City of SeaTac

Planning Commission

April 4, 2017

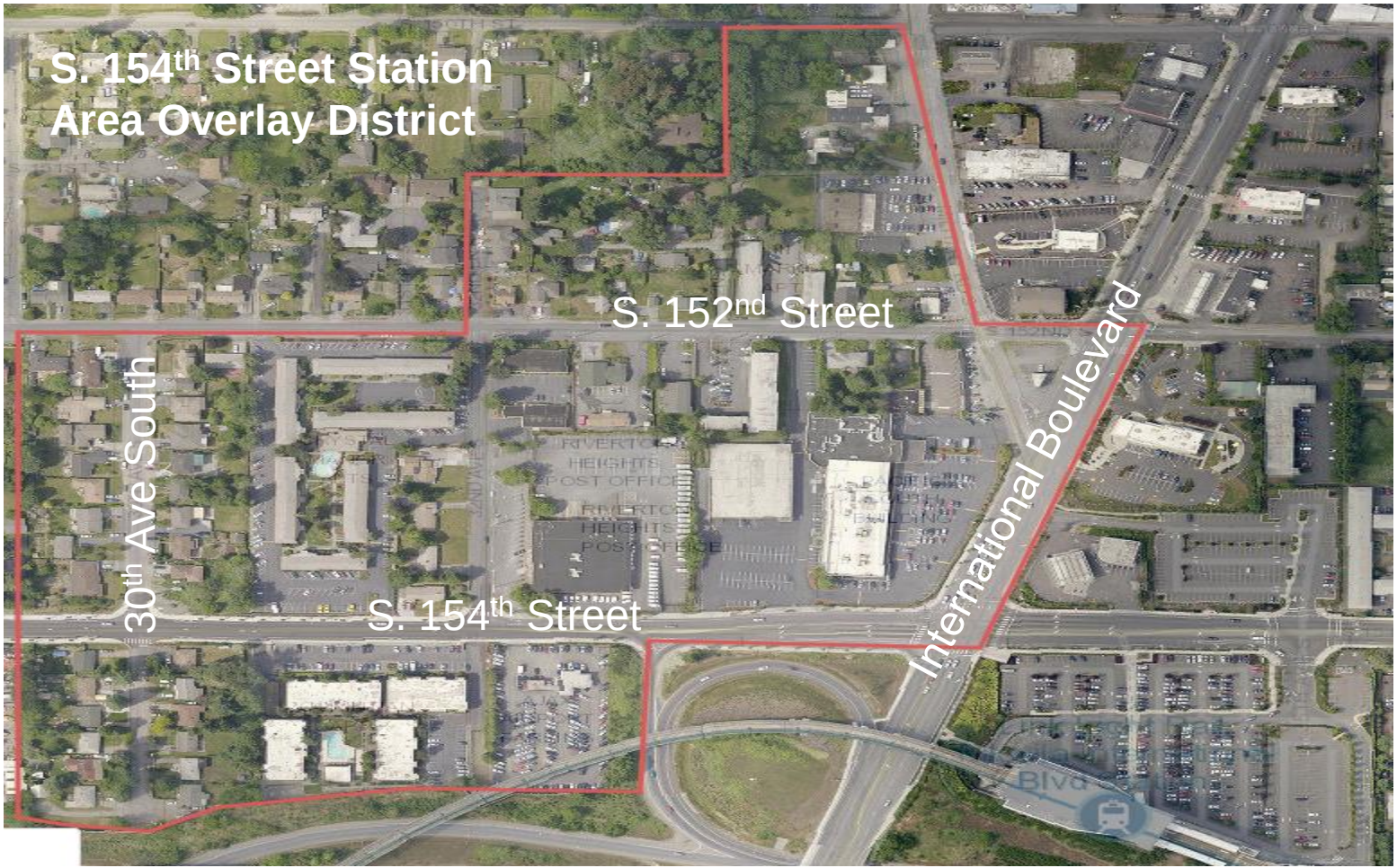
S. 154th Station Area Overlay District – Sections 15.305.500 to 15.305.600 – 640 Landscaping/Building Design

