



CITY OF SEATAC

PLANNING COMMISSION MEETING

City Council Chambers, SeaTac City Hall, 4800 S. 188th Street
February 6, 2018, 5:30 p.m.

MEETING AGENDA

- 1) Call to Order/Roll Call
- 2) Public Comment: Public comment will be accepted on items *not* scheduled for public hearing
- 3) Approval of the minutes of January 16, 2018 regular meeting (EXHIBIT A)
- 4) Public Hearings:
 - a) Amendments to SeaTac Municipal Code, Title 14, Subdivision Code (EXHIBITS B & B-1)
 - b) Amendments to SeaTac Municipal Code 15.210, regarding the AVO & AVC Airport zones (EXHIBIT B-2)
 - c) Amendments to SeaTac Municipal Code, regarding mobile food vending (EXHIBITS B-3 & B-4)
- 5) Worksession: Multifamily Housing Design Standards (EXHIBITS C & C-1)
- 6) Worksession: Ground Floor Commercial requirements within Overlay Districts (EXHIBITS D & D-1)
- 7) CED Director's Report
- 8) Planning Commission Comments (including suggestions for next meeting agenda)
- 9) Adjournment

A quorum of the City Council may be present

The Planning Commission consists of seven members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.

All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.

CITY OF SEATAC
PLANNING COMMISSION
Minutes of January 16, 2018
Regular Meeting

Members present: Tej Basra, Roxie Chapin, Pam Pollock, Brandon Pinto, Stanley Tombs
Members absent: Tom Dantzler, Jim Todd (both excused)
Staff present: Al Torrico, Senior Planner; Steve Pilcher, Planning Manager; Al Torrico, Senior Planner; Brianna Burroughs, Associate Planner

1. Call to Order

Vice-Chair Pollock called the meeting to order at 5:30 p.m.

2. Public Comment

Earl Gipson, SeaTac resident, stated that food trucks need to demonstrate how sales taxes collected while doing business in SeaTac will be remitted to the City. In terms of the Sign Code, he advocated only doing what needs to be done to ensure compliance with the Supreme Court decision.

3. Approval of Minutes

Moved and seconded to approve the corrected minutes (spelling of Commissioner Basra's name) of the January 2, 2018 meeting. **Passed 5-0.**

4. Worksession on Zoning Code amendments to implement 2018 Port of Seattle/City of SeaTac Interlocal Agreement

Senior Planner Al Torrico reviewed the draft code amendments to SMC 15.210 that will implement the new Interlocal Agreement between the City and the Port of Seattle. He noted that, due to the number of changes, the Commission's packet includes both "clean" and "strike-out" versions. Mr. Torrico highlighted some of the changes included in the proposal. He also indicated that the land use charts may not remain in the code, depending upon direction received from the City Attorney's office.

This matter will be scheduled for public hearing at the next meeting, to be held on February 6th.

5. Work session on Sign Code amendments regarding "content neutrality"

Associate Planner Brianna Burroughs reviewed the nature of the U.S. Supreme Court's decision on *Reed v. Town of Gilbert*, which established the "content neutrality" standard for non-commercial speech. She explained the approach staff is taking to the drafting of code amendments, noting the intent to regulate signs by zone as opposed to land use. She also indicated that staff may recommend some changes to the amortization and non-conforming provisions of the Sign Code.

Commissioners expressed concern with allowing too many signs within the public right-of-way. They also had questions regarding how the city regulates electronic signs.

Staff will continue to work on drafting amendments and return at a future meeting.

6. Director's Report

Planning Manager Steve Pilcher noted that Director Robinson had spent the day in Olympia, meeting with legislators. He reminded the Commission of an open house that will occur at City Hall in late February, the purpose of which is to let citizens view the remodeling changes that have occurred.

Mr. Pilcher also advised the Commission that per the policy adopted as part of last year's Comprehensive Plan update process, staff will be developing a work plan for review and potential amendment of the City Center Plan (the plan will be 20 years old in 2019).

7. Commissioners' Reports

None.

8. Adjournment

Moved and seconded to adjourn. Motion passed 5 - 0. The meeting adjourned at 6:28 p.m.



MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT

Date: January 31, 2018
To: Planning Commission
From: Steve Pilcher, Planning Manager
Subject: Public Hearing: SMC Title 14 Subdivision Code amendments

This item is scheduled for public hearing at your February 6, 2018 meeting. The hearing has been advertised on the City's website and in the newspaper per standard procedures. (Given the small turnout at the stakeholders' meeting held in December 2017, staff did not send out a targeted mailing to that group again).

State agency review: The proposed amendments were transmitted to the State Department of Commerce for required agency review on January 4, 2018; no comments were received.

SEPA: These procedural amendments are exempt from the SEPA threshold determination process per WAC 197-11-800 (19), Procedural Actions.

The draft amendments have not changed since they were last reviewed by the Commission on January 2, 2018. The main emphasis has been to eliminate excess language and correct references to the proper departments and/or positions that are responsible for administering the code. The proposal also includes the elimination of some provisions that have been found to be onerous or not relevant to a city such as SeaTac.

A few highlights:

- Submittal requirements/standards for the various subdivision applications are removed from the code and instead, will be established by the CED Director.
- The standard for potentially requiring screening of a private road (SMC 14.19.060) is recommended for deletion, as this is not uniformly applied.
- References to street improvements are either eliminated or changed to link to the City's Street Standards. (Currently, the City uses the King County Road Standards, but is in the process of developing its own standards).
- Requirements for providing landscaping and open space within long subdivisions and binding site plans are proposed for elimination, as these are unduly onerous.

In summary, these amendments basically put the code on a "diet," shedding excess language, while correcting outdated references. Staff recommends the Commission recommend approval of these changes to the City Council.

SeaTac Municipal Code
Title 14 SUBDIVISIONS*

Title 14
SUBDIVISIONS*

Chapters:

- 14.15 Authority and Purpose**
- 14.16 Definitions**
- 14.17 General Standards and Procedures**
- 14.18 Short Subdivision**
- 14.19 Short Subdivision – Mandatory Improvements**
- 14.20 Long Subdivision**
- 14.21 Long Subdivision – Mandatory Improvements**
- 14.22 Binding Site Plans**
- 14.23 Binding Site Plans – Mandatory Improvements**
- 14.24 Lot Mergers and Lot Line Adjustments**
- 14.25 Alterations and Vacations**
- 14.26 Common Standards**
- 14.27 Dedication and Improvement of Streets**
- 14.28 Deferral of Conditions for Approval and Site Improvements**

Chapter 14.15

AUTHORITY AND PURPOSE

Sections:

- 14.15.010 Purpose
- 14.15.020 Authority, Scope, ~~and~~ Exceptions and Administration
- 14.15.030 Violations and Remedies
- 14.15.040 Liberal Construction
- 14.15.050 Additional Administrative Authority

14.15.010 Purpose

The purpose of this title is to advance the orderly and efficient use of land resources within the City; to accomplish the goals of the City's Comprehensive Plan; to promote the public health, safety, and general welfare of City residents and landowners; to establish clear and consistent standards and procedures for the platting, subdivision, and dedication of real property and for adjustment of lots and boundaries; and to ensure consistency with Chapter 58.17 RCW. (Ord. 09-1012 § 1 (Exh. A))

14.15.020 Authority, Scope, ~~and~~ Exceptions and Administration

A. Authority. This title is adopted pursuant to the authority of Chapters 35A.10, 35A.58 and 58.17 RCW.

B. Scope. The dimensions, configuration, improvement and method of creating all subdivisions, lot mergers, and adjustment of property boundaries within the corporate limits of the City, except where exempted by subsection (C) of this section, shall conform to this title and all applicable provisions of the SeaTac Municipal Code, including but not limited to: SMC Titles 11, 12, 13, and 15. Each division of land, merger of lots, or adjustment of property boundaries within the corporate limits of the City shall further comply with all applicable provisions of the Revised Code of Washington. In any case where conflict arises between provisions of this title or; the SeaTac Zoning Code, ~~the Revised Code of Washington, or other applicable state administrative regulations,~~ the most recently adopted provision shall prevail.

C. Exceptions. The provisions of this title shall not apply to divisions of land as listed under RCW 58.17.040.

D. Administration. The Director of the Department of Community and Economic Development shall be responsible for the administration of this title. (Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))

14.15.030 Violations and Remedies

A. No land shall be divided, nor ownership thereof changed or transferred, in a way that creates a substandard lot or in any other way violates this title. The City shall not allow as a building site any resulting lot that is inconsistent with the SeaTac Municipal Code, access/road standards, fire code, building code or established King County health requirements.

SeaTac Municipal Code
Chapter 14.15 AUTHORITY AND PURPOSE

- B. No person, firm or corporation proposing to divide land, or having divided land, shall enter into any contract to sell, lease or transfer any lot or part of the subject division until such division has been recorded with King County.
- C. Each sale, lease, or transfer of any one (1) lot, tract, or parcel of land in violation of this title shall be deemed a separate and distinct offense, and each day during which such sale, lease, or transfer continues unabated shall be considered an additional violation.
- D. Except as provided herein, the City shall not issue any building permit affecting any part of a subdivision until that subdivision has been approved by the City and has been recorded with King County. One (1) building permit may be issued for any lot undergoing the short or long subdivision process, provided no existing structures are located on the property.
- E. The City shall defer any application under this title that involves land subject to dispute between the City and the applicant, or between the applicant and any other public agency, until such dispute is resolved.
- F. Where the City demonstrates that an applicant has willfully omitted, contrived or otherwise misrepresented any portion of an application, subdivision, or plat submitted under this title, that misrepresentation shall void the entire application. Any fees paid to the City for the review procedure shall be forfeited and any fees due and owing shall remain an outstanding debt subject to collection. Where an error, omission or representation is demonstrated to be a willful falsification, the City shall not consider a subsequent land use action involving the same applicant and any portion of the subject property for the period of one (1) year. Any such action after that period shall require a new application. (Ord. 09-1012 § 1 (Exh. A))

14.15.040 Liberal Construction

The provisions of this title shall be liberally construed to give full effect to the objectives and purposes for which it was enacted. (Ord. 09-1012 § 1 (Exh. A))

14.15.050 Additional Administrative Authority

The Director of the Department of Community and Economic Development ~~and the Director of the Public Works Department~~ shall have the authority to modify recognized standards and conditions, with regard to lot dimensions and configuration, public streets, private roads, or any signage required under this title, as may be necessary to:

- A. Preserve the intent and purpose of this title, the SeaTac Municipal Code, including the Zoning Code, and ensure compliance with the SeaTac Comprehensive Plan;
- B. Assure that development preserves the compatibility of existing and potential properties and uses;
- C. Preserve natural and cultural features;
- D. Protect the public health, safety and general welfare; and
- E. Help reduce the cost of development.

Chapter 14.16

DEFINITIONS

Sections:

14.16.002	Access, Panhandle
14.16.006	Alteration, Subdivision
14.16.010	Applicant
14.16.014	Application
14.16.016	Binding Site Plan
14.16.018	Block (Street)
14.16.022	Block Length
14.16.026	Bond (Financial Instrument)
14.16.028	Building Footprint
14.16.030	Buffer Strip
14.16.040	Common Open Space
14.16.042	Comprehensive Plan
14.16.050	Cul-De-Sac
14.16.054	Dedication
14.16.058	Density, Base Lot
14.16.066	Department
14.16.070	Development
14.16.074	Development Engineer
14.16.078	Development Review Committee (DRC)
14.16.082	Director
14.16.086	Directors
14.16.090	Division
14.16.094	Easement
14.16.098	Environmental Impact Statement (EIS)
14.16.102	Floodplain
14.16.106	Hammerhead Turnaround
14.16.110	Hearing Examiner
14.16.114	Improvements
14.16.118	Land Surveyor, Professional
14.16.122	Lot
14.16.126	Lot, Separate
14.16.130	Lot Area
14.16.134	Lot Area, Net
14.16.138	Lot Line Adjustment
14.16.140	Lot Numbering
14.16.142	Lot of Record
14.16.143	Low Impact Development (LID) Best Management Practices (BMP)
14.16.144	Material Error
14.16.146	Merger, Lot
14.16.150	Modification, Substantial
14.16.154	Monument
14.16.156	Open Space

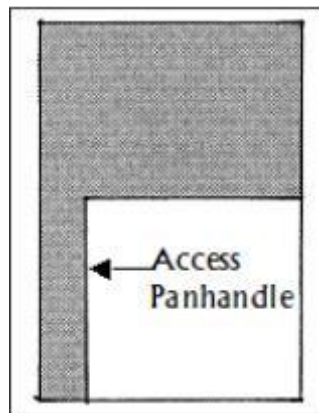
SeaTac Municipal Code
Chapter 14.16 DEFINITIONS

- ~~14.16.158~~ ~~Ordinary High Water Mark~~
- 14.16.162 Owner
- 14.16.170 Plat, Preliminary
- 14.16.174 Plat, Final
- 14.16.178 Responsible Official
- 14.16.180 Reviewing Authority
- 14.16.182 Road or Street, Public
- 14.16.186 Road or Street, Private
- ~~14.16.194~~ ~~Setback~~
- 14.16.196 Short Plat
- ~~14.16.200~~ ~~Repealed~~
- 14.16.202 Site Plan, Graphic
- ~~14.16.206~~ ~~Repealed~~
- ~~14.16.210~~ ~~State Environmental Policy Act (SEPA)~~
- ~~14.16.216~~ ~~Street Naming~~
- 14.16.218 Subdivision
- 14.16.222 Subdivision, Long
- 14.16.226 Subdivision, Short
- 14.16.230 Tract
- 14.16.232 Vegetated LID BMPs
- 14.16.234 Zoning Code

14.16.002 Access, Panhandle

A strip or branch of land that is fifteen (15) feet in length or greater and is thirty (30) feet or less in width and that extends from the major portion of a lot to provide access to a public or private street.

Fig. 14.16.002a



(Ord. 09-1012 § 1 (Exh. A))

14.16.006 Alteration, Subdivision

The process by which a recorded short subdivision, long subdivision or binding site plan may be modified. (Ord. 09-1012 § 1 (Exh. A))

14.16.010 Applicant

Any owner, or duly authorized agent of the owner, of a given lot or tract who applies for a subdivision, ~~lot merger~~ or lot line adjustment under this title. (Ord. 09-1012 § 1 (Exh. A))

14.16.014 Application

All of the forms, surveys, maps, plans and accompanying documents required by this title for any particular short subdivision, long subdivision, binding site plan, ~~lot merger~~ or lot line adjustment. (Ord. 09-1012 § 1 (Exh. A))

14.16.016 Binding Site Plan

An alternative method for the division or redivision of land where the resulting lots, tracts, or parcels will be planned, managed and/or operated as parts of an integrated project, whether commercial, industrial, mobile home or condominium projects. (Ord. 09-1012 § 1 (Exh. A))

14.16.018 Block (Street)

A physically distinct land area comprising one (1) or more lots, parcels or tracts of land, and generally separated by streets, alleys or similar rights-of-way. (Ord. 09-1012 § 1 (Exh. A))

14.16.022 Block Length

The distance from one (1) corner of a given street block to another corner of the same. This distance shall be measured along the centerline of a given abutting street, alley or similar right-of-way between the points at which it intersects the centerlines of other abutting streets, alleys or rights-of-way. (Ord. 09-1012 § 1 (Exh. A))

14.16.026 Bond (Financial Instrument)

A surety bond, irrevocable letter of credit, cash deposit, escrow account, or assignment of funds required of a given applicant to ensure:

- A. Satisfaction of any and all conditions placed on an approved project;
- B. Performance of specified maintenance; or
- C. Installation or warranty of any and all mandatory improvements. (Ord. 09-1012 § 1 (Exh. A))

14.16.028 Building Footprint

That area of a lot, exclusive of the following, where a structure can be constructed on the lot:

- A. Access easements;
- B. Utility easements;
- C. Sensitive areas easements and buffers;
- D. That area within the drip-line of any tree; or
- E. Required building setbacks pursuant to SMC 15.400.100 and 15.400.200. (Ord. 16-1022 § 1 (Exh. B); Ord. 16-1007 § 16; Ord. 09-1012 § 1 (Exh. A))

14.16.030 Buffer Strip

A linear land area designed and established to minimize the visual, noise and other environmental impacts a given land use may have on others. A buffer strip may include, but is not limited to, preserved natural vegetation, native and drought tolerant vegetation, evergreen trees, shrubs and tree plantings, vegetated LID BMPs, or landscape berms. (Ord. 16-1022 § 1 (Exh. B); Ord. 09-1012 § 1 (Exh. A))

~~14.16.040 Common Open Space~~

~~Any open space area, as defined in Chapter 15.105 SMC, available to all residents of the subject property that is appropriate for a variety of passive or active recreational activities. (Ord. 16-1022 § 1 (Exh. B); Ord. 09-1012 § 1 (Exh. A))~~

14.16.042 Comprehensive Plan

The officially adopted City of SeaTac Comprehensive Plan, ~~including all the components thereof adopted by reference or lawfully incorporated parts thereof. It includes, but is not limited to, components required by State law, State growth management and subdivision law as referenced in the RCW. (Ord. 09-1012 § 1 (Exh. A))~~ as referenced in SMC 16A.25.

