




City of SeaTac
Planning Commission
March 7, 2017



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**S. 154th Station Area Overlay
District – Sections 15.305.300 to
15.305.350 – Open Space and
Amenities**



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Sections Reviewing Tonight

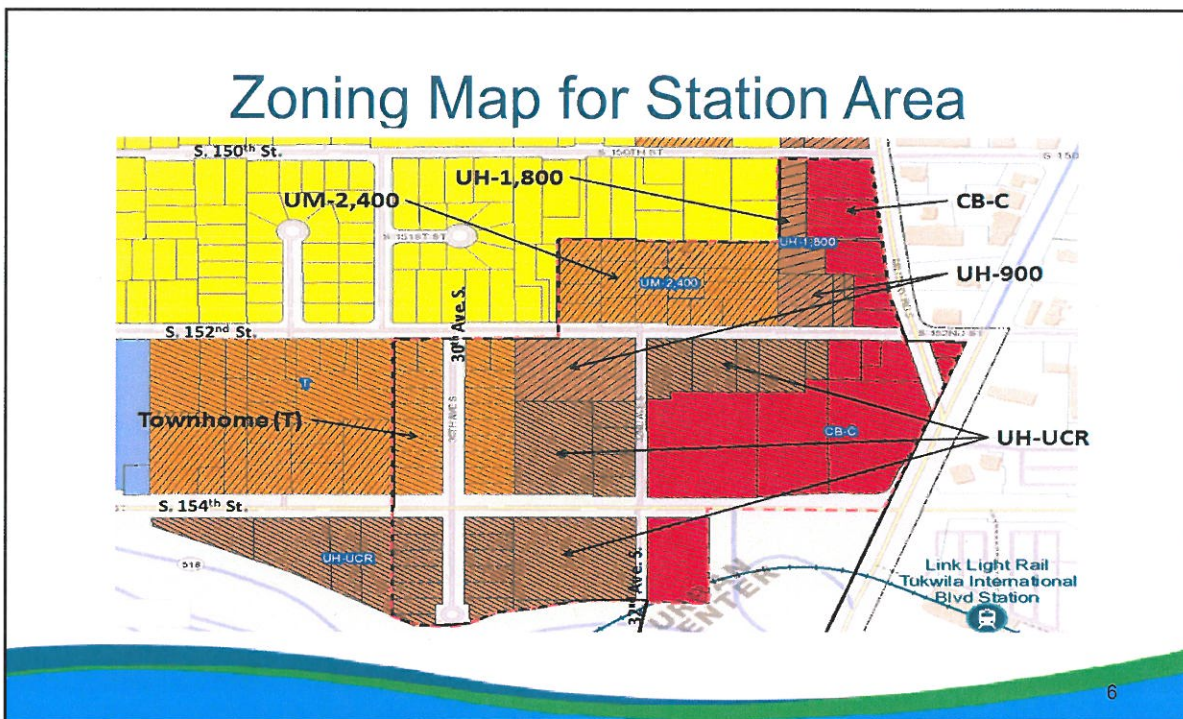
- 15.305.300 – Open Space and Amenities
- 15.305.310 – Minimum Open Space Area Required
- 15.305.320 – Front Yard Open Space
- 15.305.330 – Alternative Methods for Meeting Useable Open Space Requirements

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Sections Reviewed Tonight (Cont.)

- 15.305.340 – Arrangements and Design of Front Yard Open Space
- 15.305.350 – Open Space Maintenance

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Importance of Open Space

- Provide opportunities for physical activity and social interaction;
- Plazas, courtyards and pocket parks create a sense of integrated communities and livability;
- Creating quality, robust and functional open spaces within projects has a greater importance than quantity;

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Examples of Open Space

- Children's play areas, either covered or uncovered
- Areas for gardening;
- Roof top decks and useable balcony's;
- Courtyards and plazas organized around retail businesses;

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Examples of Open Space (Cont.)

