

City of SeaTac

Planning Commission

February 21, 2017



**S. 154th Station Area Overlay
District – Sections 15.305.220 to
15.305.280**

Sections Reviewing Tonight

- 15.305.220 – Development Abutting Two (2) or More Street Frontages
- 15.305.230 – Relation to Adjacent Development
- 15.305.240 – Projects on or Near the Edge of a Low Density Residential
- 15.305.250 – The Layout and Width of Street Front Pedestrian Zone



Sections Reviewed Tonight (Cont.)

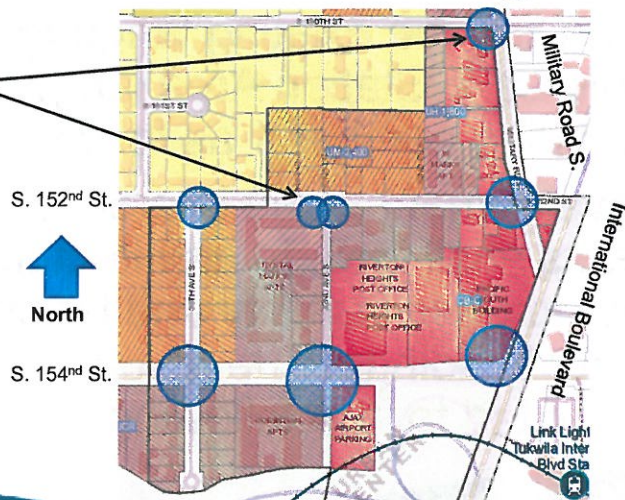
- 15.305.260 – Driveway Entrances
- 15.305.270 – Service Element Location and Design
- 15.305.280 – Exterior Lighting





15.305.220 Development Abutting Two (2) or More Street Frontages

Areas where standard applies.



Architectural Focal Point Examples



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Staff Recommendation

- Replacing the existing language with the Angle Lake Station Area language, except amending number 1 as follows:
- “Development at the intersection of arterial streets shall include architectural focal points that increase visibility and landmark status of corner buildings. **These may include, but are not limited to,** the following:”

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Staff Recommendation, 15.305.230, Relation to Adjacent Development

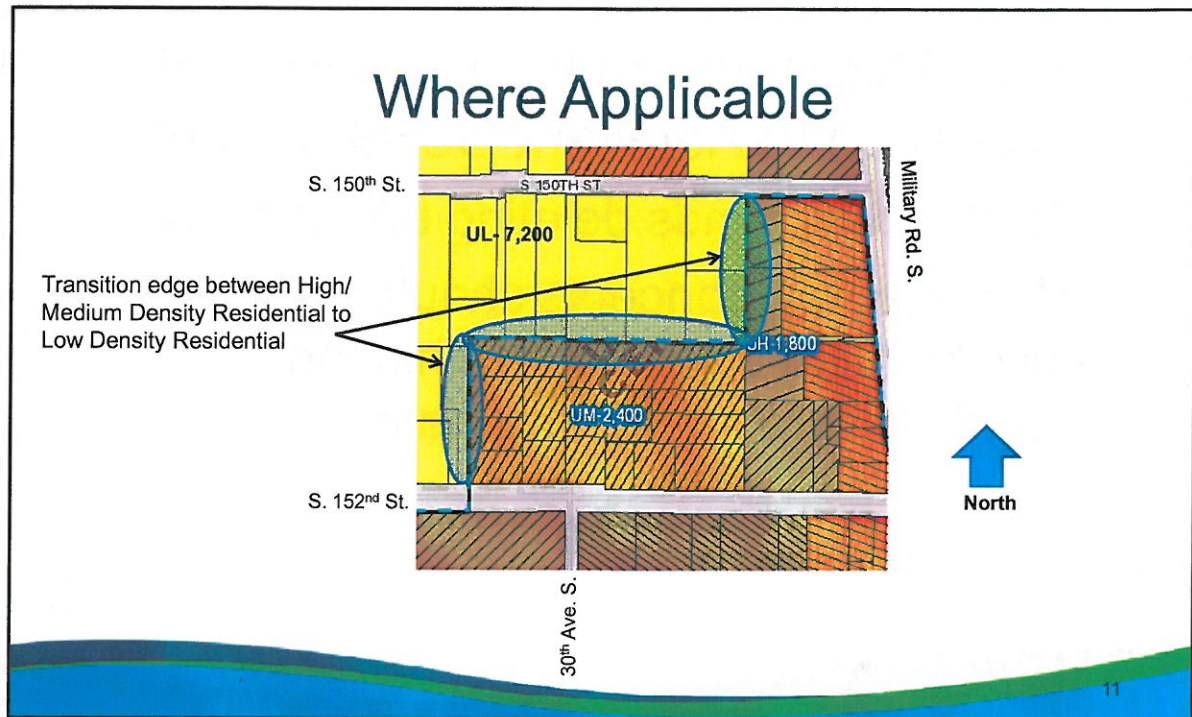
- Staff recommends deleting this section;
- However, the concepts should be incorporated elsewhere within the regulations where appropriate