14.16.050 Cul-De-Sac

A short street having one (1) end open to an intersecting through street and the opposite end terminated by a circular turnaround, in accordance with Chapter 11.05 SMC. (Ord. 09-1012 § 1 (Exh. A))

14.16.054 Dedication

The deliberate appropriation of land by an owner for any general and public uses or purposes, reserving to him/herself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. (Ord. 09-1012 § 1 (Exh. A))

14.16.058 Density, Base Lot

A measure of the number of primary land uses present on all lands subject to a given land use application but not including any “sensitive areas” as defined by SMC 15.700.015, Definitions. As applied within this title, base lot density refers to a base or minimum land area required by the Zoning Code for every one (1) primary use, e.g., seven thousand two hundred (7,200) square feet per single-family residence – six (6) units per acre – in the UL-7200 zone. (Ord. 16-1007 § 17; Ord. 09-1012 § 1)

14.16.066 Department

The Department of Community and Economic Development. (Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))

14.16.070 Development

An action making any physical alteration to land, or constructing any structure or assembly on land, for the purpose of increasing its suitability for direct human use. Development includes, but is not limited to, subdivision and the placement of survey monuments; clearing, filling, cutting, grading, drilling and dumping; the construction of roads, storm drainage systems, utilities and pedestrian facilities; the creation of parks and landscape installations; and the construction or alteration of residential, commercial and industrial structures and appurtenances. (See SMC 14.16.114, “Improvements.”) (Ord. 09-1012 § 1 (Exh. A))

~~**14.16.074 Development Engineer**~~

~~The Director of Public Works or designee authorized to oversee the review, conditioning, inspection and acceptance of off-site improvements, on-site improvements, right-of-way use permits for roads, and drainage projects. (Ord. 09-1012 § 1 (Exh. A))~~

~~**14.16.078 Development Review Committee (DRC)**~~

~~The City's interdepartmental committee established by SMC 16A.05.020 which provides informal and formal reviews of subdivisions, lot mergers, and other development projects to ensure compliance with City codes. (Ord. 09-1012 § 1 (Exh. A))~~

14.16.082 Director

The Director of the Department of Community and Economic Development or his/her designee. (Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))

~~**14.16.086 Directors**~~

~~Unless otherwise specified, the Director of the Department of Community and Economic Development and the Director of the Department of Public Works, acting separately or together. (Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))~~

~~**14.16.090 Division**~~

~~The Development Review Division of the Department of Community and Economic Development. (Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))~~

14.16.094 Easement

Land on which specific air, surface or subsurface rights have been conveyed for use by a person other than the owner, or to benefit some property other than the subject property. (Ord. 09-1012 § 1 (Exh. A))

14.16.098 Environmental Impact Statement (EIS)

A document prepared under the State Environmental Policy Act (Chapter 43.21C RCW) and/or its successor statutes to assess the environmental impacts of a given development proposal. (Ord. 09-1012 § 1 (Exh. A))

14.16.102 Floodplain

The total area subject to inundation by the base flood. (Ord. 09-1012 § 1 (Exh. A))

14.16.106 Hammerhead Turnaround

The area at the end of an access easement or closed road that provides intersecting space in which a vehicle may turn, back up, and then return to the primary street in accordance with the dimensional standards of Chapter 11.05 SMC. An emergency vehicle hammerhead turnaround constitutes a fire lane as defined in SMC 13.150.030. (Ord. 09-1012 § 1 (Exh. A))

14.16.110 Hearing Examiner

The City of SeaTac Hearing Examiner as established under Chapters 1.20 ~~and 15.115 SMC~~ to serve as the quasi-judicial reviewing authority for preliminary long subdivisions, preliminary binding site plans and other land use actions as set forth by ordinance. (Ord. 16-1007 § 18; Ord. 09-1012 § 1 (Exh. A))

14.16.114 Improvements

Any of a range of structures, assemblies or modifications to land required by the City as a condition for final plat or site plan approval. Such improvements generally include, but are not limited to, the construction or installation of survey monuments, streets, sidewalks, landscaping, streetlights, fire hydrants, storm water facilities, and utilities. (Ord. 09-1012 § 1 (Exh. A))

14.16.118 Land Surveyor, Professional

A person registered in accordance with Chapter 18.43 RCW and licensed to perform land surveys within the State of Washington. (Ord. 09-1012 § 1 (Exh. A))

14.16.122 Lot

A legal parcel of land for building purposes which shall have sufficient size to meet minimum requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have access to an improved public street, or to an approved private access. (Ord. 09-1012 § 1 (Exh. A))

14.16.126 Lot, Separate

A physically separate and distinct parcel of property, established through:

- A. Subdivision conducted according to all state statutes and local subdivision codes applicable at the time the lot, tract or parcel was created; or
- B. Partition from a legally established parent lot by the dedication of public right-of-way or condemnation. (Ord. 09-1012 § 1 (Exh. A))

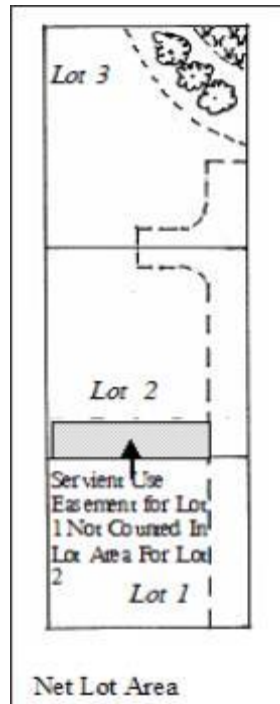
14.16.130 Lot Area

The total horizontal area within the boundary lines of a lot, as defined under SMC 15.105.120, Lot Area. (Ord. 16-1007 § 19; Ord. 09-1012 § 1 (Exh. A))

~~**14.16.134 Lot Area, Net**~~

~~The lot area described in SMC 14.16.130, minus any areas precluded from regular use by any provision of the SeaTac Municipal Code. Such precluded areas may include, but are not limited to, servient use easement areas. Private easements are included within the net lot area (see Figure 14.16.134a).~~

Fig. 14.16.134a



~~(Ord. 09-1012 § 1 (Exh. A))~~

14.16.138 Lot Line Adjustment

Any relocation of one (1) or more lot boundary lines of two (2) or more lots where such action does not result in the creation of additional lots, or the creation of any substandard lot as defined by SMC 15.105.120, Lot, Substandard. (Ord. 16-1007 § 20; Ord. 09-1012 § 1 (Exh. A))

~~**14.16.140 Lot Numbering**~~

~~All new proposed lots within subdivisions shall be numeric. Lots within lot line adjustments shall be alphabetic. (Ord. 09-1012 § 1 (Exh. A))~~

14.16.142 Lot of Record

A lot recorded with King County and appearing on official County Assessor maps. (Ord. 09-1012 § 1 (Exh. A))

14.16.143 Low Impact Development (LID) Best Management Practices (BMP)

Distributed stormwater management practices, integrated into a project design, that emphasize natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration while protecting against off-site flooding and soil instability. LID BMPs include, but are not limited to, bioretention, permeable pavement, cast in place pavers, limited infiltration systems, roof downspout controls, dispersion, soil amendments, and minimal excavation foundations. (Ord. 16-1022 § 1 (Exh. B))

14.16.144 Material Error

Errors in the information provided with the application or the oversight or misuse of facts that existed at the time the application was prepared. (Ord. 09-1012 § 1 (Exh. A))

~~14.16.146 Merger, Lot~~

~~The aggregation of formerly separate lots or parcels into a single lot or parcel. (Ord. 09-1012 § 1 (Exh. A))~~

14.16.150 Modification, Substantial

A threshold for changes that terminate previous approval of an unrecorded subdivision and compel the applicant to file a new action. Substantial modifications generally include changes to the dimensions of an approved proposed lot, tract or parcel in excess of ten percent (10%) of those originally proposed. (Ord. 09-1012 § 1 (Exh. A))

14.16.154 Monument

A permanent marker or post installed pursuant to RCW 58.17.240. (Ord. 09-1012 § 1 (Exh. A))

14.16.156 Open Space

A variety of lands which are created and preserved for open space purposes, including:

- A. Natural areas with outstanding scenic or recreational (active or passive) value;
- B. Public access areas to creeks, rivers, lakes or Puget Sound;
- C. Lands that create corridors between natural features;
- D. Areas defined as critical areas under the critical areas ordinance;
- E. Any landscaped area that exceeds the minimum adopted landscape requirements;
- F. Active outdoor recreation areas;
- G. Multi-purpose green spaces;
- H. LID BMPs, including rain gardens, bioretention, vegetated roofs with roof access, and dispersion; and/or
- I. Pedestrian and bicycle-only corridors separate from the public or private roadway system and dedicated to passive recreation, including access links in sensitive area buffers. The square footage (length times width) of pedestrian and bicycle-only corridor shall be counted as usable open space. (Ord. 16-1022 § 1 (Exh. B))

~~14.16.158 Ordinary High Water Mark~~

~~A line on the bed and banks of any water body, where the action of waters is so common and usual as to have distinctly segregated aquatic soils and/or vegetation from those of the abutting upland. Where this line cannot be discerned visually, the line of mean high water may be substituted. For Angle Lake, the line of mean high water has been determined to be generally analogous to the three hundred forty seven (347) foot NAVD-88 derived elevation of the high water release structure on the lake's eastern shore. The actual position of ordinary high water may vary between properties. (Ord. 09-1012 § 1 (Exh. A)) See SMC 18.200.~~

14.16.162 Owner

A person, as defined by SMC 1.01.050, who is the fee owner of, or otherwise retains a controlling interest in, a given property. (Ord. 09-1012 § 1 (Exh. A))

14.16.170 Plat, Preliminary

A neat and scaled map or similar drawing of a proposed subdivision, ~~lot merger~~ or lot line adjustment that portrays the general layout of lots, blocks, topography, streets and alleys, utility lines, fire hydrants and other elements prescribed by this title and City application forms. (Ord. 09-1012 § 1 (Exh. A))

14.16.174 Plat, Final

An accurate technical survey and representation of a subdivision, ~~lot merger~~ or lot line adjustment that portrays the final layout of streets, lots, blocks, ingress/egress easements, utility easements, public dedications, building envelopes and any other elements required as conditions of approval in a form satisfactory for recording with King County. (Ord. 09-1012 § 1 (Exh. A))

14.16.178 Responsible Official

The City official responsible for local administration of the State Environmental Policy Act (SEPA), the City's SEPA rules and all locally adopted environmental policies. (Ord. 09-1012 § 1 (Exh. A))

14.16.180 Reviewing Authority

The Departments of Community and Economic Development, ~~Public Works~~, Parks and Recreation, Police Services, Fire Services and the Hearing Examiner ~~and City Council~~ where applicable under SMC 1.20.090. (Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))

14.16.182 Road or Street, Public

All publicly owned streets, highways, freeways, avenues, alleys, courts, places, or other public ways in the City, whether improved or unimproved, held in public ownership and intended to be open as a matter of right to public vehicular and pedestrian access. (Ord. 09-1012 § 1 (Exh. A))

14.16.186 Road or Street, Private

Any improved easement or tract or street for vehicular and pedestrian ingress and egress which is not a public street but as to which individual abutting property owners retain responsibility for construction and maintenance. Driveways shall not be considered private roads or streets where they serve only one (1) residence. Private roads or streets may constitute fire lanes in accordance with SMC 13.150.030. (Ord. 09-1012 § 1 (Exh. A))

~~14.16.194 Setback~~

~~The required distance from the base of a structure, support structure, or the edge of a wireless telecommunications facility equipment shelter to the property line of parcel on which the structure, support structure, support shelter, or wireless telecommunication facility equipment shelter is located. (Ord. 09-1012 § 1 (Exh. A))~~ See SMC 15.105.190.

14.16.196 Short Plat

The map or representation of a short subdivision prepared by a Washington State licensed professional surveyor in accordance with this title. (Ord. 09-1012 § 1 (Exh. A))

~~14.16.200 Side-by-Side Short Subdivisions~~

~~Repealed by Ord. 15-1012. (Ord. 09-1012 § 1 (Exh. A))~~

14.16.202 Site Plan, Graphic

A preliminary or final survey or representation of lands subject to a binding site plan, which portrays:

- A. All items of information otherwise required of a subdivision plat.
- B. The location of all existing and proposed uses, improvements, open spaces, landscaping, environmentally sensitive areas and any other elements required by this title and other provisions of the SeaTac Municipal Code.
- C. Limitations and conditions on the future use of all depicted lots and tracts.
- D. Provisions to ensure conformity of the development and improvements with the approved site plan. (Ord. 09-1012 § 1 (Exh. A))

~~14.16.206 Stacked Short Subdivision~~

~~Repealed by Ord. 15-1012. (Ord. 09-1012 § 1 (Exh. A))~~

~~14.16.210 State Environmental Policy Act (SEPA)~~

~~The State Environmental Policy Act (Chapter 43.21C RCW) and adopted City environmental policies, as constituted and thereafter amended. The City adopts SEPA by reference and administers environmental review during all subdivision, lot merger or lot line adjustment actions to identify, analyze, and seek mitigation of any adverse impacts that may result. (Ord. 09-1012 § 1 (Exh. A))~~

~~14.16.216 Street Naming~~

~~Street naming shall be done in the manner as prescribed in Chapter 11.40 SMC. (Ord. 09-1012 § 1 (Exh. A))~~

14.16.218 Subdivision

Any delineation and legal segregation of real property into lots, tracts, parcels, or sites for the purpose of development, sale, lease, or transfer of ownership through the process for long subdivision, short subdivision or binding site planning. (Ord. 09-1012 § 1 (Exh. A))

14.16.222 Subdivision, Long

A division or redivision of land into ~~five (5)~~ ten (10) or more lots, tracts, parcels, or sites for the purpose of development, sale, lease, or transfer of ownership. (Ord. 09-1012 § 1 (Exh. A))

14.16.226 Subdivision, Short

A division or redivision of land into nine (9) or fewer lots, tracts, parcels, or sites for the purpose of development, sale, lease, or transfer of ownership. (Ord. 15-1012 § 3; Ord. 09-1012 § 1 (Exh. A))

14.16.230 Tract

A physically separate piece of real property reserved for access, open space, conservation, drainage or another specialized purpose, and not considered a buildable lot or site for residential, commercial or industrial construction. (Ord. 09-1012 § 1 (Exh. A))

SeaTac Municipal Code
Chapter 14.16 DEFINITIONS

14.16.232 Vegetated LID BMPs

LID BMPs that utilize landscaping. (Ord. 16-1022 § 1 (Exh. B))

14.16.234 Zoning Code

SMC Title 15, as constituted and thereafter amended. (Ord. 09-1012 § 1 (Exh. A))

Chapter 14.17

GENERAL STANDARDS AND PROCEDURES

Sections:

14.17.010	Purpose
14.17.020	General Provisions
14.17.030	Lot Configuration and Access
14.17.040	Complete Application Required
14.17.050	Public Notice Requirements
14.17.060	General Application Review
14.17.080	Criteria for Approval of Subdivision Application
14.17.090	Filing
14.17.095	Time Limits on Preliminary Approval – Long Subdivision and Binding Site Plan
14.17.100	Variances
14.17.110	Appeals

14.17.010 Purpose

This chapter establishes the general standards and procedures for dividing land through the short subdivision, long subdivision, and binding site plans process. Additional and specific requirements for short subdivisions, long subdivisions and binding site plans follow in succeeding chapters. (Ord. 09-1012 § 1 (Exh. A))

14.17.020 General Provisions

A. Applicants for short subdivisions, long subdivisions, and binding site plans shall provide [each responsible agency reviewing authorities](#) reasonable access to the subject property. ~~The applicant shall provide such access~~ so that the City may determine the status and characteristics of the land which relate to the application. Such access shall be provided beginning on the date the Director, or designee, determines the application to be complete, and terminating on the date that the City issues its final decision. The applicant's signature upon the application shall be considered written consent to such access.

