21B.30.090(2), the location of			GREEN SPINE	0		
OPEN SPACE	pedestrian-oriented open space for the non- residential portion of Blocks 5, 6, and 7 is to be	N/A		PEDESTRIAN ORIENTED	TBD		
SITE AREA	determined through the UZDP process.			PUBLIC (INSIDE STREET R/W)	TBD		
SUBTOTAL		N/A			TBD		
				COMMON	N/A		
MULTIFAMILY		N1/A		BALCONY	N/A		
OPEN SPACE SITE AREA	N/A	N/A		INDOOR RECREATION	N/A		
				ROOF DECK	N/A		
SUBTOTAL		N/A			N/A		
TOTAL		N/A			TBD		



shook kelley

F 704 377 0953

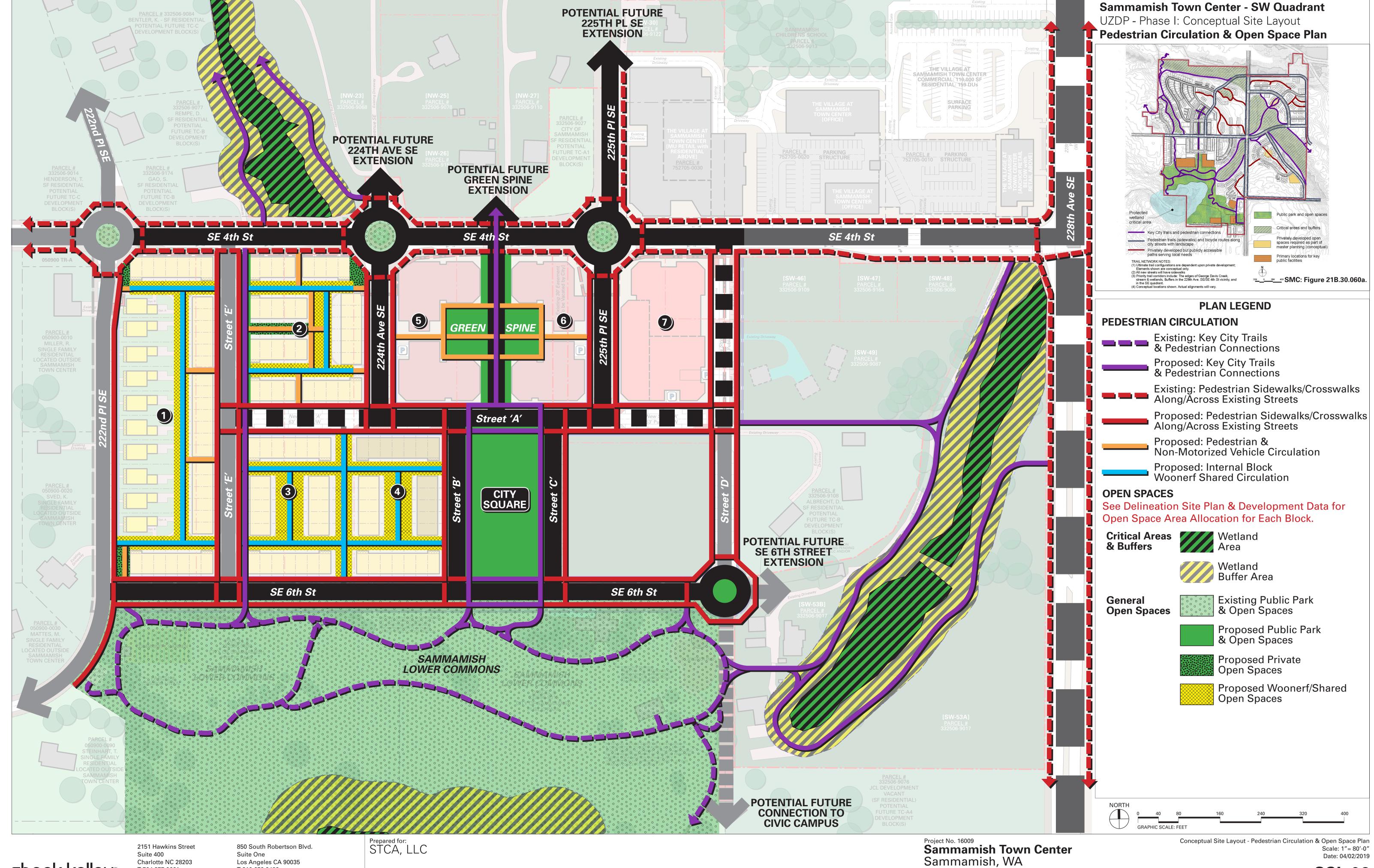
F 310 659 9529



shook kelley

T 704 377 0661 F 704 377 0953

T 310 659 9482 F 310 659 9529

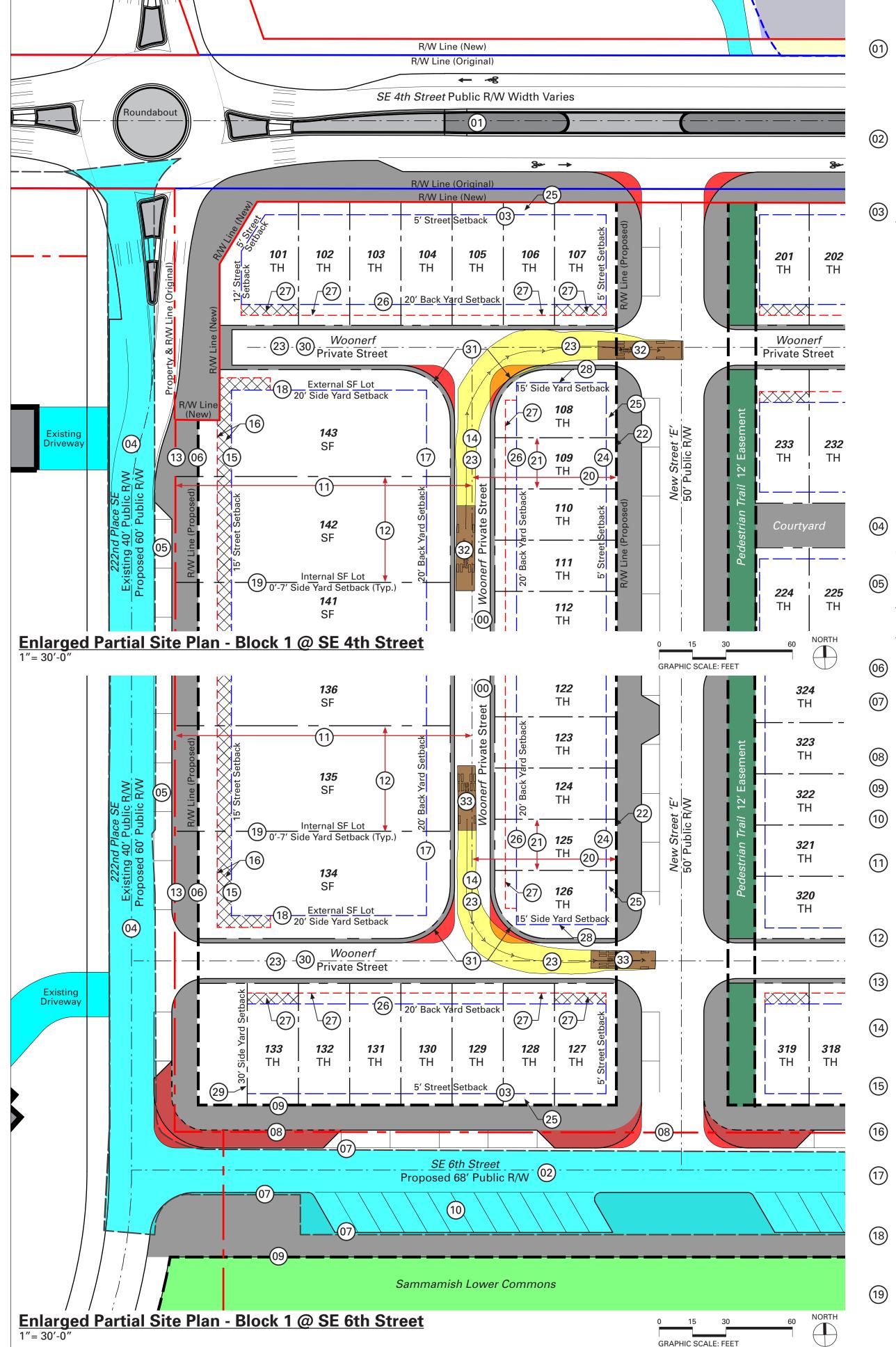


shook kelley*

Charlotte NC 28203 T 704 377 0661 F 704 377 0953

T 310 659 9482 F 310 659 9529

© Shook Kelley, Inc. All rights reserved.



Plan KEY NOTES

- ©1) SE 4th Street Existing/Improved Public Street R/W (see City Improvement Project for current design details): Defined as Pedestrian Oriented Streets and Corridor; see Street Type Designations per Vehicle Circulation and Parking Plan.
- SE 6th Street Proposed/Improved Public Street R/W: Defined as Pedestrian Oriented Streets and Corridor; see Street Type Designations per Vehicle Circulation and Parking Plan.