Sections Reviewing Tonight

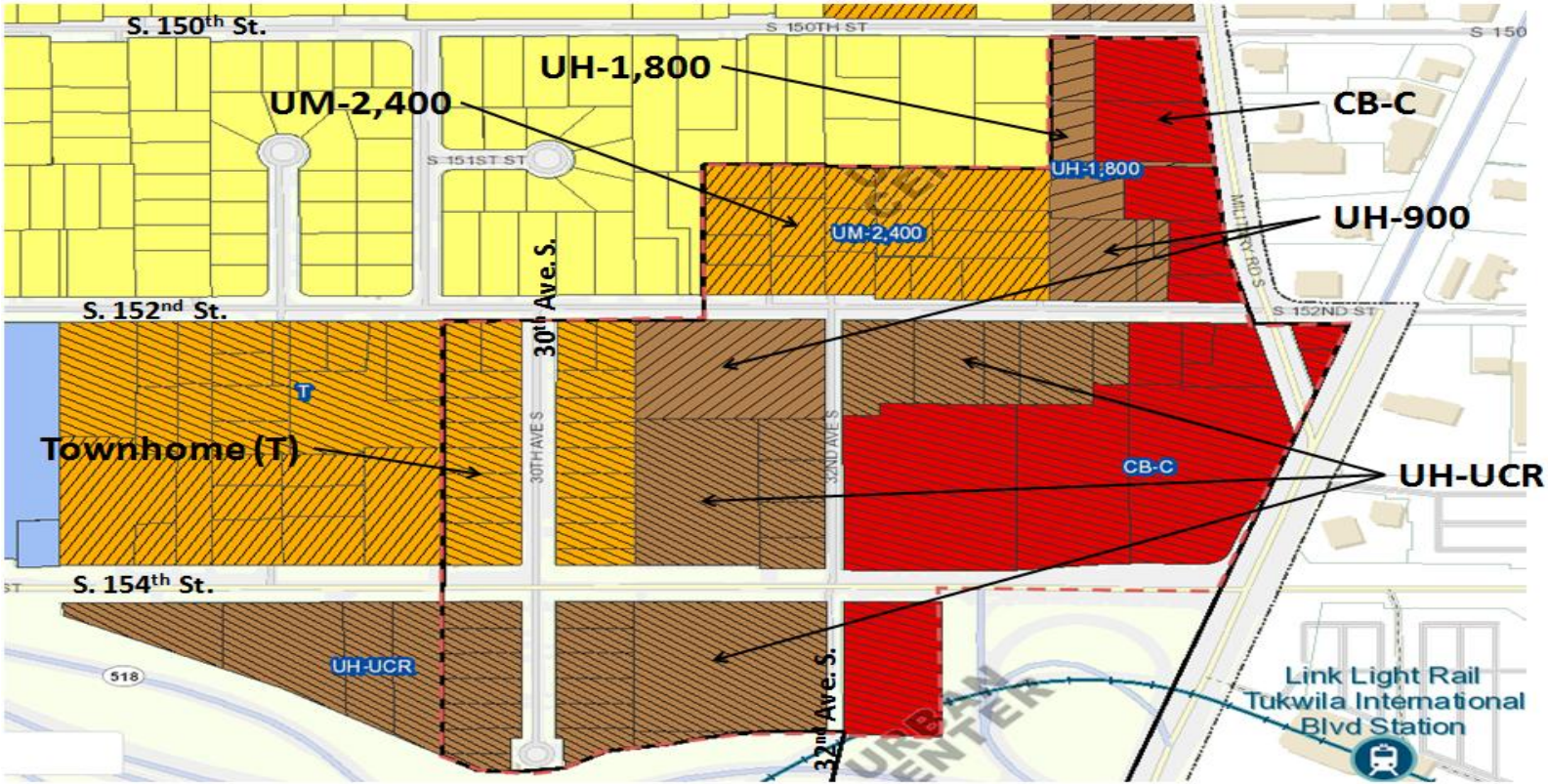
- 15.305.500 – Landscaping Standards
- 15.305.600 – Building Design
- 15.305.605 – Minimum Building Height
- 15.305.610 – Street Level Design

Sections Reviewed Tonight (Cont.)

- 15.305.620 – Pedestrian Building Entries
- 15.305.630 – Building Facades
- 15.305.640 – Roof Lines and Equipment


S. 154th Street Station Area Overlay District
S. 152nd Street
30th Ave South
S. 154th Street
International Boulevard

Zoning Map for Station Area



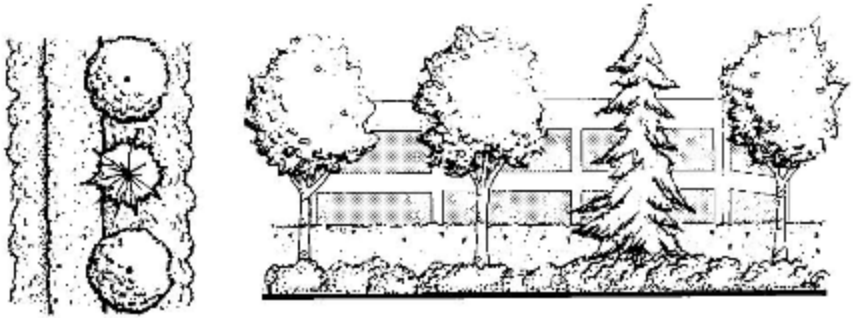
Sections with no Changes

- *Staff recommends using the following standards developed for the Angle Lake Station Area to replace the existing S. 154th Street Station Area standards.*
- ✓ SMC 15.305.600 – Building Design
- ✓ SMC 15.305.605 – Minimum Building Height
- ✓ SMC 15.305.620 – Pedestrian Building Entries
- ✓ SMC 15.305.640 – Rooflines and Equipment