B. In cases where an environmental impact statement (EIS) is required under the provisions of the State Environmental Policy Act (Chapter 43.21C RCW), the Department shall not initiate review of any subdivision until the Final EIS is completed.

C. Any subdivision within the Angle Lake shoreline jurisdiction, as defined by the City's Shoreline Master Program, shall be considered new shoreline development and shall be required to satisfy all applicable requirements of the Shoreline Master Program, the Shoreline Management Act as well as the State Environmental Policy Act.

D. All applicable conditions established under a shoreline substantial development permit shall be recorded on the face of the final plat. Shoreline approval shall be annotated on the plat, and no further shoreline review will be required for uses on the property; provided, that those uses remain consistent with the original proposal and conditions, and that no further division of the property is proposed.

SeaTac Municipal Code
Chapter 14.17 GENERAL STANDARDS AND
PROCEDURES

E. Site planning and design shall consider stormwater management, especially the design and integration of LID BMPs, as early as possible in the project planning phase. Locate buildings away from soils that provide effective infiltration, site LID BMPs in areas with good infiltration capacity, reduce impervious surfaces, and retain native vegetation. (Ord. 16-1022 § 1 (Exh. B); Ord. 15-1012 § 4; Ord. 09-1012 § 1 (Exh. A))

14.17.030 Lot Configuration and Access

A. The type of development contemplated, the topography of the site, ~~its solar exposure,~~ and ~~its natural features~~ the presence of critical areas shall be jointly considered within the configuration of any short subdivision, long subdivision or binding site plan. Where possible, the size, shape and orientation of lots shall reflect these considerations.

B. To the maximum extent possible, lots shall be configured to assure the minimum prescribed frontage on a public street, except as provided in subsection (D) of this section.

C. Where local topography or other preexisting conditions prevent direct frontage, a private road may connect a lot to a public street. The applicant shall bear the burden of demonstrating that no reasonable configuration would allow direct access to a public street

D. Lots shall be configured to prevent direct lot access to ~~highways or~~ arterial streets. If no other alternative exists, lot access may be provided by frontage on a minor arterial or collector arterials. The applicant shall bear the burden of demonstrating the necessity for direct access to a minor arterial or collector arterial.

E. Where an applicant proposes to create ten (10) or more lots, ~~all lots~~ the subdivision shall be configured to provide for public streets to facilitate further division.

F. Where an applicant proposes to create three (3) or more lots, or has sufficient land under current zoning to create three (3) or more lots, all lots shall be configured so that no more than two (2) panhandle lots are located adjacent to each other.

G. Lots shall be configured consistent with the natural topography of the site, shall assure drainage away from existing/proposed buildings, and prevent any increase of runoff toward adjacent properties. (Ord. 15-1012 § 5; Ord. 09-1012 § 1 (Exh. A))

14.17.040 Complete Application Required

A. ~~The City shall require a~~ complete application shall be required before taking review action on any proposed subdivision.

B. All applications for subdivision shall be submitted on the appropriate forms to the Department. The Department shall prescribe the format of all application forms and shall provide the same to applicants. The application shall include all information deemed necessary by the Director to make a decision consistent with State and City standards.

C. In addition to any other submissions required under SMC 16A.07.030, applications for subdivision shall be considered complete only after the City verifies that the applicant has provided all items required by the application checklist. ~~These items shall include, but are not limited to:~~

~~1. One (1) copy of the DRC comments.~~

SeaTac Municipal Code
Chapter 14.17 GENERAL STANDARDS AND
PROCEDURES

2. ~~Five (5) signed and complete copies of the appropriate subdivision application form.~~
3. ~~Water and sewer availability certifications from each utility district serving the property. Where provided, all lots shall be served by public water and sewer systems.~~
4. ~~Five (5) copies of a title report, dated within thirty (30) days of application submission.~~
5. ~~Five (5) paper copies of a preliminary plat or preliminary development plan, prepared according to SMC 14.20.030 and certified by a professional land surveyor.~~
6. ~~Five (5) paper copies of a tree survey showing the location of all trees eight (8) inches in caliper as measured four (4) feet from its base. The tree survey shall provide the common name for each tree.~~
7. ~~Three (3) copies of a conceptual storm drainage and site grading plan, prepared in accordance with Chapters 12.10 and 13.190 SMC.~~
8. ~~Five (5) copies of written consent to allow the City access to the subject land under SMC 14.17.020(C).~~
9. ~~Five (5) copies of any other documentation required by the City to support its decision.~~
10. ~~Appropriate fee for review, as established in the City fee schedule.~~
11. ~~One (1) set of envelopes with labels and postage for all adjacent property owners within one thousand (1,000) feet of the subject property's boundaries. An additional set of envelopes may be required if SEPA review is required with the short plat. (Ord. 09-1012 § 1 (Exh. A))~~

14.17.050 Public Notice Requirements

Subdivision actions shall be subject to the public notice procedures established by Title 16A SMC, Chapters 16A.09, 16A.13 and 16A.15 SMC and any other applicable notice provisions of this title or the SeaTac Municipal Code. (Ord. 09-1012 § 1 (Exh. A))

14.17.060 General Application Review

- A. A proposed subdivision will be reviewed under the provisions of this title and all other zoning and land use control ordinances in effect at the time a fully completed application is submitted.
- B. ~~Pursuant to SMC 16A.05.020, a~~Any applicant proposing a subdivision shall schedule and participate in no less than one (1) pre-application meeting ~~with the Development Review Committee (DRG)~~ prior to the submission of an application. ~~Prior to this meeting, the prospective applicant shall, at a minimum, present a conceptual drawing to the Department portraying the proposed subdivision or binding site plan. The drawing shall describe the approximate locations and dimensions of both the existing and proposed lots, the existing and proposed street layout and other information necessary to determine the general characteristics of the site.~~
- C. Upon issuance of a Determination of Completeness, the Director ~~or his designee~~ shall transmit copies of the subject preliminary plat or graphic site plan and any accompanying documents to the following officials or departments.

SeaTac Municipal Code
Chapter 14.17 GENERAL STANDARDS AND
PROCEDURES

1. The Director, ~~or designee~~, shall review and prepare findings that the proposed subdivision conforms with the applicable elements of ~~the State's Growth Management Act, the State Environmental Policy Act,~~ the City Comprehensive Plan, the Zoning Code, the City Shoreline Master Program, local SEPA rules and this title.
2. The ~~City Engineer~~ Director, ~~or designee~~, shall review the proposed subdivision for its conformance with adopted City traffic and infrastructure plans; its adequacy regarding storm drainage, streets, alleys, rights-of-way, and its conformance with any applicable improvement standards and specifications.
3. The City Fire Marshal or designee shall review the proposed subdivision for conformance with the Fire Code as adopted by the City.
4. The Director, ~~or designee~~, may forward the application materials to any other City department, utility provider, school district or other public or private entity deemed appropriate with a request for review and comment. (Ord. 09-1012 § 1 (Exh. A))

14.17.080 Criteria for Approval of Subdivision Application

Whether subdivision is proposed by short subdivision, long subdivision or binding site plan, the reviewing authorities shall base their evaluations, recommendations and decisions on the criteria below.

A. Each reviewing authority shall assess the proposal's general compliance with all state and city statutes, regulations and other standards in effect on the date ~~the Director, or designee, determined~~ the application is determined to be complete. Such standards include, but are not limited to, the following:

1. This title and the ~~City~~ Zoning Code;
2. ~~Growth Management Act and~~ the City Comprehensive Plan;
3. ~~State Environmental Policy Act and SEPA rules;~~
4. Shoreline Management Act and applicable shoreline programs;
5. Surface Water Management Code, Comprehensive Storm Drainage Plan, and Basin Plans, as may be applicable;
6. Fire Code as adopted by the City;
7. Comprehensive Transportation Plan, City Road Standards and Right-of-way Use Code; and
8. Clearing and Grading Code.

B. Where applicable, each reviewing authority shall assess the adequacy of existing and proposed lots, tracts, streets, sidewalks, parking facilities, utilities and general improvements to accommodate subsequent land uses.

~~C. The Director or designee shall assess the proposed subdivision or binding site plan's compatibility with adjacent land uses. (Ord. 09-1012 § 1 (Exh. A))~~

14.17.090 Filing

- A. The applicable City ~~departments-officials~~ shall sign each final subdivision plat or graphic site plan to certify approval ~~by the appropriate authorities~~.
- B. The applicant shall pay the City or otherwise designate funds to King County as necessary to cover all costs for filing the final plat with King County.
- C. The Department shall forward the signed final plat, with all appropriate copies and documentation, to the King County Recorder for recording. (Ord. 09-1012 § 1 (Exh. A))

14.17.095 Time Limits on Preliminary Approval – Long Subdivision and Binding Site Plan

Where a subdivision or binding site plan is considered concurrently with a planned unit development, the final plat or graphic site plan must be recorded no later than the date on which the first phase development plan or comprehensive development plan is submitted to the City. Failure to meet this requirement shall void any approval under this title. (Ord. 09-1012 § 1 (Exh. A))

14.17.100 Variances

Subject to Hearing Examiner review and the criteria established under SMC 15.115.010, an applicant may request a variance from the dimensional standards and improvement requirements of this title, the Zoning Code, and other provisions of the SeaTac Municipal Code. (Ord. 16-1007 § 21; Ord. 09-1012 § 1 (Exh. A))

14.17.110 Appeals

Any person aggrieved by any administrative decision under this title may appeal that decision consistent with the procedures prescribed in ~~Chapters 15.115 and~~ 16A.17 SMC. (Ord. 16-1007 § 22; Ord. 09-1012 § 1 (Exh. A))

Chapter 14.18
SHORT SUBDIVISION

Sections:

- 14.18.010 Purpose
- 14.18.020 General Limitations
- 14.18.030 Material Errors
- 14.18.040 Changes to Proposed or Approved Short Plats
- 14.18.050 Short Subdivision Review
- 14.18.060 Preliminary Plat Format and Content Requirements
- 14.18.070 Final Short Plat Format and Content Requirements
- 14.18.080 Time Limits on Preliminary Approval

14.18.010 Purpose

This chapter establishes specific review procedures and approval criteria for the short subdivision of land into nine (9) or fewer lots. This chapter shall at a minimum implement the requirements of state law. (Ord. 15-1012 § 6; Ord. 09-1012 § 1 (Exh. A))

14.18.020 General Limitations

The following general limitations shall apply to all short subdivision applications:

A. Only a separate lot, as defined by SMC 14.16.126, or a combination of two (2) or more contiguous separate lots may be short subdivided;

B. A maximum of nine (9) lots may be created by any single application;

~~C. A maximum of nine (9) lots may be created from two (2) or more contiguous lots;~~

D. Except as provided in SMC 14.15.020(C), if the lot to be subdivided was created through a prior short subdivision, at least five (5) years must have passed since the recording of such prior short subdivision, except that when the short plat contains fewer than nine (9) lots, a short plat alteration may be requested to create additional lots up to a maximum of nine (9) within the original short plat boundaries. A short plat alteration shall contain the same information as required in a short plat application. (Ord. 15-1012 § 7; Ord. 09-1012 § 1 (Exh. A))

14.18.030 Material Errors

Applications found to contain and be based upon significant material errors shall be deemed incomplete and subsequent resubmittals shall be treated as new applications, as determined by the Director or designee. (Ord. 09-1012 § 1 (Exh. A))

14.18.040 Changes to Proposed or Approved Short Plats

A. Applicant generated modifications or requests for revision(s) to short subdivisions which are not made in response to staff review or public appeal which result in substantial changes as determined by the Director, or designee, including but not limited to the creation of additional lots ~~and elimination of open space requirements~~, shall be treated as new applications for the purpose of vesting.

B. Proposals to amend an approved final short plat shall be treated as an alteration pursuant to the provisions of this chapter and Chapter 14.25 SMC regarding alterations. (Ord. 09-1012 § 1 (Exh. A))

14.18.050 Short Subdivision Review

A. Short subdivisions ~~involving nine (9) or less resulting lots~~ shall be subject to administrative review with notice, as established within SMC Title 16A and hereafter amended.

B. Upon receipt of a complete application, staff will conduct a review of the proposed short subdivision pursuant to the provisions of SMC Title 16A and shall issue a notice of decision (NOD) within ninety (90) days on the preliminary short subdivision. The notice of decision shall have one (1) of the following effects:

1. Approve the preliminary short subdivision without conditions; or
2. Approve the preliminary short subdivision with conditions; or
3. Deny the preliminary short subdivision.

C. The notice of decision (NOD) shall ~~specifically cite each applicable City department's~~ findings of fact regarding the proposed subdivision's compliance with all state and city statutes, regulations, or other standards. The notice shall directly relate these findings to any conditions of approval or reasons for denial.

~~D. Once the NOD is issued, the applicant may submit for final short plat review. (Ord. 15-1012 § 8; Ord. 09-1012 § 1 (Exh. A))~~

14.18.060 Preliminary Plat Format and Content Requirements

A. The preliminary short plat shall serve as the primary reference by which the City evaluates any proposal for short subdivision, and as the basis for any subsequent conditions for approval.