- Proposed Building Front/Street Setback reduction to 5 feet for proposed Townhouses located along SE 4th Street and SE 6th Street (both streets defined as Pedestrian Oriented Streets and Corridors) and within TC-C to match frontage in adjacent TC-B Zone.

SMC Code Reference:

21B.25.030 - Development Conditions: (10) See 21B.30.030 (1) Properties Adjacent to Pedestrian-Oriented Streets and Corridors - Including Specified Park Edges; (3) Properties Adjacent to Residential Streets, & (6) Orientation to a Public Park; 21B.30.080 (1)(a).

Design Rationale:

Maintains consistent streetscape (attractive, safe, and comfortable pedestrian environment) and streetfront orientation and design for buildings fronting along SE 4th Street and SE 6th Street/Sammamish Lower Commons.

- Existing roadway depicted for reference only (222nd Place SE) is proposed for improvements in place as new street cross-section.
- Proposed on-street parking improvements along east side of 222nd Place SE per assumed R/W width increase from 40'-0" to 60'-0". On-street parking and streetscape improvements on opposite side of street by Others in the future TBD.
- ©6 Proposed 222nd Place SE Public Street R/W Line.
- ©7 Existing roadway depicted for reference only (SE 6th Street) is proposed for improvements in place as new street cross-section.
- ® Existing property line along SE 6th Street.
- (9) Proposed SE 6th Street Public Street R/W Line.
- 10) Proposed reintegrated on-street parking (diagonal) improvements along SE 6th Street.
- (11) Single Family Lot Depth: Measured between the existing property line along 222nd Place SE and centerline of proposed Woonerf Private Street Easement.
- (12) Single Family Lot Width: Measured between the proposed side property lines.
- (13) Single Family Street/Front Lot Line: (Coincides with Existing Property Line)
- (14) Single Family Back Lot Line: (Coincides with Proposed Woonerf Private Street
- (15) Single Family Street/Front Setback Line: 15'-0" Minimum. Measured from Proposed Street R/W Line.
- Single Family Front Porch Encroachment Line: 6'-0" Maximum Distance & 200 SF Maximum Area.
- (17) Single Family Back Setback Line: 20'-0" Minimum. Measured from Proposed Woonerf Private Street Centerline.
- (18) Single Family External Lot Side Setback Line: 20'-0" Minimum. Measured from Proposed Woonerf Private Street Centerline.
- (19) Single Family Internal Lot Side Setback Line: Zero 7'-0". Pending Implementation of Alternative Lot Configurations.