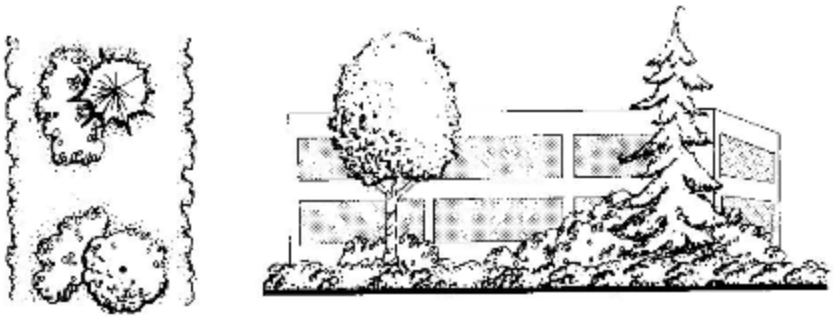
15.305.500 – Landscaping Standards

- Added language to distinguish Multi-Family, Townhouse and Duplex development from Commercial and Non-Residential development;
- Front Yard Landscaping Buffer – Staff proposes reducing the buffer from 20’ at Type IV to 10’ at Type III when parking on the side of a building.

15.305.500 – Landscaping Standards

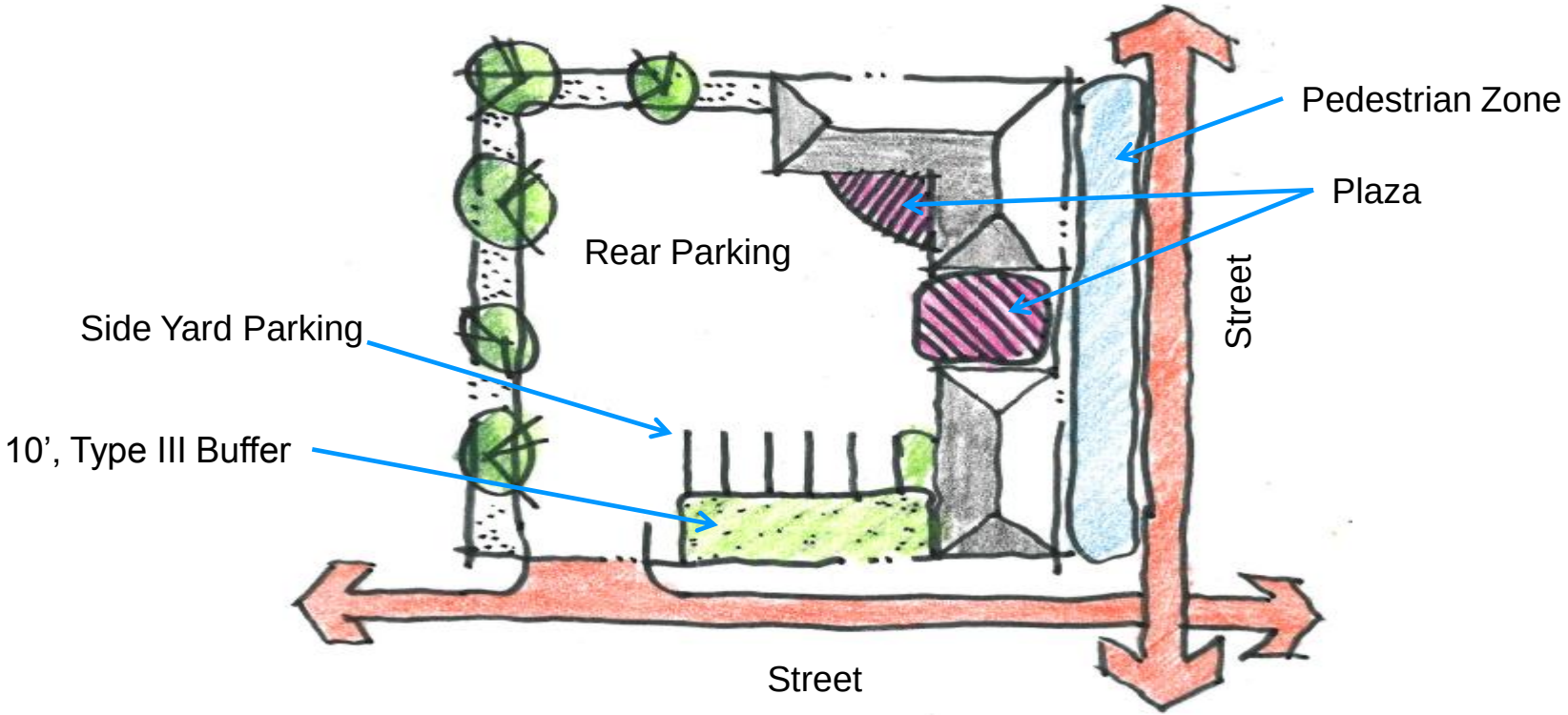


Type III Landscaping



Type IV Landscaping

15.305.500 – Landscaping Standards



15.305.610 – Street Level Design

- Staff recommends following the Angle Lake Station Area standards regarding "Street Level Design" with some restructuring.
- *<u>Removed</u> the "District Center" requirement as the S. 154th Street Station Area does not have a district center.*

15.305.610 – Street Level Design (Cont.)

- *Addressed "Residential Uses" so projects with ground floor residential units DO NOT have to meet the transparency requirements.*
- *Kept "B" & "C" from the Angle Lake Station Area Standards.*
  - ✓ *B. Minimum Depth and Ceiling Heights for Street Level Nonresidential Uses*
  - ✓ *C. Pedestrian Weather Protection Structure Design*

15.305.610 – Street Level Design Examples

Transparency; Minimum Depth and Ceiling Heights for Street Level Nonresidential Uses

15.305.610 – Street Level Design Examples – Weather Protection

15.305.620 – Pedestrian Building Entries - Examples

15.305.630 Building Facades

- ❖ Staff recommends following regarding “Building Facades:
- ✓ Restructured “Character” and “Massing”
- ✓ Added “Facade Composition” and “Secondary Architectural Features”
- ✓ Revised language regarding “Vertical Facade Changes”
- ✓ Treatment of blank walls follows the Angle Lake Station Area Standards

15.305.630 Building Facades (Cont.)

❖ Massing:

- ✓ Arrange the mass of the building taking into consideration the characteristics of the site and the proposed use of the building.
- ✓ Address perceived mass through secondary architectural features; creating recesses or indentations in the building envelope, balconies, windows, porches, canopies, etc.

15.305.630 Building Facades (Cont.)

15.305.630 Building Facades (Facade Composition)

