



## **ADMINISTRATIVE ORDER #115864-101210**

### **SITE – SPECIFIC CODE INTERPRETATION**

#### **CODE SECTION: CRIST Master Development Plan Sign Standards & Exception 20.50.540(B)(1)**

- I. ISSUE:** Sign standards adopted in the CRISTA Master Development Plan do not specifically address what type of freestanding sign(s) are allowed or landscaping requirements around freestanding signs. Additionally, two freestanding signs are allowed per street frontage greater than 250 ft and each sign minimally 150 ft apart. Proposed sign requests two pole sign without solid base, concrete apron for pedestrian access and distance of 41.2' from existing monument sign on parcel frontage approximately 534 feet long.
- II. FINDINGS:**
- CRISTA Master Development Plan (Master Plan) sign standards allow for freestanding signs of up to 50 sq. ft., 8 feet tall, illumination permitted, and two per street frontage if greater than 250 lineal feet and signs are separated minimally by 150 feet.
  - Master Plan does not explicitly state whether Exception 20.50.540(B)(1) applies to signs on Crista Campus.
  - Master Plan does not address type of freestanding signage allowed, setbacks or requirements for landscaping.
  - Shoreline Municipal Code Table 20.50.540(B) – Standards for Signs allows only for monument signs in the adjacent R6 zone.
  - SMC Exception 20.50.540(B)(1) allows the Director to waive the above restrictions if the applicant demonstrates that the signs are an integral part of the architecture and site design.
  - SMC 20.50.560 Site specific sign standards – Monument Signs requires monument signs over 6 feet tall to be setback minimum 5 feet from the public Right-of-Way, a solid base under at least 75 percent of the sign width, and

landscaping perimeter of 2 feet wide low shrubs or floral displays, 4 foot wide lawn, or other landscaping as approved.

- CRISTA is requesting replacement directory sign be allowed as a two pole sign with no base for safety visibility and consistency with campus wide internal sign architecture currently under review as a separate code interpretation.
- To allow visitors to safely view the sign and to obtain 8 ½ by 11 inch handouts at the directory CRISTA requests a concrete apron 6 feet by 14 feet in size be placed around the base of the sign in lieu of vegetated landscaping. Sign is located in grass lawn area that exceeds 4 foot perimeter requirement.
- Proposed sign is to replace an existing directory sign designed primarily to serve pedestrians. CRISTA requests this sign be allowed within 40 feet of the main entry monument sign. The current directory sign is about 50 feet from the main entry sign now and will be removed once the new sign is in place.
- The proposed sign will be 12.85' from the Public Right-of-Way and meets the illumination, maximum sign height and area standards in the Master Plan.

**III. CONCLUSIONS:** The CRISTA Master Development Plan sign standards do not provide standards for type of freestanding sign, setback from Public Right-of-Way or landscaping. Additionally, the Master Plan does not state whether Exception 20.50.540(B)(1) applies to signs on the CRISTA campus. In the absence of clear direction from the Master Plan the applicable standards in the Shoreline Municipal Code will be applied.

The proposed proximity of the new directory sign to the existing entrance monument sign is based on the historical location of the existing directory sign and the function of Kings Garden Drive N as the main entrance to the CRISTA campus. The proposed sign location 41.2 feet from the existing monument sign is immediately adjacent to parking stalls where newcomers can safely park to stop and look at the directory sign and find their way. No other logical location for the directory sign exists and the proposed location is integral to the site design.

A two pole freestanding sign without a solid base is consistent with the sign standards in the CRISTA master plan which does not explicitly require monument signs. Additionally the proposed sign style is architecturally consistent with the freestanding sign design CRISTA plans to use for internal freestanding signs.

The proposed concrete apron in grass landscaping fits the function and location of the proposed sign and the purpose of the sign code.

The Shoreline Municipal Code and International Building Code require structures taller than 6 feet to meet building setbacks. All freestanding signs, monument or pole, signs taller than 6 feet are required to be minimum 5 feet setback from the Public Right-of-Way or Existing or Planned Public Sidewalk, whichever is closest to the sign. The proposed 12.65' setback exceeds the minimum 5 foot setback.

IV. **DECISION:** The proposed 25 SF, 7.5' tall, LED illuminated two pole freestanding directory sign is allowable ~40 feet from the existing entrance monument sign and 12.65' from the front property line at 19303 Fremont Ave N, PN 0626049016. A concrete apron of ~ 14 feet by 6 feet is allowable for safe pedestrian access with grass landscaping on either side. The existing directory sign must be removed prior to final inspection.

  
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Director's Signature

*Juniper Nammi*

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Prepared by

10/13/10  
Date

10/12/10

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Date