

City of SeaTac

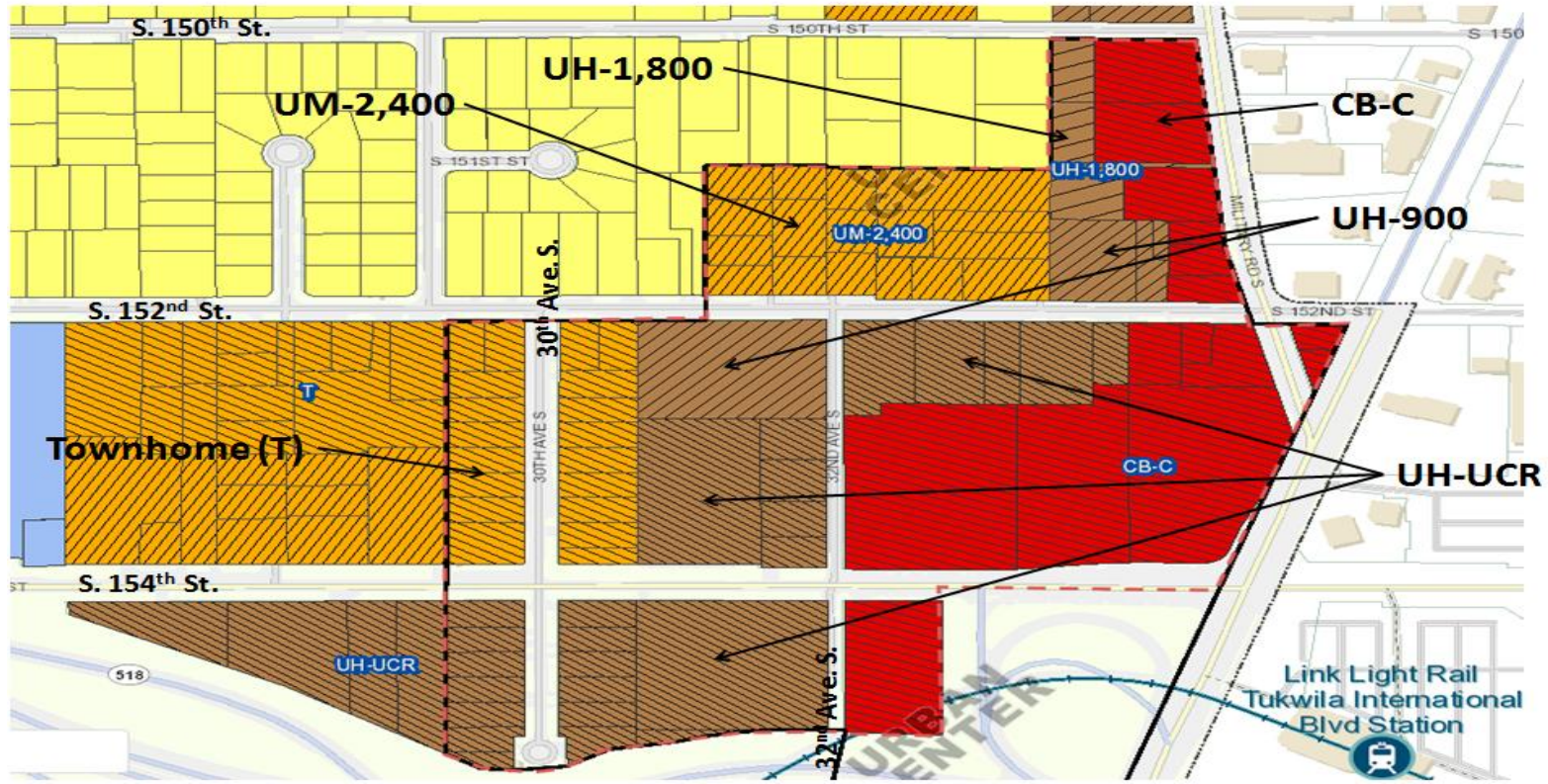
Planning Commission

May 16, 2017

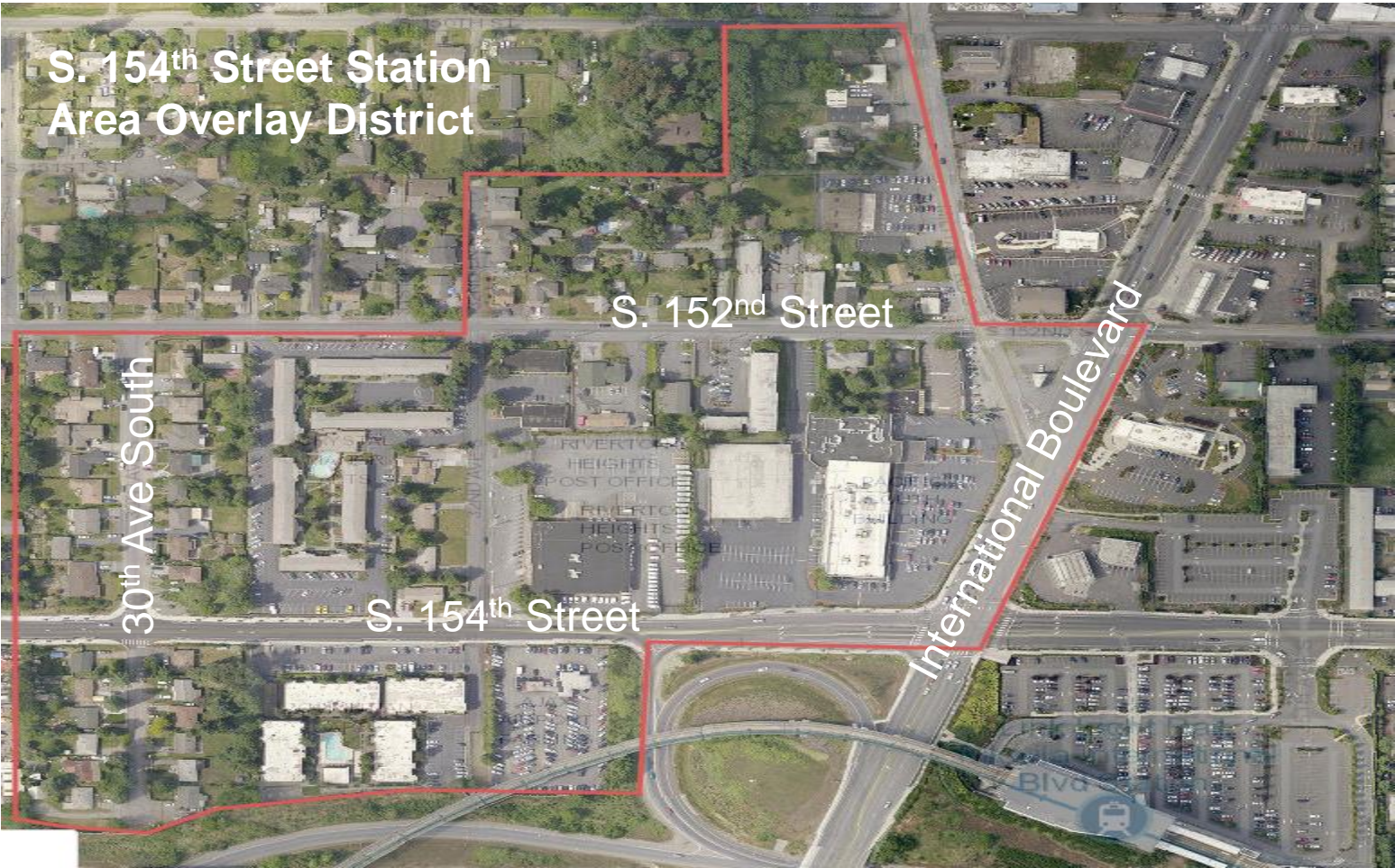


S. 154th Station Area Overlay District – Draft Ordinance Overview

Zoning Map for Station Area



**S. 154th Street Station
Area Overlay District**



S. 152nd Street

30th Ave South

S. 154th Street

International Boulevard

Draft Ordinance Overview

- **15.305.010 (C) and (D) – Departures**
 - The existing departure language has been streamlined and cleaned up.
- **15.305.050 – Definitions**
 - Added a definition for the “Pedestrian Zone”.

