



Planning & Development Services Dept.

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ADMINISTRATIVE ORDER#113234-10092008

SITE – SPECIFIC DETERMINATION

CODE SECTION: Table 20.50.540B

I. ISSUE: The proposed iconic marker at the new Bus Rapid Transit Station at the Aurora Village Transit Center exceeds the maximum allowed height for a monument sign and an alternate landscaping scheme around the base of the sign.

II. FINDINGS:

- **Shoreline Municipal Code (SMC) Table 20.50.540(B)** allows for:
 - 50 SF max sign area for monument signs
 - 8' max height for monument signs or 20' max for shopping center/mall signs
- **SMC Exception 20.50.540(B)(1)** allows for:
 - Director to waive restrictions in Table 20.50.540(B) if the applicant demonstrates that signs are an integral part of the architecture and site design.
- **SMC 20.50.560** requires:
 - 5' setback from the front property line/public ROW if sign exceeds 6' in height
 - Landscaping of 2' or lawn of 4' around base of sign or alternate landscaping scheme as approved
- **SMC 20.50.570** allows for:
 - Shopping center/mall sign in commercial zones if more than one business and at least 250 linear feet of frontage.
 - 5' setback from the front property line/public ROW

III. CONCLUSIONS: The sign copy face as proposed is 6.6SF which is less than the max 50 SF allowable in this zone and the proposed location meets setback requirements. The sign height is, however, is proposed at just over 16' from grade,

which is twice the allowed height for a monument sign, but less than the max allowed for a shopping center/mall sign.

The “Iconic Marker” proposed is consistent with the standard station design for ALL new Swift BRT stations. For east identification by the general public and bus drivers the sign is intended to be visible from a distance and consistent with the other stations.

Requiring landscaping or grass around the base of the sign would reduce the sidewalk width and would be inconsistent with the current design of the site. Retaining the sidewalk paving around the proposed sign makes the most sense for the use, current conditions and function of this site.

IV. DECISION: The 8’ max monument sign height standard shall be waived for this sign based on site design consideration. The proposed alternate landscaping scheme of maintaining the current sidewalk area is approved.

Joe Tovar
Director’s Signature

October 9, 2008
Date

Juniper Nammi
Prepared by

October 9, 2008
Date