- *Design all building facades, including visible roofs, considering the composition and architectural expression of the building as a whole. All facades shall be attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any partners created by their arrangements.*

15.305.630 Building Facades (Facade Composition)

15.305.630 Building Facades (Vertical Facade Changes)

- ❖ <u>New language to better define vertical facade change</u>
- ✓ In order to incorporate architecture variation within a project, a minimum of one (1) vertical facade change shall be provided at least every thirty (30) feet over the length of the applicable facade with a minimum depth of four (4) feet.

15.305.630 Building Facades (Vertical Facade Changes)

4’ depth

15.305.630 Building Facade – (Secondary Architectural Features)

- ***Visual Depth and Interest***
  - *Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life. Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.*

15.305.630 Building Facade – (Secondary Architectural Features)

15.305.630 Building Facade – (Secondary Architectural Features)

❑ *Dual Purpose Elements*

- *Consider architectural features that can be dual purpose, adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.*

15.305.630 Building Facade – (Secondary Architectural Features)

Varied Windows

Texture – Use of Materials

Weather Protection

Street Level Details

15.305.630 Building Facades – (Secondary Architectural Features)

- ***Human Scale***
  - *Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.*

15.305.630 Building Facades – (Secondary Architectural Features)

15.305.630 Building Facades – (Secondary Architectural Features)

- ***Texture***
  - *Design the character of the building, as expressed in the form, scale and materials, to strive for a fine-grained scale, or "texture", particularly at the street level and other areas where pedestrians predominate.*

15.305.630 Building Facades – (Secondary Architectural Features)

Next Steps

- **Review requirements covering the following sections:**
- ✓ 15.305.700 Mixed-Use and Multi-Family Development Standards
- ✓ 15.305.710 Mixed-Use Development Standards
- ✓ 15.305.720 Definition of Mixed Use
- ✓ 15.305.730 Ground Floor Uses in Mixed Use Projects

Next Steps

- ✓ 15.305.740 Multi-Family Development Standards
- ✓ 15.305.800 Additional Standards
- ✓ 15.305.810 Fences
- ✓ 15.305.900 Development Incentives

Questions?