Staff Recommendation, 15.305.240, Relationship to Low Density Residential

- Staff recommends amending this section to focus on techniques when transitioning from Medium Density Residential to Low Density Residential





Proposed Transition Techniques

- Increasing the building setbacks from the zone edge at ground level; or
- Reducing the bulk of the building's upper floors; or
- Reducing the height of the structure; or
- Use of a Type 1, ten (10) foot landscape buffer; or
- Modulation of bays; or
- Minimizing use of blank walls; or

Proposed Transition Techniques (Cont.)

- Medium Density to Low Density: Stepping down the height of structures from 40' to 35' at the zone edge to provide transition to the height of traditional single-family zones; or
- High Density to Low Density: Stepping down the height of structures from 55' to 45' at the zone edge to provide transition to the height of traditional single-family zones

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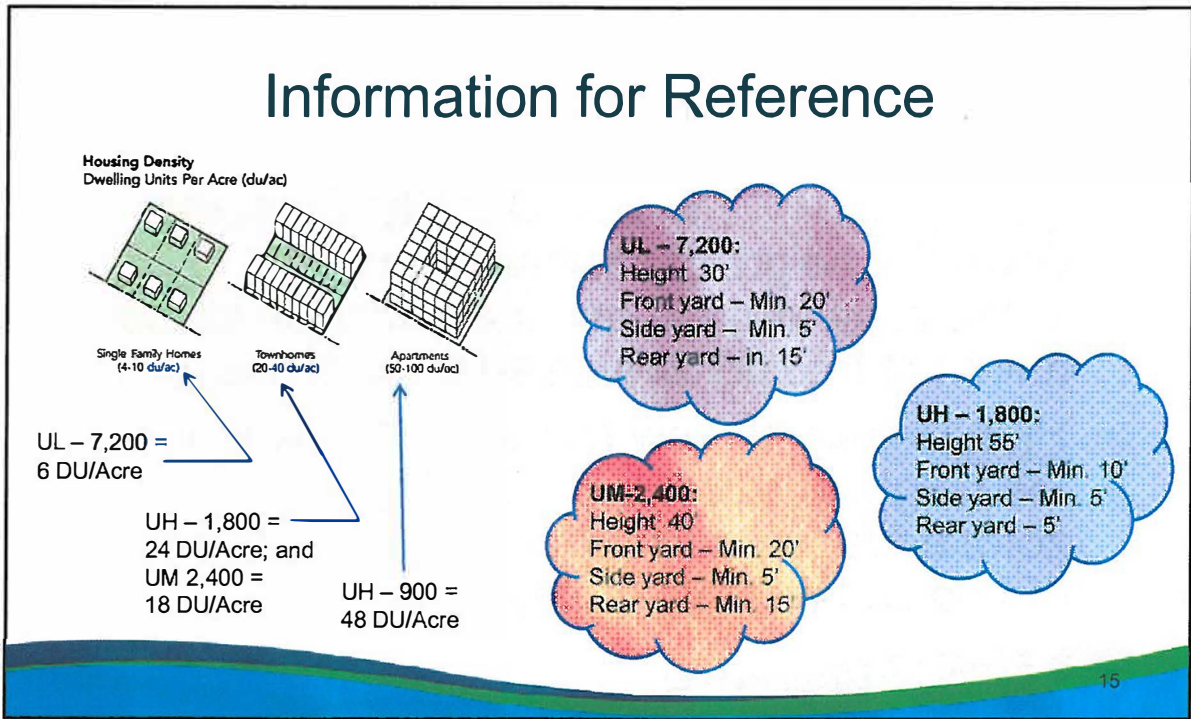
Transition Examples