B. The preliminary short plat shall be prepared by a professional land surveyor and drawn to ~~specifications as established by the Director, a scale of not less than one (1) inch equals fifty (50) feet. The preliminary short plat shall, at a minimum, consist of the following:~~

~~1. The stamp of the professional land surveyor registered in the State of Washington who prepared the plat.~~

~~2. Shall be drawn on an eighteen (18) inch by twenty-four (24) inch sheet with a two (2) inch margin on the left edge and one-half (1/2) inch margin on other edges.~~

~~3. The names and the addresses of the developer and the licensed land surveyor who prepared the preliminary plat.~~

~~4. North point, graphic scale and date of drawing.~~

~~5. Existing off-site subdivision lots, blocks, streets and easements shown as dotted lines.~~

~~6. Proposed lot lines shown as solid lines and all proposed and existing easements shown in dashed lines.~~

- ~~7. The location, bearings and distances of existing and proposed property lines; and existing section lines in feet and decimals of a foot.~~
- ~~8. Streets, building structures, watercourses, and bridges.~~
- ~~9. Any recorded public or private utility and drainage easements, both on the land to be subdivided and on adjoining lands to a distance of twenty-five (25) feet from the edge of the subject property division, including the recording numbers of each easement.~~
- ~~10. The location of existing trees (over eight (8) inches in diameter as measured four (4) feet from its base) on the property. The location of existing trees over eight (8) inches diameter as measured four (4) feet from its base to a distance of twenty-five (25) feet from the edge of the subject property division may be requested based upon a site inspection; provided, that the adjacent property owner/s grant permission to enter their properties. If no permission is granted, only the location of the trees on the property shall be located.~~
- ~~11. Topographic contours and elevations at five (5) foot intervals for slopes less than or equal to five percent (5%) and at two (2) foot intervals for slopes greater than five percent (5%) to accurately predict drainage characteristics of the property. The topographic contours shall be provided by a land surveyor licensed in Washington State. Off-site topographic contours on adjacent property may be required to provide supplemental information. Requests for off-site topographic contours shall be based upon on-site inspections of the proposed plat. If no permission is granted by adjacent property owners to enter their property to allow the survey of off-site topographic contours, only topographic contours to the property line are required. Where permission cannot be obtained for off-site contours, the applicant shall provide off-site contours as provided by the City of SeaTac Geographical Information System (GIS). A note shall be placed on the face of the preliminary plat that contours generated by GIS are not surveyed contours and that the City does not guarantee their accuracy.~~
- ~~12. Identity and location of any existing and/or abandoned well(s) on the property.~~
- ~~13. The location of existing, or proposed, rockeries and other types of walls on the property. The location of rockeries and other types of walls located within twenty-five (25) feet of the property lines of the plat may be requested based upon a site inspection of the property, provided the adjacent property owner/s grant permission to enter their properties. If no permission is granted, only rockeries and other types of walls on the property shall be located.~~
- ~~14. The location and identification of any visible physical appurtenances, such as fences or structures, which may indicate encroachment, lines of dispute, or conflict of title.~~
- ~~15. Source and date of topographic data referenced on the plat.~~
- ~~16. Acreage of the land to be subdivided, the numeric designation of each proposed lot, and the area as square footage of each individual lot.~~
- ~~17. Bearings and dimensions of each lot line.~~
- ~~18. Bearings, angles, or azimuths shown in degrees, minutes, and seconds.~~

~~19.— Radius, delta, arc length and long chord bearing and distance of curves shown.~~

~~20.— The location, width, and names of existing streets or easements abutting or providing access to the short subdivision. If access is by private street, the public street providing access to the private street shall be shown.~~

~~21.— Legal description and tax lot (parcel) number of the property to be subdivided.~~

~~22.— The legal description of each lot within the proposed short subdivision.~~

~~23.— Dedication statement with signature lines and notary block with minimum text size of eight hundredths (0.08) inches and line widths not less than eight thousandths (0.008) inches (vicinity maps, seals and certificates are excluded).~~

~~24.— The date of the last recorded segregation.~~

~~25.— Indicate basis of bearing shown.~~

~~C.— All areas and dimensions shall be portrayed to the nearest one hundredth (1/100) of a foot. Angles and bearings shall be portrayed in degrees, minutes and seconds. (Ord. 09-1012 § 1 (Exh. A))~~

14.18.070 Final Short Plat Format and Content Requirements

A. The final plat shall serve as the primary legal record of any approved short subdivision. City staff shall conduct conclusive review of all final plats to assure compliance with all state statutes and city ordinances, regulations and other standards, and with all conditions established through the preliminary review process. The final plat shall be substantially in the form ~~illustrated in Figure 14.18.070a~~established by the Director.

~~B.— The applicant shall submit one (1) complete final plat to the City for recording.~~

~~C.— Final plats shall satisfy all content and format requirements specified for preliminary plats under SMC 14.18.060(B). In addition, final plats shall conform to the following:~~

~~1.— Be drawn on an eighteen (18) inch by twenty-four (24) inch sheet with a two (2) inch margin on the left edge and one-half (1/2) inch margin on the other edges to an appropriate (twenty (20) or thirty (30) feet to one (1) inch) engineering scale and stamped by a professional land surveyor registered in the State of Washington.~~

~~2.— Permanent black ink on mylar with a fixed halide base, or equivalent shown.~~

~~3.— Final short plat name, file number and City logo in a block in the upper left hand corner of the short plat drawing.~~

~~4.— Numerical scale, graphic scale and north arrow shown on drawing.~~

~~5.— Section, township, and range shown on drawing.~~

~~6.— Surveyor's certification, date and stamp shown on drawing.~~

~~7.— Surveyor's name and address block shown on drawing.~~

SeaTac Municipal Code
Chapter 14.18 SHORT SUBDIVISION

- ~~8. All found monuments (description, type, and size) labeled and referenced to an existing County Survey and/or Survey of Record.~~
 - ~~9. All curve information including central angle (delta), radius, tangent length, length of arc, and long cord bearing and distance clearly shown.~~
 - ~~10. Basis of bearing shown on drawing with bearings and distances on all lot sides.~~
 - ~~11. Existing public rights-of-way with name, width and surface type shown.~~
 - ~~12. Existing easements shown with recording numbers.~~
 - ~~13. Legend showing symbols for monuments found and monuments set shown.~~
 - ~~14. A house address system shall be provided by the City for short subdivisions and the house number(s) must be clearly shown on the short plat at the time of approval for each lot.~~
 - ~~15. The location of all significant trees to be saved on each lot, if applicable.~~
 - ~~16. The location of the building envelope for each lot.~~
 - ~~17. King County Department of Assessments signature block shown.~~
 - ~~18. City of SeaTac approval signature blocks for Community and Economic Development and Department of Public Works and date.~~
 - ~~19. King County Recorder's signature block located on the bottom or right edge of the plat.~~
 - ~~20. The face of the short plat containing a private road easement shall bear the statement: "Warning: The City of SeaTac has no responsibility to build, improve, maintain, or otherwise service the private roads contained within, or providing service to, the property described in this plat."~~
 - ~~21. Name of property owner and final short plat address shown.~~
 - ~~22. Quarter section vicinity map showing section number and plat site.~~
 - ~~23. Short plat mylar shall be suitable for microfilming with uniform contrast.~~
 - ~~24. Five (5) paper copies submitted for review prior to the submittal of the mylar drawing.~~
- ~~—(The applicant will be contacted for one (1) mylar copy of the final short plat, after City review is completed.)~~
- ~~25. The legal description of the land to be subdivided shown on the final short plat mylar the same as the title report.~~
 - ~~26. Legal descriptions for the proposed lots and easements shown on the plat map.~~

SeaTac Municipal Code
Chapter 14.18 SHORT SUBDIVISION

~~27. — Dedication statement (including owner's acknowledgement) and property owner signature lines with names under the signature line(s) and date.~~

~~28. — Notary declaration of property owner's signature(s).~~

~~29. — Datum per SMC 14.26.050.~~

~~30. — All monuments have been installed prior to the recording of the final short plat and tied to section monumentation.~~

~~31. — Short plat closure calculations.~~

~~32. — One (1) original as-built engineering mylar drawing for all required improvements within the short subdivision with three (3) copies.~~

~~33. — All lot corners staked correctly on the ground prior to recording of the final short plat.~~

~~34. — Deed legal description at variance with survey identified and submitted.~~

~~35. — Certification by the City of SeaTac Finance Department that all delinquent and current special assessments outstanding on property are paid in full.~~

~~36. — Certification by the King County Finance Department that all property taxes have been paid. (RCW 58.08.030 — 58.08.040)~~

~~37. — In the case where more than one (1) mylar page is submitted, the graphic representation of the short subdivision shall be shown on the first mylar page.~~

~~D. — In addition to the above, the following additional information may be required:~~

~~1. — Short plat restrictive covenants submitted to be recorded with the plat.~~

~~2. — Mutual maintenance agreement for private road submitted for recording.~~

~~3. — Mutual maintenance agreement for surface water drainage facilities submitted for recording.~~

~~4. — Storm drains and stormwater facility improvements shall be installed pursuant to Chapter 12.10 SMC.~~

~~5. — One (1) year maintenance bond for streets and storm drainage to be submitted at the completion of improvements.~~

~~6. — Two (2) copies of any documentation necessary to demonstrate the existence or installation of all sewer and water facilities necessary to adequately serve each approved lot and to demonstrate the intent of the applicable district or purveyor to serve the proposed plat. If a septic system on site is proposed, two (2) copies of the approved septic system by the King County Health Department shall be submitted.~~

~~7. — Two (2) copies of any documentation necessary to demonstrate that the present or planned water systems serving the property shall be able to supply adequate minimum~~

SeaTac Municipal Code
Chapter 14.18 SHORT SUBDIVISION

~~water flow for fire fighting purposes. This documentation shall be approved by and presented in a form prescribed by the Fire Marshal.~~

EB. Final plats shall be approved, disapproved, or returned to the applicant within thirty (30) days from the date of filing thereof, unless the applicant consents to an extension of such time period.

SeaTac Municipal Code
Chapter 14.18 SHORT SUBDIVISION

Fig. 14.18.070a

DOCUMENT IS AVAILABLE IN ELECTRONIC FORM
VIA EMAIL OR COPIED TO YOUR DISC

QUARTER SECTION VICINITY MAP

VOL./PAGE

SURVEYOR'S NAME & ADDRESS

APPLICANT'S NAME
PROJECT ADDRESS

<p>APPROVALS: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT Examined and approved this _____ day of _____ 20____.</p> <p>Planning and Community Development Director Examined and approved this _____ day of _____ 20____.</p> <p>Public Works Department Examined and approved this _____ day of _____ 20____.</p> <p>Public Works Director</p>	<p>DEPARTMENT OF ASSESSMENTS Examined and approved this _____ day of _____ 20____.</p> <p>Director Examined and approved this _____ day of _____ 20____.</p> <p>City Manager Examined and approved this _____ day of _____ 20____.</p> <p>City Council Examined and approved this _____ day of _____ 20____.</p>	<p>RECORDING NO. _____</p>	<p>VOL./PAGE _____</p> <p>SCALE: 1 inch = 5' SEE SEE SEE SEE</p> <p>PORION OF _____ 1/4 of _____ 1/4, S. _____ T. _____ R. _____</p>
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DEDICATION

BEFORE ME, the undersigned authority, has personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

I certify that _____ is the person whose name is subscribed to the foregoing instrument, and I certify that he is the person whose name is subscribed to the foregoing instrument, and I certify that he is the person whose name is subscribed to the foregoing instrument.

Witness my hand and seal this _____ day of _____, 20____.

Notary Public
My commission expires _____.

Signature of _____
Notary Public
My commission expires _____.

RECORDER'S CERTIFICATE

This document has been recorded in the Public Records of the County of _____, State of _____, on this _____ day of _____, 20____, at _____ o'clock _____ of the day.

Recorder of Records

Certificate No. _____

_____, City, _____ Supl. of Records

~~(Ord. 16-1022 § 1 (Exh. B); Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))~~

14.18.080 Time Limits on Preliminary Approval

A. Once granted preliminary approval for any short subdivision, the applicant shall have three (3) years in which to file a final short plat with the City. Where any conditions for approval are not satisfied, required improvements not constructed or financial surety provided, or the final short plat ~~not recorded~~ is not filed within those three (3) years, the preliminary approval shall be null and void.

B. Where all required improvements have been constructed or financial surety provided, all conditions satisfied, and all required documents have been submitted within the three (3) year filing period, the Director may grant a single extension of up to one hundred eighty (180) days for the processing and recording of the final short plat. Applicants shall have a maximum of thirty (30) days to comply with any additional requests for information that the City may make during the extension period. (Ord. 09-1012 § 1 (Exh. A))

Chapter 14.19

SHORT SUBDIVISION – MANDATORY IMPROVEMENTS

Sections:

- 14.19.010 Private Road Width and Construction Standards
- 14.19.030 *Repealed*
- 14.19.050 Hammerhead Turnaround – Emergency Vehicles
- ~~14.19.060 Private Roads – Screening from Adjacent Property~~
- 14.19.070 Storm Drainage Improvements

14.19.010 Private Road Width and Construction Standards

In short subdivisions where more than two (2) lots will have access from a private access easement, the private access easement shall conform to, and be constructed to, the following standards:

- A. The private access road shall be constructed to the standards in Chapter 11.05 SMC, Road Standards.
- B. At the request of the applicant, the width of the private access easement and the paved width of the roadway, as specified in Chapter 13.150 SMC, may be decreased subject to the approval of ~~both the~~ Directors under the following circumstances:
 - 1. Where an existing house constricts the access easement.
 - 2. The access easement may be reduced to save trees of eight (8) inches in caliper or greater, as measured four (4) feet from their base, on the properties.
 - 3. ~~Where roads only serve two (2) residences.~~
 - 4. Where fire sprinklers are installed and circumstance 6 (below) is demonstrated.
 - 5. Unique conditions on the property as determined by the Directors.
 - 6. Approval of the request does not adversely impact the health, safety, and welfare of the residents within the short subdivision and the operations of the public road, nor conflicts with any other adopted code. (Ord. 16-1022 § 1 (Exh. B); Ord. 15-1012 § 9; Ord. 09-1012 § 1 (Exh. A))

~~14.19.030 Private Road Construction – Stacked Short Subdivisions~~ ~~Repealed by Ord. 15-1012. (Ord. 09-1012 § 1 (Exh. A))~~

14.19.050 Hammerhead Turnaround – Emergency Vehicles

A turnaround for emergency vehicles shall be required within a short subdivision without access to public streets pursuant to Chapter 11.05 SMC, Road Standards. The hammerhead turnaround shall be paved and shall be constructed to the dimensions in accordance with Chapter 11.05 SMC, Road Standards. (Ord. 09-1012 § 1 (Exh. A))

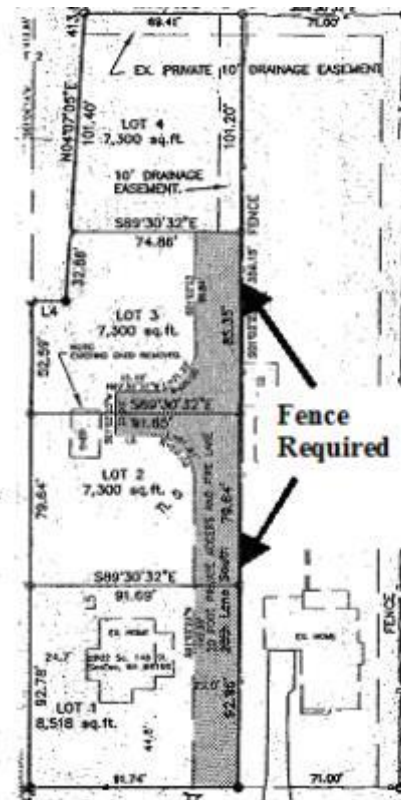
SeaTac Municipal Code
Chapter 14.19 SHORT SUBDIVISION – MANDATORY
IMPROVEMENTS

14.19.060 Private Roads – Screening from Adjacent Property

In short subdivisions of three (3) or more lots, a fence or a minimum five (5) foot wide Type I landscaping buffer as identified in SMC 15.445.110(A), as approved by the Director, shall be installed between the private access easement and adjacent single-family lot/s along the length of the easement. Two-thirds (2/3) of the cost of the fence shall be borne by the developer of the short plat, with the adjacent property owner responsible for one-third (1/3) of the cost of the fence. The height of the fence shall conform to the requirements of Chapter 15.435 SMC. No fence shall be required under the following circumstances:

- A. If the fence will result in the need to remove existing trees or landscaping.
- B. If the adjacent property owner/s state in writing that they do not want a new fence installed.
- C. If the adjacent property owner/s do not want to pay for one-third (1/3) of the cost of the fence. Adjacent property owners shall be notified by the City by certified mail requesting a response whether or not they want to pay for the fencing.

If the adjacent property owner/s do not want to pay for one-third (1/3) of the cost of the fence, and the applicant/developer still wants to install a fence, then the cost of fence shall be borne by the applicant/developer.



(Ord. 16-1022 § 1 (Exh. B); Ord. 16-1007 § 23; Ord. 09-1012 § 1 (Exh. A))

SeaTac Municipal Code
Chapter 14.19 SHORT SUBDIVISION – MANDATORY
IMPROVEMENTS

14.19.070 Storm Drainage Improvements

Storm drains and stormwater facility improvements shall be provided pursuant to SMC Title 12.
(Ord. 16-1022 § 1 (Exh. B); Ord. 09-1012 § 1 (Exh. A))

Chapter 14.20

LONG SUBDIVISION

Sections:

- 14.20.010 Purpose
- ~~14.20.020 SEPA/Environmental Checklist~~
- 14.20.030 Preliminary Plat Format and Content Requirements
- 14.20.050 Preliminary Review of Long Subdivision
- 14.20.055 Criteria for Review of Long Subdivisions
- 14.20.057 Hearing Examiner Review
- 14.20.060 Final Administrative Review for Long Subdivisions
- 14.20.070 Final City Council Review of Long Subdivision
- 14.20.080 Effective Period for Terms of Approval
- 14.20.090 Certification of Plat for Recording
- 14.20.100 Substantial Modification to Approved Subdivisions

14.20.010 Purpose

This chapter establishes specific review procedures and approval criteria for the division of land into ~~five (5)~~ten (10) or more lots. This chapter shall at a minimum implement the requirements of state law. (Ord. 09-1012 § 1 (Exh. A))

~~14.20.020 SEPA/Environmental Checklist~~

~~A. In addition to the general application requirements established by Chapter 14.17 SMC, the applicant shall submit five (5) copies of the prescribed environmental checklist before a long subdivision application will be considered as complete.~~

~~B. Where information obtained in the DRC meeting indicates the need to pursue an environmental impact statement and the applicant agrees with this determination, the environmental checklist will not be required for a determination of completeness. The application will include a record of the applicant obligation to complete an environmental impact statement. (Ord. 09-1012 § 1 (Exh. A))~~

14.20.030 Preliminary Plat Format and Content Requirements

A. The preliminary plat shall serve as the primary reference by which the City evaluates any proposal for subdivision, and as the basis for any subsequent conditions for approval.

