

8. Provide a separate plan sheet which indicates the proposed on-site recreation. The plan must demonstrate compliance with King County Code (KCC) 21A.14.180-190 and the P-Suffix conditions (Condition 14.c (1)(a) - see March 7, 1996 master plan comment). As stated in our May 8, 1996 letter, each recreational area must be outlined and their individual sizes calculated and shown. Give each area a label for reference. Provide information identifying what aspects of these areas define them as recreation areas (such as outside play areas, play apparatus, sport courts, picnic tables, tennis courts, benches, etc.). List the types of recreational uses which could occur in these areas. Show barrier free access to these site facilities.

King County Code 21A.14.180-190 requires that for mixed use developments, on-site recreation space be provided as:

- 3.a. Studio and one bedroom 90 sq. ft. per unit
- 3.b. Two bedroom 120 sq. ft. per unit
- 3.c. Three or more bedroom 170 sq. ft. per unit

For Lakepointe Development, the proposed unit breakdown and on-site recreation requirement is:

- 600 one bedroom X 90 sq. ft./unit = 54,000 sq. ft.
- 420 two bedroom X 120 sq. ft./unit = 50,400 sq. ft.
- 180 three bedroom X 170 sq. ft./unit = 30,600 sq. ft.
- TOTAL on-site recreation required = 135,000 sq. ft.

Lakepointe Development On-Site Recreation areas include:

- Sammamish Slough Shoreline Park and connecting corridors 38,000 sq. ft.
- Fragrant Garden 12,000 sq. ft.
- Lake Washington Shoreline Trail and Amphitheater 79,000 sq. ft.
- Marina Boardwalk 12,000 sq. ft.
- TOTAL on-site recreation proposed 137,000 sq. ft.

The Commercial Site Development On-Site Recreation Plan indicates a total on-site recreation area of over 500,000 sq. ft. which exceeds the minimum required by King County.

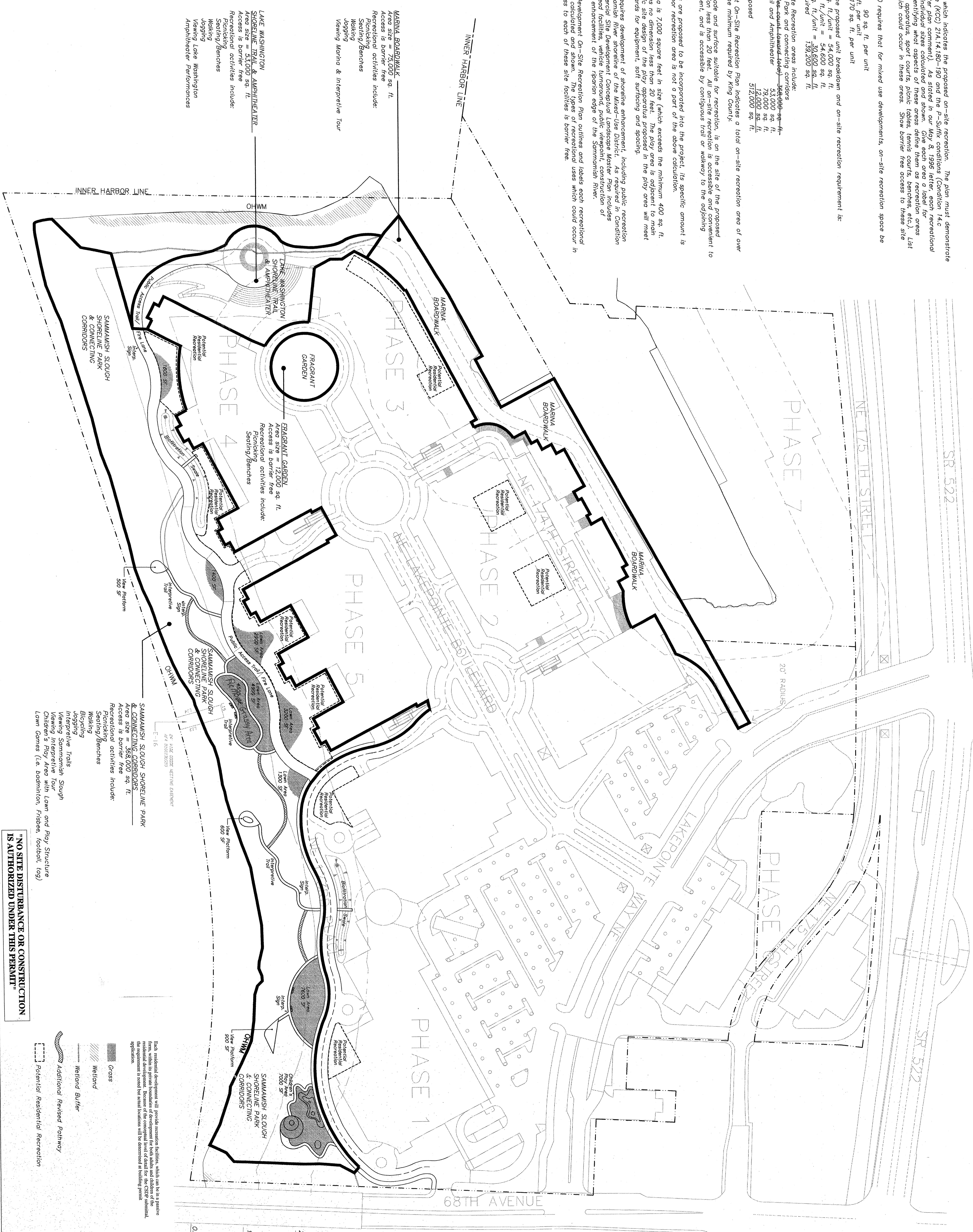
All on-site recreation is of a grade and surface suitable for recreation, is on the site of the proposed development and has no dimension less than 20 feet. All on-site recreation is accessible and convenient to all residents within the development, and is accessible by contiguous trail or walkway to the adjoining Burke Gilman Trail system.