smaller sub-volumes in the massing of a mixed-use building as a good transition in scale to an adjacent residential area

emphasis placed on the street to promote active, pedestrian-oriented uses

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- ## Staff Recommendation, 15.305.250, Streetfront Pedestrian Zone
- ❖ **Follows Planning Commission Recommendation**
 - ✓ **International Boulevard, west side between S. 154th Street to S. 152nd Street**
 - ✓ **Military Road S. east and west side of street between S. 152nd Street to S. 150th Street**
 - ✓ **S. 154th Street, north and south side of street, east between 32nd Ave. S. to International Boulevard**
 - ✓ **S. 154th Street, north and south side of street, west of 32nd Ave. S.**
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Staff Recommendation, 15.305.250, Streetfront Pedestrian Zone

❖ Follows Planning Commission Recommendation

- ✓ 32nd Ave. S., west and east side of the street
- ✓ 30th Ave. S., west and east side of the street
- ✓ S. 152nd St., east of 32nd Ave. S.
- ✓ S. 152nd St., west of 32nd Ave. S.



Staff Recommendation, 15.305.260, Driveway Entrances

➤ *Staff recommends using the existing language as follows:*

15.305.260 Driveway Entrances

- ✓ A. Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage.
- ✓ B. Curb cuts should be minimized whenever possible through the use of shared driveways.
- ✓ C. Pedestrian walkways interrupted by driveways shall be distinguished from the driveway surface by decorative paving to the building entrance.
- ✓ D. Driveways serving front yard porte cochere building entries shall be approved by the Director and include only the short-term parking that can be accommodated along one (1) double-loaded drive aisle.



Staff Recommendation, 15.305.270, Exterior Lighting

- Staff recommends the following approach to exterior lighting:

15.305.270 Exterior Lighting

- A. Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape design details and features as entries, signs, canopies, plantings and art.
- B. Design project lighting based upon uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

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Staff Recommendation, 15.305.270, Exterior Lighting (Cont.)

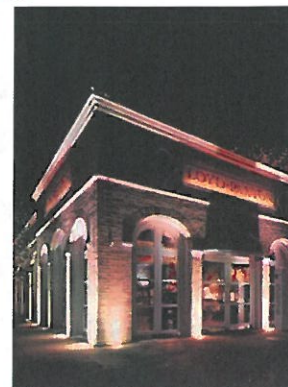
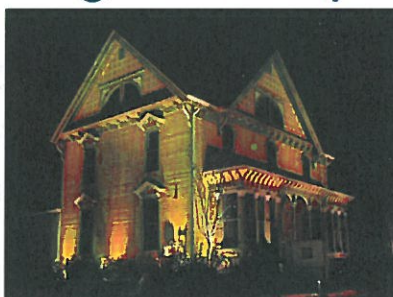
- Staff recommends the following approach to exterior lighting:

15.305.270 Exterior Lighting

- C. Lighting standards shall be no greater than sixteen (16) feet in height, and used to illuminate surfaces intended for pedestrians or vehicles, as well as building entries. Light fixtures shall be sited and directed to minimize glare around residences.
- D. Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from car or transit circulation. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas. The level of lighting shall conform with the requirements of Chapter 17.40 SMC, Walkway, Bikeway and Park Lighting.

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Exterior Light Examples



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Summary of what's been Revised

- ❖ Replaced section 15.305.220 and used the language from Angle Lake standards
- ❖ Deleted 15.305.230, relation to adjacent development
- ❖ Replaced section 15.305.240 and added new language to address transitions to single-family
- ❖ Replaced 15.305.250 with the Planning Commission recommendations for street front pedestrian zone

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What's been Revised (Cont.)

- ❖ Keep existing language in 15.305.260 regarding driveway entrances
- ❖ Keep existing language in 15.305.270 regarding service element location and design
- ❖ Use existing 15.305.280 with additional language regarding exterior lighting.

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Next Steps

- ❖ **Review open space requirements covering the following sections:**
 - ✓ 15.305.310 Open Space and Amenities **(2/21/17)**
 - ✓ 15.305.310 Minimum Open Space Area Required
 - ✓ 15.305.320 Front Yard Open Space
 - ✓ 15.305.330 Alternative Methods for Meeting Usable Open Space Requirements
 - ✓ 15.305.340 Open Space Design Standards
 - ✓ 15.305.350 Open Space Maintenance

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Questions?