B. The preliminary plat shall be prepared by a professional land surveyor in accordance with the standards established by the Director, and drawn to a scale of not less than one (1) inch per thirty (30) feet. ~~The preliminary plat shall at a minimum portray:~~

- ~~1. Names of the property owner, the licensed land surveyor, and the licensed civil engineer submitting and preparing the application.~~
- ~~2. Legal description of the subject property referenced to section, township, and range, and to the nearest established street lines or monuments.~~
- ~~3. Datum, basis of bearings, and ties to a minimum of two (2) existing section monuments.~~

- ~~4. — North point and a graphic scale.~~
- ~~5. — Existing government survey section lines.~~
- ~~6. — Complete documentation of the recording number, date and method of each immediately preceding subdivision or binding site plan affecting the subject property.~~
- ~~7. — Complete documentation of the recording number, date and method of any immediately preceding lot merger or lot line adjustment affecting the property.~~
- ~~8. — Location of all existing survey monuments.~~
- ~~9. — Location of existing property lines, indicated by heavy broken lines.~~
- ~~10. — Location of proposed property lines, indicated by heavy solid lines.~~
- ~~11. — Bearings and lengths of each property line.~~
- ~~12. — Area and other dimensions of each lot, tract or parcel.~~
- ~~13. — Total acreage of the land to be subdivided.~~
- ~~14. — Proportion of total acreage to be maintained as common open space, where applicable.~~
- ~~15. — Topographic contours and elevations at five (5) foot intervals for slopes less than or equal to five percent (5%) and at two (2) foot intervals for slopes greater than five percent (5%) to accurately predict drainage characteristics of the property. The topographic contours shall be provided by a land use surveyor licensed in Washington State. Off-site topographic contours on adjacent property may be required to provide supplemental information. Requests for off-site topographic contours shall be based upon on-site inspections of the proposed plat. If no permission is granted by adjacent property owners to enter their property to allow the survey of off-site topographic contours, only topographic contours to the property line are required. Where permission cannot be obtained for off-site contours, the applicant shall provide off-site contours as provided by the City of SeaTac Geographical Information System (GIS). A note shall be placed on the face of the preliminary plat that contours generated by GIS are not surveyed contours and that the City does not guarantee their accuracy.~~
- ~~16. — Existing buildings and structures.~~
- ~~17. — Alleys and streets, the latter identified by name.~~
- ~~18. — Statement of soil types and a Level 1 drainage analysis conducted pursuant to SMC Title 12.~~
- ~~19. — Ordinary high water mark and other boundaries of lakes, ponds, streams, or wetlands, where applicable.~~
- ~~20. — Trees with a diameter in excess of eight (8) inches in caliper as measured four (4) feet from their base. The location of trees shall be surveyed and shown on the preliminary plat plan.~~
- ~~21. — Any recorded use limitations or abatements.~~

~~22. Recorded public or private rights-of-way, access, utility or other easements.~~

~~23. Other lines of ingress/egress.~~

~~24. Location of any on-site fire hydrants, or the nearest hydrant from lots without hydrants.~~

~~C. All areas and dimensions shall be portrayed to the nearest one-hundredth (1/100) of a foot. Angles and bearings shall be portrayed in degrees, minutes and seconds. (Ord. 09-1012 § 1 (Exh. A))~~

14.20.050 Preliminary Review of Long Subdivision

Where a long subdivision or binding site plan is proposed, the City shall publish a written report summarizing its own findings, comments and recommendations, and those of any other agency or district that has previously reviewed the proposal. This report shall specifically address the criteria established by SMC 14.20.055 and 14.22.020(A) and shall document any conditions of approval or the factual basis for denial. ~~City staff shall forward the report to the applicant and the Hearing Examiner no later than fourteen (14) days prior to the public hearing. (Ord. 09-1012 § 1 (Exh. A))~~

14.20.055 Criteria for Review of Long Subdivisions

In addition to project evaluation required under SMC 14.17.080, the staff report shall specifically consider any and all supplementary provisions, conditions and fees required to ensure the public health, safety, and general welfare as related to:

A. Streets shall conform in effect to the City of SeaTac Comprehensive Transportation Plan as adopted and/or to the general pattern of the highway-street system of SeaTac.

~~B. The proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the neighborhood development of the areas and the subdivider shall present evidence to this effect when requested.~~

~~B~~. Adequate storm drains and stormwater facility improvements shall be provided in accordance with Chapter 12.10 SMC.

~~D. Street trees are provided between the sidewalk and curbing within the subdivision.~~

~~E~~. Sidewalks or walkways shall be required for all proposed streets including perimeter streets in business and residential subdivisions.

~~F. Recreation space is provided as required pursuant to SMC 14.21.010(E).~~

~~G~~. Pedestrian circulation is provided for children for access to school facilities or school bus stops.

~~H~~. All lots conform to the minimum lot area and width requirements of the Zoning Code.

~~I~~. Water and sewer service is available to the subdivision.

~~J~~. Variances and Exceptions. Variations and exceptions from the dimensional standards and improvement requirements, as herein set forth, may be made by the Director ~~of Community and Economic Development~~ in those instances where it is deemed that hardship, topography, or

other factual deterrent conditions prevail, and in such manner as the Director considers necessary to maintain the intent and purpose of these regulations and requirements.

~~K.H.~~ Bonding of improvements.

~~L.I.~~ Subdivision layout and design.

Where appropriate, staff recommendations shall recommend conditions for approval or document any factual basis for denial. (Ord. 16-1022 § 1 (Exh. B); Ord. 11-1002 § 3; Ord. 09-1012 § 1 (Exh. A))

14.20.057 Hearing Examiner Review

A. Following comprehensive administrative review and notice of any application for long subdivision, and within ninety (90) days of the project determination of completeness, the Hearing Examiner shall conduct ~~the scheduled a~~ public hearing and issue a notice of decision (NOD) on the preliminary long subdivision. The notice of decision shall include specific review of all criteria listed in SMC 14.17.080 and 14.20.055. The Hearing Examiner shall address any other issue raised in the staff report or by the applicant. Within the notice of decision, the Hearing Examiner shall:

1. Approve the application ~~for preliminary long subdivision~~; or
2. Approve the application ~~for preliminary long subdivision~~ with conditions; or
3. Deny the application; or
4. Return the application to the applicant for additional information or modifications.

B. Where the notice of decision requires additional information or modifications, deadlines shall be set forth in writing for both the applicant's return of the revised application and the timing of the subsequent decision by the Hearing Examiner. The latter decision shall only consider approval, approval with conditions, or denial of the application. The Hearing Examiner shall not thereafter return the application to the applicant for modifications. (Ord. 09-1012 § 1 (Exh. A))

14.20.060 Final Administrative Review for Long Subdivisions

A. The applicant shall file for final plat approval within five (5) years of preliminary approval. The ~~City Council~~ Hearing Examiner may approve a one (1) time extension, not exceeding one (1) year, to file the final plat, subject to the following criteria:

1. The applicant has applied for permits and has begun substantial work to install improvements as conditioned by the preliminary plat approval; or
2. The applicant has bonded for all improvements.

B. In addition to any other requirements established under Chapter 14.17 SMC and SMC 14.20.020(A), the applicant will also submit with the final plat:

1. Certification by the County that all taxes have been paid in accordance with RCW 58.17.160(4).

2. All final subdivisions shall be recorded with surveys consistent with Chapter 58.09 RCW. All lot corners shall be staked correctly on the ground. In all subdivisions, at least two (2) off-site existing or newly set monuments shall be referenced in the survey.

C. Upon receipt of a final plat and all supporting documents, the Department shall forward those documents to ~~the~~ applicable ~~City departments~~ staff for review. Each department shall determine if the final plat remains in compliance with the preliminary approval for long subdivision, the required improvements and conditions, and applicable City codes. Final plats shall be administratively approved, disapproved, or returned to the applicant within thirty (30) days from the date of filing thereof, unless the applicant consents to an extension of such time period.

D. Upon notice from each applicable City department that the final plat complies with the preliminary conditions for approval, the Director shall place the final subdivision on the next available ~~Council Hearing Examiner~~ agenda.

E. Prior to the date at which the ~~City Council~~ Hearing Examiner will consider the final subdivision, the Department shall issue a report and recommendation to the ~~Council Hearing Examiner~~ concerning the conformity of the final subdivision with the established conditions for preliminary approval. (Ord. 09-1012 § 1 (Exh. A))

14.20.070 Final ~~City Council~~ Hearing Examiner Review of Long Subdivision

A. The ~~City Council~~ Hearing Examiner shall have the sole authority to finalize long subdivisions. Following review of staff reports, the original application ~~and the~~ final plat, ~~and the~~ Hearing Examiner's decision, the Council shall approve, disapprove, or return the proposed final subdivision to the applicant for further modifications or corrections.

B. The ~~City Council~~ Hearing Examiner shall not approve a proposed long subdivision without its own written findings that the applicant has adequately addressed each of the criteria and issues listed under SMC 14.17.080 and 14.20.055.

~~C. Long subdivision approval shall be conferred by City Council resolution. (Ord. 09-1012 § 1 (Exh. A))~~

14.20.080 Effective Period for Terms of Approval

A. A long subdivision shall be governed for a period of five (5) years by any and all conditions established for it on the date of preliminary approval. The five (5) year period shall begin on the date of final approval pursuant to RCW 58.17.170.

B. Pursuant to RCW 58.17.170, the City ~~Council~~ reserves the authority to alter any original conditions for subdivision approval should a serious threat to the public health or safety arise. (Ord. 09-1012 § 1 (Exh. A))

14.20.090 Certification of Plat for Recording

In addition to the departmental signatures required under SMC 14.17.090, the City Manager shall sign the final plat of each long subdivision to certify approval by the ~~City Council~~ Hearing Examiner. (Ord. 09-1012 § 1 (Exh. A))

14.20.100 Substantial Modification to Approved Subdivisions

A. Where an applicant requests substantial modifications to an approved preliminary or unrecorded final subdivision, and where those substantial modifications are not in response to staff review or public appeal, that request shall be treated as a new application for the purpose of vesting. The City shall determine modifications to be substantial wherever the applicant proposes:

1. The creation of additional lots; or
2. The reduction or elimination of open space; or
3. Changes to conditions of approval on an approved preliminary subdivision.

B. Where the City determines a substantial modification has been proposed, the applicant may proceed with the original plat, request lesser modifications, or abandon the original application for a new proposal.

C. Any applicant seeking substantial modifications through a new action shall initiate and complete the application process required under this title as if no earlier application had been made.

D. The City shall review no more than one (1) subdivision and/or binding site plan application on any property at one (1) time. In seeking substantial modification under a new proposal, the applicant abandons all prior applications. (Ord. 09-1012 § 1 (Exh. A))

Chapter 14.21

LONG SUBDIVISION – MANDATORY IMPROVEMENTS

Sections:

14.21.010 Mandatory Improvements

14.21.010 Mandatory Improvements

All approvals for long subdivisions, except those proposed and approved under the Small Lot Single-Family Special District Overlay, shall at a minimum be conditioned on the following mandatory improvements:

A. Sidewalks shall be required for all streets bordering and within the subject subdivision. All sidewalks shall at a minimum conform to the standards established under the SeaTac Municipal Code and SMC Title 11 applicable regulations.

~~B. Where any residential subdivision is located adjacent to a business, commercial or industrial zone classification, a minimum twenty (20) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and a covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Department.~~

~~C. Where any residential subdivision is located adjacent to adjacent residential property, a minimum ten (10) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Department.~~

~~D. New subdivisions shall provide street trees along all public rights-of-way, including the cul-de-sac pursuant to Chapter 11.05 SMC. Street trees shall be deciduous and should be planted at a maximum of thirty (30) feet on center. Spacing shall be determined by the Directors based on site conditions. The minimum size of the street trees should be no less than one and one-half (1-1/2) inches in caliper. The size of street trees shall be determined by the Directors based on site conditions. No impervious surfaces shall be allowed within the planter strip.~~

~~E. In subdivisions of ten (10) or more lots, a minimum of seven percent (7%) of the gross land area shall be reserved as common recreation open space. Active common recreational open space shall not include any critical areas as defined in Chapter 15.700 SMC. Critical areas shall be preserved per Chapter 15.700 SMC.~~

~~F. The specific location and design of any common recreation open space required under this title shall be determined by criteria established under the Zoning Code.~~

SeaTac Municipal Code
Chapter 14.21 LONG SUBDIVISION – MANDATORY
IMPROVEMENTS

~~G. Where an applicant proposes residential subdivision, he or she shall substantially improve the common recreation open space consistent with the projected maximum future occupancy of the overall site.~~

~~1. Land reserved pursuant to a residential subdivision shall be established as a private recreational tract. The ownership of that tract shall be allocated equally between all buildable lots created as a result of the subdivision. A covenant shall be placed on all lots within the residential subdivision informing the property owners of the requirement to maintain the private recreational tract.~~

~~2. The original and subsequent owners of any property or properties served by a private recreation tract established under this section shall maintain that tract consistent with SMC 14.26.060 and 14.26.070. The City shall not be responsible for the maintenance of such tracts.~~

H.B. Public streets shall be provided within the long subdivision pursuant to the standards of Chapter 11.05 SMC, Road Standards.

I.C. Required cul-de-sacs shall be constructed to the standards of Chapter 11.05 SMC, Road Standards.

J.D. Storm drains and stormwater facility improvements shall be installed pursuant to Chapter 12.10 SMC. (Ord. 16-1022 § 1 (Exh. B); Ord. 16-1007 § 24; Ord. 09-1012 § 1 (Exh. A))

Chapter 14.22
BINDING SITE PLANS

Sections:

- 14.22.010 Purpose
- 14.22.020 General Provisions, Requirements and Limitations
- 14.22.030 Vacation or Dissolution
- 14.22.040 Graphic Site Plan
- 14.22.050 Permissive Variations in Requirements
- 14.22.060 Substantial Modifications to Approved Binding Site Plans

14.22.010 Purpose

This chapter is established to:

- A. Provide an optional subdivision process by which consolidated commercial, industrial, mobile home or condominium uses may be developed in a manner that is qualitatively equivalent to, or better than, traditional lot-by-lot development.
- B. Integrate planned unit development procedures specified under Chapter 15.215 SMC with a complementary subdivision process so that resulting lots, tracts, or parcels may be better planned and operated as parts of a single commercial, industrial, mobile home or condominium development.
- C. Allow the Director flexibility in the application of specific zoning and lot configuration requirements as they may apply interior to the site, provided all resulting development is consistent with applicable health, fire and building codes.
- D. Allow the Director to authorize the sharing of open space, parking, access and other improvements between contiguous properties where developed for the same purpose.
- E. Minimize the need for variances or other special regulatory procedures where development sites are characterized by peculiar geographic, topographic or dimensional features. (Ord. 16-1007 § 25; Ord. 09-1012 § 1 (Exh. A))

14.22.020 General Provisions, Requirements and Limitations

- A. Except as provided in this chapter, the review procedures and criteria established under Chapter 14.20 SMC shall apply to binding site plan applications.
- B. Each lot established or modified consistent with this chapter shall be considered a legal lot of record under this title.
- C. A binding site plan establishes or alters lots, tracts, or parcels and determines specific requirements for their future coordinated development. Approval of a binding site plan shall not in itself authorize the establishment of any specific use thereon.