Draft Ordinance Overview

- 15.305.055 – S. 154th Street Station Area Use Chart
 - Revised and streamlined the use chart to better align with the uses in the Angle Lake Station Area Use Chart.

Draft Ordinance Overview

- 15.305.057 – Pedestrian-Oriented Uses, Streets and Requirements
 - New language develops the pedestrian zone and supports pedestrian-oriented uses and where they apply within the station area.

Draft Ordinance Overview

- **15.305.210 – Building Placement Setback and Pedestrian Zone**
 - A new concept that was discussed with the Planning Commission on 1/17/17.
 - This section establishes a pedestrian zone depth to support pedestrian oriented uses.

Draft Ordinance Overview

- 15.305.230 – Projects on or Near the Edge of an Urban Low Density Residential (UL) or Urban Medium Density Residential (UM) Zones
 - New language that addresses transitioning from medium or high density projects adjacent to low density properties.
 - Provides a series of options to the developer to address the transition.

Draft Ordinance Overview

- **15.305.310 – Minimum Open Space Required**
 - The main change to this section is that the minimum open space required was changed from 10% to 5%.
 - This is consistent with what was done with the Angle Lake Station Area.

Draft Ordinance Overview

- **15.305.320 – Location and Design of Open Space**
 - Includes new language addressing Multi-family, commercial and non-residential types of development.
 - Deleted sections no longer needed.

Draft Ordinance Overview

- **15.305.410 – Off-Street Parking Requirements and Reductions**
 - Revised and streamlined, includes percentages for parking reductions, caps maximum parking at 10% minimum required.
 - Deleted existing section.

Draft Ordinance Overview

- **15.305.430 – Bicycle Parking**
 - Added additional language regarding bicycle parking, location and rack design.
 - Deleted existing section.

Draft Ordinance Overview

- **15.305.450 – Surface Parking**
 - Addresses the location of surface parking, parking to the side of buildings, corner lots and pedestrian circulation through parking lots.
 - Deleted existing section.

Draft Ordinance Overview

- **15.305.500 – Landscaping Standards**
 - Section covers landscaping for Multi-Family, Townhouse and Duplex from Commercial developments.
 - Addresses parking lot screening and deletes the existing section.

Draft Ordinance Overview

- **15.305.610 – Street Level Design**
 - Main change is the ground floor transparency requirement is reduced from 75% to 60% along primary and secondary pedestrian streets.
 - Follows the requirements for transparency and weather protection from existing standards.

Draft Ordinance Overview

- **15.305.630 – Building Facades**
 - New language addresses massing, facade composition, vertical facade changes, visual depth and interest, dual purpose elements, human scale and texture.

Draft Ordinance Overview

- **15.305.710 – Mixed Use Development Standards**
- Revised the purpose statement for mixed use development from the existing language.

Draft Ordinance Overview

- **15.305.720 – Definition of Mixed Use**
 - Definitions for mixed use developments were revised from the existing language.

Draft Ordinance Overview

- **15.305.730 – Ground Floor Uses in Mixed Use Projects**
- This section was deleted from the existing standards but revised and moved to 15.305.057 (B) and (C).

Draft Ordinance Overview

- **15.305.800 – Additional Standards**
 - The existing language regarding “Fences” and “Signage” was used, but renumbered section.
- **15.305.900 Development Incentives**
 - Keep the existing language referring to SMC 15.425 Development Incentives

Questions?