Although indoor recreation areas are proposed to be incorporated into the project, its specific amount is undetermined at this time. Indoor recreation area is not a part of the above calculation.

The proposed Children's Play Area is 7,000 square feet in size (which exceeds the minimum 400 sq. ft. required by King County) and has no dimension less than 20 feet. The play area is open and accessible to all residents within the development. The play area is designed to meet the play area will meet Consumer Product Safety Standards for equipment, soft surfacing and spacing.

P-Suffix Condition 14.c (1)(a) requires development of shoreline enhancement, including public recreation and access areas on the Sammamish River shoreline of the Mixed-Use District. As required in Condition 14.c (1)(a), the attached Commercial Site Development Conceptual Landscape Master Plan includes parking, public restrooms, trailhead facilities, water turnaround points, and other amenities on the shoreline interpretive trails, and enhancement of the riparian edge of the Sammamish River.

The attached Commercial Site Development On-Site Recreation Plan outlines and labels each recreational area. Their individual sizes are calculated and shown. The types of recreational uses which could occur in these areas are listed and access to each of these site facilities is barrier free.



**MARINA BOARDWALK**  
Area size = 75,000 sq. ft.  
Access is barrier free  
Recreational activities include:  
Plinking  
Strolling/Benches  
Viewing  
Jogging  
Viewing Marina & Interpretive Tour

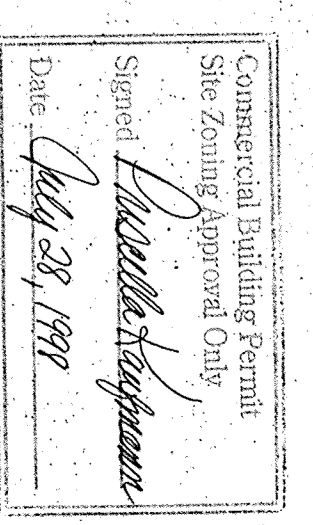
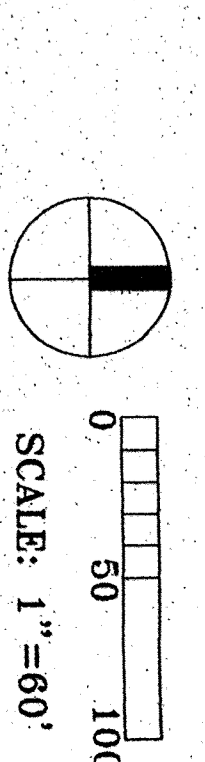
**LAKE WASHINGTON SHORELINE TRAIL & AMPHITHEATER**  
Area size = 53,000 sq. ft.  
Access is barrier free  
Recreational activities include:  
Strolling/Benches  
Viewing  
Jogging  
Viewing Lake Washington  
Amphitheater Performances

**FRAGRANT GARDEN**  
Area size = 12,000 sq. ft.  
Access is barrier free  
Recreational activities include:  
Strolling/Benches  
Viewing  
Jogging  
Viewing Lake Washington  
Amphitheater Performances

**SAMAMISH SLOUGH SHORELINE PARK & CONNECTING CORRIDORS**  
Area size = 368,000 sq. ft.  
Access is barrier free  
Recreational activities include:  
Strolling/Benches  
Viewing  
Jogging  
Viewing Sammamish Slough  
Children's Play Area with Lawn and Play Structure  
Lawn Games (i.e. badminton, Frisbee, football, tag)

**"NO SITE DISTURBANCE OR CONSTRUCTION IS AUTHORIZED UNDER THIS PERMIT"**

Each residential development will provide recreation facilities, which can be in a separate area, within its private boundaries of development for both adults and children of the residential development. Because of the conceptual level of detail for this CSRP document, the exact location of these facilities will be determined in subsequent applications.



# LAKEPOINTE DEVELOPMENT

## PIONEER TOWNING COMPANY

KENMORE, WASHINGTON

Callison Architecture, Inc.  
1420 5th Ave., #2400  
Seattle, WA 98101-3343  
T 206-623-4646  
F 206-623-4625

Robert Shinbo Associates  
Landscape Architects  
89 Virginia Street  
Seattle, WA. 98101  
T 206-728-9680



A R C H I T E C T U R E

First Submittal: March 28, 1996  
Second Submittal: July 15, 1996  
Third Submittal: December 20, 1996  
Fourth Submittal: January 15, 1997  
Fifth Submittal: April 24, 1997  
Sixth Submittal: May 22, 1997

Commercial Site Development Permit  
REVISION  
ON-SITE RECREATION PLAN  
Project Number 95255.00  
L1.2  
(Alt)