~~D. The City shall only consider a binding site plan concurrent with a planned unit development application or building permit.~~

ED. Binding site plan applications may be considered for either vacant properties or for the redevelopment of sites that support ongoing uses.

FE. Binding site planning shall result in no less than two (2) contiguous lots.

GF. The binding site plan shall ensure that the collective lots continue to function as one (1) site with respect to, but not limited to, lot access, interior circulation, open space, landscaping, drainage facilities, facility maintenance and parking.

HG. The approved lot configuration of a binding site plan, and all associated provisions, conditions and requirements, shall be legally enforceable upon each current and subsequent owner, purchaser, lessee or other person acquiring an ownership interest of any subject lot, parcel, or tract.

IH. The site plan shall be supported by written covenants, descriptions and similar instruments, in a format determined by the Director. These instruments shall set forth all applicable limitations and conditions, including dedications of property, and shall contain provisions assuring that any development of the site shall remain in conformity with the approved binding site plan.

JJ. The applicant's decision to participate in binding site planning is optional. The City may ask binding site plan applicants to provide a written waiver of the ninety (90) day time limit for review associated with subdivisions. In such a case, the City and applicant shall arrive at a written agreement as to the appropriate duration of site plan review. Nothing in this provision shall be construed as compelling the applicant to provide such a waiver. (Ord. 09-1012 § 1 (Exh. A))

14.22.030 Vacation or Dissolution

A. Where a binding site plan is considered concurrently with a planned unit development, pursuant with Chapter 15.215 SMC, the applicant must receive preliminary approval of the binding site plan no later than the date on which a first phase development plan or comprehensive development plan is submitted to the City. Failure to meet this requirement shall void any approval under this chapter.

B. Where any portion of a concurrent planned unit development or building permit expires or is otherwise voided, the corresponding binding site plan shall be vacated in direct proportion.

C. Where any portion of a binding site plan is vacated, expires or is otherwise voided, that vacated portion shall constitute a single and legally separate lot. This lot shall revert to the original zoning of the site and all associated standards shall apply.

D. Once a binding site plan is recorded, the approved lot configuration and all related provisions shall apply until such time as a subsequent subdivision or binding site plan is approved for the site. The City shall not consider a subsequent subdivision or binding site plan application for five (5) years following the original date of recording.

E. Any subdivision or binding site plan application under subsection (D) of this section shall require the written consent of parties representing no less than sixty-six percent (66%) ownership interest in the entire site. (Ord. 16-1007 § 26; Ord. 09-1012 § 1 (Exh. A))

14.22.040 Graphic Site Plan

Graphic site plans shall serve substantively the same functions as the preliminary and final plats of a proposed subdivision. The applicant shall submit a preliminary graphic site plan to the City to provide for review by staff and the Hearing Examiner. The site subject to an approved site plan shall be surveyed by a professional land surveyor. The professional land surveyor shall prepare a final graphic site plan for recording. Site plans shall portray:

- A. All items of information required of a preliminary or final subdivision plat.
- B. Proposed topography and landscaping of the entire site.
- C. The delineation of all potential building envelopes or proposed footprints.
- D. The location and area of all proposed utilities, drainage features, general improvements, open space, environmentally sensitive areas, water bodies and streams, setbacks, buffers and any other elements required by this title and the SeaTac Municipal Code.
- E. Inscriptions, certifications, references or attachments prescribing all use limitations and conditions established under the binding site planning process.
- F. All other items necessary to ensure conformity of development with the approved site plan.
- G. One (1) of the following statements shall be recorded on the face of every final binding site plan.

- 1. Regarding commercial, industrial or mobile home site plans:

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

- 2. Regarding condominium site plans:

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE

OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

(Ord. 09-1012 § 1 (Exh. A))

14.22.050 Permissive Variations in Requirements

An applicant may negotiate for permissive variations in the underlying dimensional standards, consistent with the standards established for planned unit developments under SMC 15.215.170 through 15.215.250. (Ord. 16-1007 § 27; Ord. 09-1012 § 1 (Exh. A))

14.22.060 Substantial Modifications to Approved Binding Site Plans

A binding site plan shall be substantially modified when it exceeds the criteria outlined as follows.

- A. Any modification to a binding site plan that will, in the judgment of the Director, cause any one (1) lot to function separately from the whole with respect to lot access and circulation, open space, landscaping, drainage facilities, facility maintenance or parking; and/or
- B. Any modification of a binding site plan that, in the judgment of the Director, would provide for an activity not anticipated by the original site plan agreement. (Ord. 09-1012 § 1 (Exh. A))

Chapter 14.23

BINDING SITE PLANS – MANDATORY IMPROVEMENTS

Sections:

14.23.010 Mandatory Improvements

14.23.010 Mandatory Improvements

All approvals for binding site plans shall at a minimum be conditioned on the following mandatory improvements:

A. Sidewalks shall be required for all streets bordering and within the subject binding site plan. All sidewalks shall at a minimum conform to the performance standards established under the SeaTac Municipal Code and other applicable regulations.

~~B. Where any residential binding site plan is located adjacent to a business, commercial or industrial zone classification, a minimum twenty (20) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Director.~~

~~C. Where any residential binding site plan is located adjacent to residential property, a minimum ten (10) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Director.~~

~~D. New binding site plans shall provide street trees along all public rights-of-way, including the cul-de-sac pursuant to Chapter 11.05 SMC. Street trees shall be deciduous and should be planted at a maximum of thirty (30) feet on center. Spacing shall be determined by the Director based on site conditions. The minimum size of the street trees should be no less than one and one-half (1-1/2) inches in caliper. The size of street trees shall be determined by the Director based on site conditions. No impervious surfaces shall be allowed within the planter strip. Irrigation shall be provided for the street trees.~~

~~EB.~~ In binding site plans containing ten (10) or more lots, a minimum of ten percent (10%) of the gross land area shall be reserved as common open space. Active common open space shall not include any critical areas as defined in Chapter 15.700 SMC. Critical areas shall be preserved per Chapter 15.700 SMC.

~~FD.~~ The specific location and design of any common open space required under this title shall be determined by criteria established under the Zoning Code.

SeaTac Municipal Code
Chapter 14.23 BINDING SITE PLANS – MANDATORY
IMPROVEMENTS

GE. Where an applicant proposes residential binding site plan, the applicant shall substantially improve the common recreation open space consistent with the projected maximum future occupancy of the overall site.

1. Land reserved pursuant to a residential binding site plan shall be established as a private recreational tract. The ownership of that tract shall be allocated equally between all buildable lots created as a result of the subdivision.
2. The original and subsequent owners of any property or properties served by a private recreation tract established under this section shall maintain that tract consistent with SMC 14.26.070. The City shall not be responsible for the maintenance of such tracts.

HF. Where an applicant proposes a planned unit development (PUD), the City may decrease the minimum land area required for each buildable lot in direct proportion to the amount of common open space reserved and improved for owners, tenants and/or public use.

1. The applicant may dedicate or reserve through easement up to forty percent (40%) of the net site area as common open space, and decrease minimum lot areas to sixty percent (60%) of the minimum lot size prescribed by underlying zoning. At a minimum, ten percent (10%) common open space is required pursuant to SMC 15.215.160.
2. Any common open space so reserved may be used to satisfy directly related conditions for permit approval; provided, that these dedications shall not satisfy, and shall be in addition to, any action otherwise required under the Surface and Stormwater Management Code (Chapter 12.10 SMC), Chapter 15.700 SMC, and SMC Titles 13 and 15.
3. Any common open space created under this subsection shall be reserved and improved in a manner consistent with the standards established under subsection (E) or (F) of this section.
4. With regard to any application involving this subsection, the City shall not accept fees in lieu of common open space, unless approved by the City under SMC 15.510.560.
5. To the greatest extent possible, maximize contiguous open space by placing common open space adjacent to environmentally critical or sensitive areas as defined in Chapter 15.700 SMC.

IG. Storm drains and stormwater facility improvements shall be installed pursuant to Chapter 12.10 SMC. (Ord. 16-1022 § 1 (Exh. B); Ord. 16-1007 § 28; Ord. 09-1012 § 1 (Exh. A))

Chapter 14.24

~~LOT MERGERS AND LOT LINE ADJUSTMENTS~~

Sections:

- 14.24.010 Purpose
- 14.24.020 General Provisions, Requirements and Limitations
- 14.24.040 Complete Application Required
- 14.24.050 Lot Line Map Format and Content Requirements
- 14.24.060 Review of ~~Lot Merger and~~ Lot Line Adjustment Applications
- 14.24.070 Recording and Filing

14.24.010 Purpose

This chapter provides for the minor alteration of property where such alterations are consistent with all applicable state statutes and municipal ordinances, codes and regulations. It establishes the general procedures ~~for merging up to four (4) commonly owned lots, tracts or parcels, and~~ for adjusting the boundaries and dimensions of ~~up to four (4)~~ legal lots, tracts or parcels. (Ord. 09-1012 § 1 (Exh. A))

14.24.020 General Provisions, Requirements and Limitations

~~A. No single application under this chapter shall affect more than four (4) lots.~~

BA. No action or series of actions taken under this chapter shall:

1. Create any additional lot, tract or parcel;
2. Result in a lot, tract or parcel that fails to meet the minimum performance standards established for lots under this title and the Zoning Code;
3. Cause an existing building or structure to fail any applicable standard of the Zoning Code;
4. Cause a subject lot to have more than one (1) zoning designation;
5. Adversely affect lot access, easements or drain fields; or
6. Increase the nonconforming aspects of any existing lot or structure.

~~CB.~~ Where an applicant requests any modification to an approved but unrecorded ~~lot merger and~~ lot line adjustment, and where that modification is not in response to staff review, that request shall be treated as a new application for the purpose of vesting. The applicant shall initiate and complete a new application as if no earlier application had been made.

~~DC.~~ Once approval is granted for any ~~lot merger or~~ lot line adjustment, the applicant shall have ~~one (1) year~~ six (6) months in which to file the final lot line maps with the City. If the final lot line maps are not filed with the City in that period, the approval shall be null and void.

~~E. The City shall not review any subsequent application on land adjusted under this chapter until the final plat of such adjustment is recorded with King County.~~

~~F. Where a proposed lot line adjustment creates new buildable lots, adjacent property owner/s shall be notified of the lot line adjustment in accordance with the noticing procedures for short plats as stated under Chapter 16A.09 SMC. (Ord. 09-1012 § 1 (Exh. A))~~

14.24.040 Complete Application Required

A. A complete application is required before the City may take an action on any proposed ~~lot merger or~~ lot line adjustment.

B. All applications for ~~lot mergers or~~ lot line adjustments shall be submitted to the Department on the appropriate forms. The Department shall prescribe the format of all application forms and provide the same to applicants. (Ord. 09-1012 § 1 (Exh. A))

~~14.24.050 Lot Line Map Format and Content Requirements~~

~~A. The lot line adjustment map shall serve as the primary reference by which the City evaluates any proposal for lot merger or lot line adjustment. The lot line adjustment plat shall be substantially in the format illustrated in Figure 14.24.050a.~~

~~B. The lot line adjustment map shall be drawn to a scale of not less than one (1) inch per thirty (30) feet.~~

~~C. The complete lot line adjustment map shall include an index sheet as a first page any time the map consists of more than two (2) sheets.~~

~~D. When submitted for final approval, each sheet shall comprise an original drawing in black ink on one (1) or more eighteen (18) inch by twenty four (24) inch mylar sheets. Each mylar sheet shall be a minimum of three (3) millimeters thick.~~

~~E. The drawings on each sheet shall have a two (2) inch border for binding on the left eighteen (18) inch side and one half (1/2) inch borders on the other three sides.~~

~~F. All areas and dimensions shall be portrayed to the nearest one hundredth (1/100) of a foot. Angles and bearings shall be portrayed in degrees, minutes and seconds.~~

~~G. The lot line map shall at a minimum portray:~~

- ~~1. The case number, date and location of the subject merger or lot adjustment;~~
- ~~2. Name of the property owner/s;~~
- ~~3. A full legal description of the subject properties as they exist;~~
- ~~4. A full legal description as they will be configured following the lot merger or lot line adjustment;~~
- ~~5. Datum, basis of bearings, and ties to section monumentation;~~
- ~~6. North point and a graphic scale;~~
- ~~7. Existing government survey section lines;~~

SeaTac Municipal Code
Chapter 14.24 LOT MERGERS AND LOT LINE
ADJUSTMENTS

- ~~8.— Complete documentation of the recording number, date and method of each immediately preceding subdivision or binding site plan affecting the subject property;~~
- ~~9.— Complete documentation of the recording number, date and method of any immediately preceding lot merger or lot line adjustment affecting the property;~~
- ~~10.— Location of all existing survey monuments;~~
- ~~11.— Location of existing property lines, indicated by heavy broken lines;~~
- ~~12.— Location of proposed property lines, indicated by heavy solid lines;~~
- ~~13.— Bearings and lengths of each property line;~~
- ~~14.— Proposed area and other dimensions of each lot, tract or parcel following the proposed merger or adjustment, to include total acreage;~~
- ~~15.— Proportion of total acreage to be maintained as common open space, where applicable;~~
- ~~16.— All buildings and structures existing on the affected lots;~~
- ~~17.— Accurate recorded or approved location and boundaries of all streets, roads and alleys; public or private rights-of-way; easements, abatements or deed covenants; or any area otherwise dedicated or reserved for a common purpose. Where applicable, each of the preceding shall be annotated by name, public or private ownership, purpose of dedication, and any limitations;~~
- ~~18.— Position of all required permanent survey control monuments. The Public Works Director or designee shall determine the precise number and location of all monuments. However, monuments shall generally be established at each controlling corner of the divided parcel. All monuments established within a public right-of-way shall be set on the intersection or street centerline. Any required interior monuments shall be installed prior to the release of any related bond;~~
- ~~19.— Designation of all new lots by letter;~~
- ~~20.— Supplemental data sufficient to determine and estimate on the ground the location, bearing and length of each street, easement line, lot line, boundary line and block line;~~
- ~~21.— Notarized signatures of all owners of the property to be adjusted, to include acknowledgement of any dedications, deed restrictions, encumbrances or notes associated with the current lot line adjustment;~~
- ~~22.— Surveyor's certificate, seal and signature consistent with RCW 58.09.080 and all certificates and other information required by Chapter 58.09 RCW;~~
- ~~23.— Approval and signature blocks for the Directors, the King County Department of Assessments and the King County Finance Division;~~


SeaTac Municipal Code
Chapter 14.24 LOT MERGERS AND LOT LINE
ADJUSTMENTS

~~24. Recording certificate and signature block for the King County Records and Elections Division.~~

~~H. Final submission of the lot line adjustment maps shall include two (2) copies of a final printed computer plot closure or demonstrated mathematical plot closure on all lots, streets, alleys, easements and boundaries.~~