- 20) Townhouse Lot Depth:
 - Measured between the proposed street R/W line and centerline of proposed Woonerf private street easement
- (21) Townhouse Lot Width: Measured between the proposed side property lines.
- (22) Townhouse Street/Front Lot Line: (Coincides with Existing and/or Proposed Street Public R/W Line)
- (23) Townhouse Back Lot Line: (Coincides with Proposed Woonerf Private Street
- (24) Townhouse Street/Front Setback Line: 5'-0" Minimum. Measured from Proposed Street R/W Line.
- (25) Townhouse Front Porch Encroachment Line: 6'-0" Maximum Distance (5'-0" Depicted per Proposed Setback).
- (26) Townhouse Back Setback Line: 20'-0". Measured from Proposed Woonerf Private Street Centerline.
- Townhouse Side/Back Yard Reductions (See Plan Hatched At Grade and Dashed Overhead): SMC Code Reference:

21B.25.030 - 21B.30.080 Side and back yard compatibility. (1) Specific Side and Back Yard Setback Requirements. (a) TC-A Zones and Other Unified Zone Development Plan Sites.

Design Rationale:

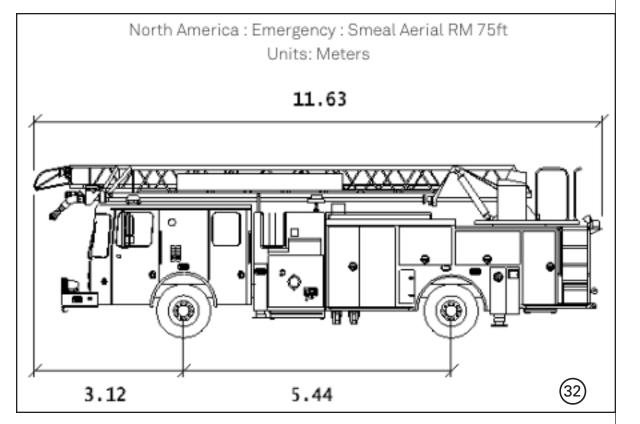
Minimize appearance of townhouse unit parking/ garages from the adjacent streets and pedestrian corridors.

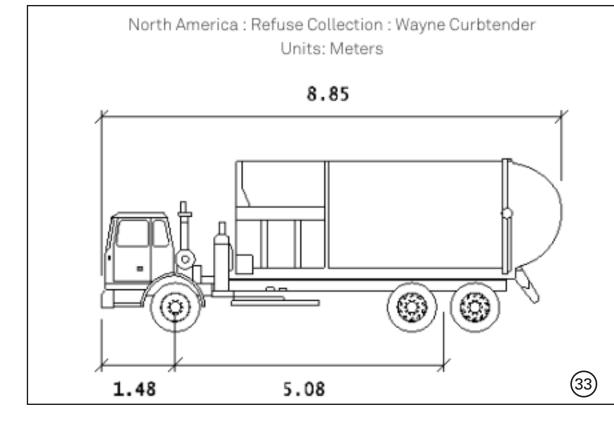
- Townhouse External Lot Side Setback Line: Varies per Streetfront Orientation. Condition depicted provides 15'-0" as measured from Proposed Woonerf Private Street Centerline.
- (29) Townhouse External Lot Side Setback Line: Varies per Streetfront Orientation. Condition depicted provides 30'-0" as measured from existing property line along 222nd Place
- (30) Proposed Woonerf Private Street: 20'-0" easement. Final design (including pedestrian circulation, on-street parking, landscaping, and surface treatment TBD per ongoing coordination with the City.
- (31) Proposed Woonerf internal block intersection with increased corner radius (22-25 feet) to accommodate service and emergency vehicle circulation as required.
- 32) Autoturn Preliminary Analysis: Vehicle Type: Emergency: Smeal Aerial RM 75ft.
- Autoturn Preliminary Analysis: Vehicle Type: Refuse Collection: Wayne Curbtender.

Sammamish Town Center - SW Quadrant

UZDP - Phase I: Conceptual Site Layout

Enlarged Block & SF/TH Residential Lot Layout Plans





F 310 659 9529

F 704 377 0953

shook kelley