- Areas for Barbequing
- Areas for outdoor movies;
- Sport or half basketball courts;
- Active and passive recreation space;

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Riverton Heights Park Improvements

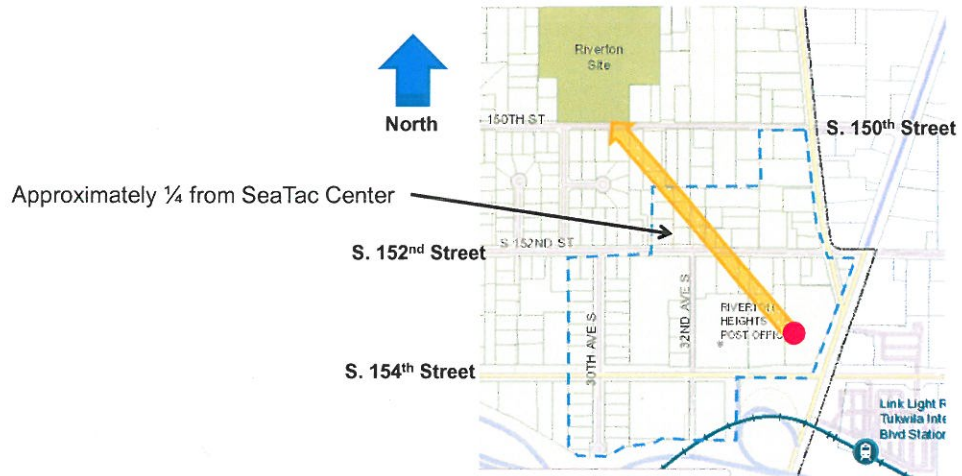
The park is approximately 2 acres.
Improvements will include:

- ❖ An Asphalt walking path;
- ❖ Benches and tables;
- ❖ Playground equipment;
- ❖ ½ basketball court;
- ❖ Active open space area;
- ❖ Renovate and upgrade the existing parking lot;
- ❖ Improve ADA accessibility;
- ❖ New park signage



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Riverton Heights Park Improvements



Open Space Images



Open Space Images (Cont.)