SeaTac Municipal Code
 Chapter 14.24 LOT MERGERS AND LOT LINE
 ADJUSTMENTS

Fig. 14.24.050a

 PROJECT NAME LOT LINE ADJUSTMENT FILE NO: SUB _____	DECLARATION KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED HAVE AGREED TO AND CONSENTED TO THESE TERMS AND CONDITIONS OF THIS LOT LINE ADJUSTMENT AND DECLARE THE ADJUSTMENT TO BE THE FRANK REPRESENTATION OF OUR OWN FREE WILL AND CONSCIENCE WITH THE CONSENT OF THE OWNERS, IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS. Name _____ Name _____ Name _____ City of Washington County of _____ I certify that I have a true and correct copy of this instrument and acknowledge it to be the true and correct copy of the same and provide a true and correct copy of the same to the City of SeaTac. Signature of _____ Title of _____ City of Washington County of _____ I certify that I have a true and correct copy of this instrument and acknowledge it to be the true and correct copy of the same and provide a true and correct copy of the same to the City of SeaTac. Signature of _____ Title of _____ City of Washington County of _____	APPROVAL: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT APPROVED THIS _____ DAY OF _____, 20____ Director of Planning and Community Development PUBLIC WORKS DEPARTMENT APPROVED THIS _____ DAY OF _____, 20____ Public Works Director KING COUNTY DEPARTMENT OF ASSESSMENTS Examined and approved this _____ day of _____, 20____ King County Assessor Deputy King County Assessor	RECORDING NO. RECORDER'S CERTIFICATE Read for record this _____ day of _____, 20____ at _____ in book _____ of _____ pages at the request of _____ RECORDER'S NAME _____ My _____ Dept. of Records	LAND SURVEYOR'S CERTIFICATE This LOT LINE ADJUSTMENT correctly represents a survey made by me or under my direction in conformity with state and federal statutes in _____, 20____. Certificate No. _____	ADDITIONAL NOTES: THIS REQUEST QUALIFIES FOR EXEMPTION UNDER RCW 14.01.010. IT DOES NOT REQUIRE A PUBLIC HEARING OR BE SUBJECT TO A VOTING MEETING IN THE FUTURE. THE LEGAL DESCRIPTION OF THE PROPERTY MUST BE DONE BY A LICENSED SURVEYOR. SURVEYOR'S NAME AND ADDRESS _____ DATE _____ JOB NO. _____ SCALE _____ SHEET _____ OF _____
VOL./PAGE	THIS DRAWING IS AVAILABLE IN ELECTRONIC FORM IT MAY BE OBTAINED EITHER VIA EMAIL OR COPIED ONTO YOUR DISC BY STAFF.			VOL./PAGE	

(Ord. 09-1012 § 1 (Exh. A))

14.24.060 Review of ~~Lot Merger and~~ Lot Line Adjustment Applications

A. Lot ~~merger and~~ lot line adjustment applications shall be subject to administrative review as established within this title and hereafter amended. ~~Public notice shall not be required except as provided for under SMC 14.24.020(F).~~

~~B. Any applicant proposing a lot line adjustment shall schedule and participate in no less than one (1) meeting with the Development Review Committee (DRC) prior to the submission of an application. Prior to this meeting, the prospective applicant shall, at a minimum, present a conceptual drawing to the Department portraying the proposed lot line adjustment or merger. The drawing shall describe the approximate locations and dimensions of both existing and proposed lots, street layout and other information necessary to determine the general characteristics of the site.~~

C. Following comprehensive administrative review, and within ninety (90) days of ~~the determination of completeness~~ submittal of a complete application, the Director ~~or a designee~~ shall issue a notice of decision (NOD) on the proposed ~~lot merger or~~ lot line adjustment. Within the notice of decision the Director ~~or designee~~ shall:

1. Approve the ~~lot merger or~~ lot line adjustment;
2. Deny ~~lot merger or~~ the lot line adjustment; or
3. Return the application to the applicant for additional information or modifications.

D. The notice of decision shall specifically cite the City's findings of fact regarding the proposal's compliance with applicable statutes, regulations and standards. The notice shall directly relate these findings to any conditions for approval or reasons for denial.

E. Where the notice of decision requires additional information or modifications, deadlines shall be set forth in writing for both the applicant's return of the revised application and a subsequent decision by the City. That latter decision shall only consider approval, approval with conditions, or denial of the application. (Ord. 09-1012 § 1 (Exh. A))

14.24.070 Recording and Filing

A. The applicant shall submit ~~two (2)~~ complete lot line maps to the City for final recording.

B. The applicable City departments shall sign each lot line map to certify approval by the appropriate authorities.

C. The applicant shall pay the City or otherwise designate funds to King County as necessary to cover all costs for recording and filing the final plat with King County.

D. The Department shall forward the signed plat, with all the appropriate copies and documentation, to the King County Assessor for recording. (Ord. 09-1012 § 1 (Exh. A))

Chapter 14.25

ALTERATIONS AND VACATIONS

Sections:

- 14.25.010 Alterations to a Recorded Subdivision
- 14.25.020 Vacation of a Final Short Plat
- 14.25.030 Vacation of a Final Plat

14.25.010 Alterations to a Recorded Subdivision

A. The majority of those persons having an ownership interest in the subject lots, tracts, or parcels of a recorded ~~short or~~ long subdivision may petition the ~~City Council~~ Hearing Examiner for alterations to any portion thereof, or to any conditions for final approval.

B. The City shall not reconsider its original approval and related conditions except where new or previously unrecognized circumstances (such as the discovery of new sensitive areas on site) exist regarding the subject property.

C. The City shall consider no application for alteration that would in its effect substitute an appeal under Chapters 15.115 and 16A.17 SMC.

D. The Hearing Examiner shall not consider any application under this section that might otherwise be reviewed under Chapter 14.20 SMC.

E. Applications for the alteration of an approved subdivision shall be made on the forms and in the manner prescribed by the Director, and shall be otherwise consistent with the requirements of this chapter

1. An application for alteration shall at a minimum include all items required for preliminary ~~short~~ subdivision review ~~under SMC 14.18.060 and 14.18.070~~.

2. Preliminary and final plats submitted with an application for alteration shall portray the entire subdivision as it will be amended. Partial plats shall not be considered.

3. The application shall further include the authorizing signatures representing of the majority ~~of those persons having an ownership interest~~ of lots, tracts, parcels or sites in the subject subdivision or portion to be altered.

4. Where the subdivision or portion to be altered is subject to restrictive covenants, and alteration would result in the negation or violation of one (1) or more covenants, the application shall only be considered once it includes a written agreement by which all parties agree to the termination or alteration of such covenants. All owners of land subject to the covenants must sign the agreement for it to be considered valid.

F. Upon receipt of an application for alteration, the applicant shall provide notice of the application to all owners of property subject to the original subdivision or binding site plan, and as otherwise provided under Chapter 16A.09 SMC. The notice shall indicate the date and location of the public hearing during which the Hearing Examiner shall receive testimony on the alteration.

G. The staff report on the application shall include specific review concerning the nature of the proposed changes and their general consistency with the original approval.

H. The Hearing Examiner shall approve or deny the proposed alteration following its consideration of the public interest, testimony, the staff report and any other information deemed appropriate. The Hearing Examiner shall approve or deny a proposed alteration within ninety (90) days of the submittal of a complete application.

I. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration.

J. Where any land subject to alteration contains a tract for the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

Following approval of the alteration, the applicant shall provide a revised final plat of subdivision. ~~This revised plat shall be consistent with SMC 14.20.090.~~ Following certification of the revised plat by signature of the City Manager, it shall be filed with ~~the county auditor~~ King County and become the lawful plat of the property. (Ord. 16-1007 § 29; Ord. 09-1012 § 1 (Exh. A))

~~14.25.020 Vacation of a Final Short Plat~~

~~A. Plat and short plat vacations shall be processed as follows and in accordance with the provisions of RCW 58.17.212.~~

~~B. All short plat vacation applications shall be referred to the hearing examiner for public hearing and consideration pursuant to SMC 1.20.090 and RCW 58.17.212. Following the public hearing the hearing examiner shall determine if the proposed short plat vacation is consistent with the required findings of RCW 58.17.212. If the proposal is found to serve such purposes, the hearing examiner shall approve the application for a short plat vacation.~~

~~C. Notice of a vacation of a final short plat shall be the same as required for notice of a preliminary short plat under SMC Title 16A. (Ord. 09-1012 § 1 (Exh. A))~~

14.25.030 Vacation of a Final Plat

A. Plat ~~and short plat~~ vacations shall be processed as follows and in accordance with the provisions of RCW 58.17.212.

B. All plat vacation applications shall be referred to the hearing examiner for public hearing and consideration pursuant to SMC 1.20.090 and RCW 58.17.212. Following the public hearing the hearing examiner shall determine if the proposed plat vacation is consistent with the required findings of RCW 58.17.212. ~~If the proposal is found to serve such purposes, the hearing examiner may recommend approval of the application for a plat vacation to the City Council.~~

C. Notice of a vacation of a final plat shall be the same as required for notice of a preliminary plat under SMC Title 16A.

SeaTac Municipal Code
Chapter 14.25 ALTERATIONS AND VACATIONS

D. Applications for vacations of roads may be processed pursuant to this chapter only when such road vacations are proposed in conjunction with the vacation of the plat. Vacations limited to city roads shall be processed in accordance with Chapter 36.87 RCW. (Ord. 09-1012 § 1 (Exh. A))

Chapter 14.26
COMMON STANDARDS

Sections:

- 14.26.010 Purpose
- ~~14.26.030 Preservation of Natural and Cultural Features~~
- 14.26.040 Lot Status
- 14.26.050 Vertical and Horizontal Survey Controls
- 14.26.060 Requirements for Dedications, Easements or Improvements
- 14.26.070 Owners to Maintain Private Streets, Easements and Utilities

14.26.010 Purpose

This chapter establishes minimum standards, criteria and administrative procedures common to all subdivisions, lot mergers and lot line adjustments. These provisions shall apply to all actions taken under this title. (Ord. 09-1012 § 1 (Exh. A))

~~14.26.030 Preservation of Natural and Cultural Features~~

~~A.— Except where the applicant demonstrates that impacts are unavoidable, all subdivision activity, lot mergers and lot line adjustments shall ensure the preservation of scenic spots, historic sites, and other outstanding natural and cultural features.~~

~~B.— The applicant shall bear the burden for demonstrating that impacts on such features are unavoidable.~~

~~C.— Where unavoidable impacts are demonstrated, they shall be minimized to the maximum extent possible.~~

~~D.— The Directors shall have the authority to modify recognized standards and conditions, as may be necessary to implement this section. (Ord. 09-1012 § 1 (Exh. A))~~

14.26.040 Lot Status

A. A lot, tract or parcel shall be considered legally created or adjusted where public records demonstrate it was:

1. Divided in compliance with all state statutes and local subdivision codes applicable at the time the lot, tract or parcel was created; or
2. Separated from a legally established parent lot by the dedication of public right-of-way.

B. The City shall allow ~~general~~ use of legally established substandard lots; provided, that such use remains otherwise consistent with the Zoning Code and any other applicable provisions of the SeaTac Municipal Code.

C. The City shall bar any land use or development application that involves one (1) or more illegally created or adjusted lots, tracts or parcels; provided, that applicants may seek to correct the action by which such properties were allegedly created.

D. The Director shall have the authority to determine the legal status of any lot, tract or parcel.

E. ~~Members of the public~~Any individual may request a determination from the Director whether a lot, tract or parcel was legally established. Acceptable evidence of legal establishment may include, but is not limited to:

1. Recorded subdivision plats, binding site plans or lot line maps bearing a verifiable recording number;
2. Previous determinations of lot status or other authenticated documents indicating approval of a subdivision, lot merger or lot line adjustment by King County or the City of SeaTac;
3. Recorded deeds, contracts, or similar documents describing the subject property either individually or as part of a conjunctive legal description (e.g., Lot 1 and Lot 2);
4. Historic tax records or other similar evidence, describing the lot as an individual parcel; or
5. Other records as would be acceptable to the City for a determination of lot status.

F. Any recorded subdivisions or tax lots created before 1937 under Chapter 58.08 RCW shall be reviewed in accordance with Chapter 58.17 RCW and the provisions of SMC Titles 14 and 15. The Director may make a positive determination of separate tax lot status for any separate lot not meeting the dimensional standards of SMC Title 15, provided the lot is not impacted by the following:

1. Sensitive areas and their buffers as defined under SMC Title 15.
2. Structures encroaching over property lines of any proposed separate tax lot, as defined under SMC Title 15. (Ord. 09-1012 § 1 (Exh. A))

14.26.050 Vertical and Horizontal Survey Controls

A. All plats, binding site plans and lot line maps submitted with any application under this title shall reference the North American vertical datum of 1988 and shall be tied to at least one (1) King County Survey Control Network benchmark. The subject plat, binding site plan or lot line maps will portray the benchmark to be used. Where a King County Survey Control Network benchmark does not exist within one-half (1/2) mile of the subject property, or where the total vertical difference between the starting benchmark and the project is equal to or greater than two hundred fifty (250) feet, the City may specify an alternate vertical datum.

B. All plats, binding site plans and lot line maps submitted with any application under this title shall use the North American datum of 1983/91 as their coordinate base and the basis for bearings. All horizontal control for these projects shall be referenced to a minimum of two (2) King County Survey horizontal control monuments. Where two (2) horizontal control monuments do not exist within one (1) mile of the subject property, the City may specify an alternate coordinate base and basis of bearings. (Ord. 09-1012 § 1 (Exh. A))

14.26.060 Requirements for Dedications, Easements or Improvements

Where dedications of property or easements are required under this title, the applicant shall make general improvements as necessary to prepare the subject property for transfer and subsequent development. Such improvements shall at a minimum include the removal of construction debris and any other reasonable action required to ensure public safety. (Ord. 09-1012 § 1 (Exh. A))

14.26.070 Owners to Maintain Private Streets, Easements and Utilities

A. The owners of any property or properties served by private streets, tracts, easements, or community utilities/drainage facilities shall at all times maintain such streets, tracts, easements or facilities in good repair. The City shall not be responsible for the maintenance of private streets, tracts, easements or facilities.

B. The joint responsibility of each private owner for the maintenance of private streets, tracts, easements, or facilities shall be noted on the face of every affected plat.

C. The following notice shall be recorded on the face of the final plat or lot line adjustment as prescribed by the City:

THE CITY OF SEATAC BEARS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE THE PRIVATE ROADS, TRACTS, EASEMENTS OR OTHER COMMON FACILITIES CONTAINED WITHIN, OR PROVIDING SERVICE TO, THE PROPERTY DESCRIBED IN THIS DOCUMENT.

(Ord. 09-1012 § 1 (Exh. A))

Chapter 14.27

DEDICATION AND IMPROVEMENT OF STREETS

Sections:

- 14.27.010 Purpose
- 14.27.020 Street Dedication and Alignment
- 14.27.030 Private Streets
- 14.27.040 Method of Naming Streets
- 14.27.050 Street Trees

14.27.010 Purpose

This chapter establishes minimum standards for the dedication and improvement of streets as related to any and all subdivision applications. These provisions shall apply in addition to any others adopted under the SeaTac Municipal Code. (Ord. 09-1012 § 1 (Exh. A))

14.27.020 Street Dedication and Alignment

A. The City shall require dedications of new street rights-of-way within and/or along the boundaries of subdivisions or binding site plans as necessary to:

1. Implement the requirements of the City Transportation Plan;
2. Support development of local access streets and the completion of an unobstructed traffic grid; and
3. Accommodate potential demand for public transportation, sidewalks and bikeways.

B. The City shall have the authority to require the widening of, or additional dedications to, established public rights-of-way where it determines that:

1. Such dedication is necessary to aid the completion of an unobstructed traffic grid; ~~or:~~
2. The proposed subdivision will likely create transportation demand in excess of existing capacity.

C. Where any right-of-way width or portion is required, that right-of-way width or portion shall be dedicated to the City and recorded on the face of the final plat.

D. All streets shall conform in effect to the City Transportation Plan and street classification layout, as adopted and hereafter amended. To the maximum extent possible, streets shall otherwise conform to the general highway-street system pattern established within and around the City. ~~Any proposed variation shall be subject to the review and approval of the Director of Public Works and the Fire Prevention Bureau.~~

E. To the maximum extent possible, all roads proposed to terminate within a given subdivision shall be aligned so that they may potentially connect public collector streets and aide the completion of an unobstructed traffic grid. (Ord. 09-1012 § 1 (Exh. A))

SeaTac Municipal Code
Chapter 14.27 DEDICATION AND IMPROVEMENT OF
STREETS

14.27.030 Private Streets

~~A. Except where the applicant demonstrates that a public street cannot adequately serve a proposed lot, private streets shall not be permitted.~~

BA. Any private street that is permitted shall at a minimum comply with the City's Transportation Plan, stormwater management per SMC 12.10.010; ~~SeaTac Road Standards~~ and International Fire Code.

~~CB.~~ All private streets shall be designed to minimize impervious surface coverage, where feasible.

DC. Where any short subdivision or binding site plan comprises three (3) or more lots, and where any two (2) or more of those lots must be served by one (1) or more private roads, all such roads shall be identified by a sign portraying their name and indicating private ownership.