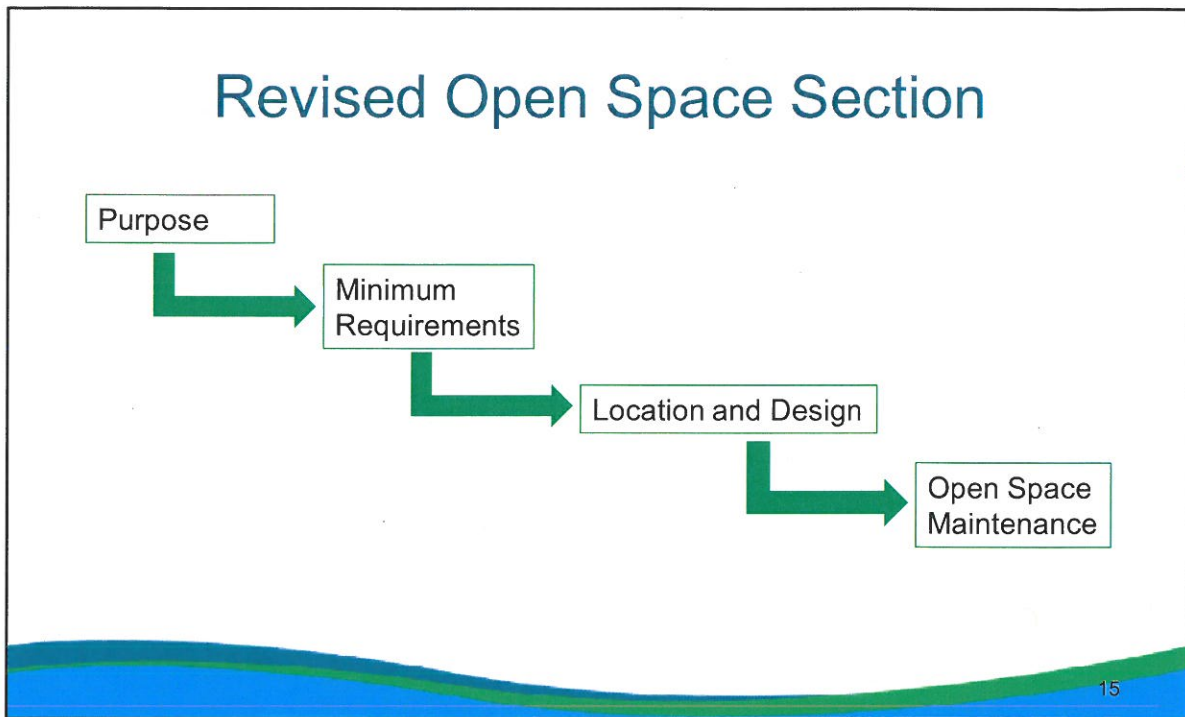


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Open Space Images (Cont.)



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- ## Staff Recommendation, 15.305.300, Open Space and Amenities
- Staff recommends deleting this section;
 - Replace with the purpose statement from the Angle Lake Area Station Area Standards
 - Add some guidance language under purpose to further clarify open space concepts
- The slide contains a list of three bullet points under the heading 'Staff Recommendation, 15.305.300, Open Space and Amenities'. The text is in a black sans-serif font. At the bottom of the slide, there is a decorative wavy graphic with blue, green, and yellow layers, and the number '16' is visible in the bottom right corner.

Staff Recommendation, 15.305.300, Open Space and Amenities

Guidance Concepts:

- Integrate open space design with the design of the building so that each complements the other;
- Respond to changing environmental conditions such as seasonal, daily light or weather shifts through open space design and/or programming of open space activities;
- Design common and private open space for all residents to encourage physical activity and social interaction

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Staff Recommendation, 15.305.310, Minimum Open Space Requirements

- Staff recommends deleting this section and replacing it with the language from the Angle Lake Station Area regulations
- ✓ Add language addressing Multi-Family open space requirements;
- ✓ Separate Multi-Family requirements from Commercial and Non-Residential requirements;
- ✓ Section covers calculations, design and location of open space

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Staff Recommendation, 15.305.320, Front Yard Open Space

- Staff recommends deleting this section
- ✓ Staff recommends replacing the existing 15.305.250 with the language from the Angle Lake Station Area regulations. The purpose of the change is to streamline location and design of open space standards within the S. 154th Street Station Area.

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Staff Recommendation, 15.305.330, Alternative Methods for Meeting Useable Open Space

- Staff recommends deleting this section for the following reasons:
 - Parks and Recreation has never taken money in lieu to fund future parks project; and
 - The Parks and Recreation CIP does not include any future park projects within the S. 154th Station Area

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Staff Recommendation, 15.305.340, Arrangements and Design of Front Yard Open Space

- Staff recommends deleting this section for the following reason:
 - The concepts are largely captured in section 15.305.320 above. Those concepts not captured are deleted to improve the usability and flexibility of the open space and amenities section.

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Staff Recommendation, 15.305.350, Open Space Maintenance

- Staff recommends keeping this section from the existing S. 154th Street Station Area regulations.

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Next Steps

- ❖ **Review parking requirements covering the following sections:**
 - ✓ 15.305.400 Parking Standards
 - ✓ 15.305.410 Off-Street Parking Requirements and Reductions
 - ✓ 15.305.420 Off-Street Loading Requirements
 - ✓ 15.305.430 Bicycle Parking

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Next Steps

- ❖ **Review parking requirements covering the following sections:**
 - ✓ 15.305.440 General Parking Design and Construction Standards
 - ✓ 15.305.450 Surface Parking
 - ✓ 15.305.460 Structured Parking

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Questions?