1. The ~~Public Works Department~~City shall install each required sign.
2. The owner(s) of the subject property shall pay a sum to the City for each sign. That sum shall be set forth in the City's fee schedule.
3. The sign fee shall be paid in addition to any other applicable fee and shall be paid prior to the approval of the affected subdivision or binding site plan.
- ~~4. The sign fee shall be deposited in the Street Maintenance Fund.~~ (Ord. 16-1022 § 1 (Exh. B); Ord. 09-1012 § 1 (Exh. A))

14.27.040 Method of Naming Streets

Streets shall be named pursuant to the requirements of Chapter 11.40 SMC. (Ord. 09-1012 § 1 (Exh. A))

~~**14.27.050 Street Trees**~~

~~Street trees shall be required pursuant to Chapter 11.05 SMC. Street trees shall be deciduous and should be planted at a maximum of thirty (30) feet on center. Spacing shall be determined by the Directors based on site conditions. The minimum size of the street trees should be no less than one and one-half (1-1/2) inches in caliper. The size of street trees shall be determined by the Directors based on site conditions. No impervious surfaces shall be allowed within the planter strip. (Ord. 16-1022 § 1 (Exh. B); Ord. 09-1012 § 1 (Exh. A))~~

Chapter 14.28

DEFERRAL OF CONDITIONS FOR APPROVAL AND SITE IMPROVEMENTS

Sections:

- 14.28.010 Purpose
- 14.28.020 Conditions for Approval Met
- 14.28.030 On-Site and Off-Site Improvements Required
- 14.28.040 Application to Defer Improvements or Conditions
- 14.28.050 Bond to Defer Improvements or Conditions
- 14.28.060 Deferral Period
- 14.28.070 Security in Lieu of Bond
- 14.28.080 Action Against the Bond
- 14.28.090 Substitution of Parties
- 14.28.100 Restrictive Covenant to Defer Improvements

- 14.28.110 Maintenance Bond

14.28.010 Purpose

This chapter establishes the City's authority to require improvements, describes the administrative process by which improvements may be secured, and provides the procedure by which financial guarantees of improvement may be posted, converted or recovered. (Ord. 09-1012 § 1 (Exh. A))

14.28.020 Conditions for Approval Met

- A. No subdivision shall receive final approval until any and all conditions for approval are met to the satisfaction of the City.

- B. Notwithstanding any other provision of this title, the Directors shall have the power to authorize an applicant to defer the fulfillment of conditions; provided, that deferral may only be permitted in accordance with this chapter. (Ord. 09-1012 § 1 (Exh. A))

14.28.030 On-Site and Off-Site Improvements Required

- A. Except as provided in B and C, below, No subdivision shall receive final approval until any and all required on-site and off-site improvements are constructed in the manner prescribed by the City. This requirement shall apply equally with regard to either public or private improvements.

- B. Notwithstanding any other provision of this title, the Director ~~of the Department of Public Works~~ shall have the power to authorize the deferral of required improvements; provided, that deferral may only be permitted in accordance with this chapter.

- C. The Director ~~of the Department of Public Works~~ shall only permit the deferral of improvements when associated with an application for short subdivision. No other form of subdivision shall be eligible. (Ord. 09-1012 § 1 (Exh. A))

14.28.040 Application to Defer Improvements or Conditions

- A. The ~~Public Works~~ Director may defer on-site and off-site improvements or the fulfillment of conditions upon receipt of a complete application for deferral.
- B. The application for deferral shall be made in the form specified by the City. Applications for the deferral of improvements shall include full and complete engineering drawings of the required improvements.
- C. The Director's approval or denial of any deferral, as well as the amount of any applicable bond or financial security, shall be conclusive. (Ord. 09-1012 § 1 (Exh. A))

14.28.050 Bond to Defer Improvements or Conditions

- A. Where preliminary approval for a deferral is granted, the applicant shall furnish a performance bond or financial guarantee to the City in an amount no less than one hundred twenty percent (120%) of the estimated value of the required improvements or conditions. The Director shall only provide the applicant with final approval of the deferral following the City's receipt of bond. Only a final deferral agreement shall be binding upon the City.
- B. The bond shall specify the exact work to be performed or conditions to be met, and shall provide that no change, extension of time, alteration or addition shall otherwise affect the obligation on bond.
- C. The bond shall specify the City's right to enter onto any subject property and install any necessary improvements should the City take action against the bond.
- D. The applicant shall provide the bond or financial guarantee prior to final approval of the applicable short subdivision.
- E. The City shall only release such a bond or financial guarantee once the Director determines that all required improvements have been made and all conditions have been satisfied.
- F. The bond or financial guarantee shall be further conditioned on the full restoration of the site in the event that ~~grading~~, clearing, grading or any other site preparation or work is begun and abandoned.
- G. When determining the value of conditions and improvements, the Director shall consider all funds necessary for the City to construct improvements or satisfy conditions in place of the applicant. In addition, the ~~respective~~ Director shall consider all resources necessary to rectify any reasonably foreseeable impact on the public health, safety or general welfare that may arise from the applicant's failure to comply with this title. Such costs may include, but are not limited to, materials, general labor, legal and consulting expenses, and public health costs. (Ord. 15-1012 § 11; Ord. 09-1012 § 1 (Exh. A))

14.28.060 Deferral Period

- A. The bond shall specify that all work shall be completed and conditions met within a period of time set by the City. When no such period is determined, all work shall be completed and conditions met no later than one (1) year of the date on which the original deferral was granted. All off-site and on-site improvements shall be substantially completed prior to issuance of a certificate of occupancy for any building permit permitted within the short plat.

SeaTac Municipal Code
Chapter 14.28 DEFERRAL OF CONDITIONS FOR
APPROVAL AND SITE IMPROVEMENTS

- B. Not later than thirty (30) days to the end of the established period as determined under subsection (A) of this section, or thirty (30) days to the end of the one (1) year, the applicant may apply to the City for extension of the deferral. The applicant shall bear the burden for demonstrating cause for the extension.
- C. Should the Directors determine that the applicant has demonstrated sufficient cause, the deferral may be extended for an additional period of up to two (2) years.
- D. No improvement or condition shall be deferred for a period in excess of three (3) years from the date on which the original deferral was granted. Where any improvement is not constructed or any condition is not met within three (3) years, the City shall either take action against the bond or financial guarantee or vacate the short subdivision.
- E. Upon review and a written substantiation of need, the bond may be decreased as necessary to ensure the completion or satisfaction of any remaining improvements or conditions. In every case, the bond shall remain at an amount no more than one hundred twenty percent (120%) of the estimated value of any remaining improvements or conditions. (Ord. 15-1012 § 12; Ord. 09-1012 § 1 (Exh. A))

14.28.070 Security in Lieu of Bond

The Directors may authorize the substitution of a certified check, cashier's check, or other adequate security in lieu of a bond. Any such check or other security shall be made payable to the City, and shall be in the same amount as that established for the bond. (Ord. 09-1012 § 1 (Exh. A))

14.28.080 Action Against the Bond

The City shall retain the right, in addition to all other remedies available by law, to proceed against the bond, or other security in lieu thereof. (Ord. 09-1012 § 1 (Exh. A))

14.28.090 Substitution of Parties

- A. The requirement of posting of any bond or other security for deferral shall be binding on the applicant, and upon on all heirs, successors and assigns of the applicant.
- B. No release of the applicant, owner or developer on the bond shall be granted except where an assignee or substitute party is obligated to construct or satisfy any remaining improvements or conditions through the posting of a new bond or other security with the City.
- C. Where any such new bond is to be provided by a condominium owners' association or property owners' association, then it shall be necessary for the association to have voted to assume the obligation and a copy of the minutes of the association, duly certified, shall be filed with the new bond prior to approval by the City. (Ord. 09-1012 § 1 (Exh. A))

14.28.100 Restrictive Covenant to Defer Improvements

Where the applicant proposes a residential short subdivision only, a restrictive covenant running with the land may be substituted for the bond or other financial security normally required for a deferral of improvements. The restrictive covenants shall be rendered in a form acceptable to the City and the following standards shall apply:

- A. Approval of restrictive covenants in place of a bond or other security shall require a determination by the Director ~~of the Department of Public Works~~ that:

SeaTac Municipal Code
Chapter 14.28 DEFERRAL OF CONDITIONS FOR
APPROVAL AND SITE IMPROVEMENTS

1. No similar improvements exist within the vicinity;
2. It is unlikely that the specified improvements will be necessary within the following five (5) year period;
3. The lack of improvements shall cause no detrimental effect on the public health, safety or welfare; and
4. It is unlikely that the zoning of the site, or of properties adjacent to the site, will change to a higher classification within the following five (5) year period.

B. The restrictive covenant shall require the current or future property owners to join in any future local improvement district (LID) established to construct the required improvements, and that they pay their pro-rata share of the final assessment for that district.

1. Their pro-rata share of that final assessment shall be computed by determining the assessment applicable to the original undivided parcel, and then proportionately allocating that assessment between each lot created by short subdivision;
2. Nothing in this provision shall be construed to restrain any right on the part of the current or future property owners to object to individual assessments.

C. The restrictive covenant shall require that, upon a determination by the Director ~~of the Department of Public Works~~ that the deferred improvements have become necessary, the current or future property owners immediately construct the improvements at their own expense.

D. The restrictive covenant shall require that, in the event the City decides to construct the improvements as part of a public works project, the current or future property owners pay the City their pro-rata share of the cost of the project.

1. Their pro-rata share of that project shall be computed by determining the assessment applicable to the original undivided parcel, and then proportionately allocating that assessment between each lot created by short subdivision. (Ord. 09-1012 § 1 (Exh. A))

14.28.110 Maintenance Bond

As a condition of plat approval, the Director ~~of the Department of Public Works~~ shall have the authority to require the posting of a bond to the City warranting the operation, maintenance and repairs of all required on-site and off-site improvements. Any such condition shall apply for the period of two (2) years following final long subdivision plat approval and one (1) year for final short plat approval. (Ord. 15-1012 § 13; Ord. 09-1012 § 1 (Exh. A))

Chapter 15.210
USES AND STANDARDS FOR THE AVO AND AVC AIRPORT ZONES

Sections:

- 15.210.005 Purpose
- 15.210.010 Authority and Application
- 15.210.020 Administration
- 15.210.030 Planning and Zoning
- 15.210.040 AVO/AVC Zone Classification Use Chart
- 15.210.050 AVO/AVC Zone Classification Standards
- 15.210.060 Landscape Standards

15.210.005 Purpose

The purpose of this chapter is to implement the 2018 Interlocal Agreement (2018 ILA) between the Port of Seattle and the City, as approved on December 12, 2017; to establish a mutual and cooperative system for exercising their respective statutory authorities; and to standardize the uses and development standards for Port owned property within the City.

15.210.010 Authority and Application

The provisions of this chapter shall apply to the uses and development standards for Port-owned property within the City, that relates to either Aviation Operations (AVO) or Aviation Commercial (AVC) uses, as specified in the 2018 ILA.

15.210.020 Administration

The City shall administer this chapter consistent with the terms of the 2018 ILA and other City ordinances, when applicable.

15.210.030 Planning and Zoning

A. The following zone classifications and zoning map symbols are established:

Zone	Map Symbol
Aviation Operations	AVO
Aviation Commercial	AVC

1. **Aviation Operations (AVO).** The Aviation Operations zone is designated for facilities or structures that provide safe and efficient movement of the traveling public, employees, and goods and services associated with airport operations.
2. **Aviation Commercial (AVC).** The Aviation Commercial zone is designated for airport related and non-airport related commercial, industrial or light manufacturing use, while maintaining compatibility with airport operations and activities.

15.210.040 AVO/AVC Zone Classification Use Chart

The land uses identified in the table below are allowed in the Aviation Operations (AVO) and Aviation Commercial (AVC) zones. Uses not specified with a “P” (Permitted) shall not be allowed.

LAND USE	AVO	AVC
ANIMALS		
Apiary	P	P
Kennel/Cattery		P
Veterinary Clinic		P
AVIATION		
Aircraft Fueling Facilities	P	
Aircraft Maintenance Facilities	P	
Aircraft Storage Area	P	
Airport Airfield Facilities	P	P (1)
Airport Cargo Facilities	P	P
Airport Landside Facilities	P	P
Airport Support Facilities	P	P
Airport Terminal Complex	P	
Consolidated Rental Car Facility	P	P
Helipad/Heliport and Facilities	P	P
Inter/Intra Terminal Transfer Facilities	P	P
BUSINESS SERVICES		
Commercial/Industrial Accessory Uses	P	P
Conference/Convention Center		P
Construction/Landscaping Yard	P	P

LAND USE	AVO	AVC
Distribution Center/Warehouse	P	P
Equipment Repair, Large	P (2)	P
Equipment Repair, Small		P
Professional Office		P
Truck Terminal		P
CIVIC AND INSTITUTIONAL		
Fire Facility	P	P
High Capacity Transit	P	P
Police Facility	P	P
Public Agency Office	P	P
Public Agency Yard	P	P
MANUFACTURING		
Batch Plants	P (3)	P
Biomedical Product Facility		P
Food Processing	P	P
Laboratories, Research, Development and Testing	P	P
Manufacturing, Light		P
Manufacturing, Medium		P
Off-Site Hazardous Waste Treatment and Storage Facilities	P	P
Recycling Processing		P
Winery/Brewery/Distillery		P
MOTOR VEHICLES		
Automotive Service Center		P

LAND USE	AVO	AVC
Electric Vehicle Infrastructure	P	P
Fueling/Service Station	P	P
Mobile Refueling Operations	P	
Public/Private Parking	P	P
Vehicle Repair, Large	P (4)	P (4)
Vehicle Repair, Small	P	P
RECREATIONAL AND CULTURE		
Health Club		P
Nonprofit Organization		P
Recreational Center		P
Sports Club		P
Stadium/Arena		P
RETAIL AND COMMERCIAL		
Dry Cleaner		P
Financial Institution		P
Restaurant		P
Restaurant, Fast Food		P
Retail, Big Box		P
Retail, General	P	P
UTILITIES		
Communications Facility	P	P
Utility Substation	P	P
Utility Use	P	P

LAND USE	AVO	AVC
Wireless Communications Facilities	P	P

Land Use Table Notes:

1. Airport Airfield Facilities are limited in AVC to only facilities and aids that support airport and aircraft operations whose location is fixed by function or FAA requirements.
2. Equipment Repair, Large also includes the parking and storage of large equipment if located within AVO and the AOA.
3. Batch Plant is allowed as a temporary facility, in support of construction only, if located within AVO.
4. Vehicle Repair, Large also includes the parking and storage of large vehicles if located within AVO or AVC.

15.210.050 AVO/AVC Zone Classification Standards

Development standards within the AVO and AVC zones shall comply with the standards in the 2018 ILA.

15.210.060 Landscape Standards

Landscape design standards for projects within the AVO and AVC zones shall comply with the standards identified in the 2018 ILA.



MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT

Date: January 31, 2018
To: Planning Commission
From: Steve Pilcher, Planning Manager
Subject: Public Hearing: Amendments to SMC Title 15, Zoning Code, regarding mobile food vending

This item is scheduled for public hearing at your February 6, 2018 meeting. The hearing has been advertised on the City's website and in the newspaper per standard procedures. In addition, staff reached out to the Washington State Food Truck Association to advise them of the hearing date, time and place.

State agency review: The proposed amendments were transmitted to the State Department of Commerce for required agency review on January 5, 2018. No comments were received.

SEPA: A Determination of Nonsignificance for the proposal was issued on January 29, 2018.

The draft amendments have been reviewed by the Commission at two prior meetings; the City Council's Land Use and Parks Committee has also reviewed the proposal and concurs with the current draft. As previously noted, the Zoning Code amendments are intended to only address typically land use issues such as where vending could occur and what development standards may apply. Operational issues (i.e., duration at a site, garbage disposal, etc.) are being addressed in a new chapter of SMC Title 5 (Business Licenses). This section of the Municipal Code does not require formal Planning Commission action. The proposed new Chapter 5.55 is being reviewed by the City Council's Administration and Finance Committee.

A few highlights:

- Mobile food vending would be allowed as an outright permitted use in non-residential zones.
- Mobile food vending could be allowed in some limited instances in residential areas (like at a school or church) through a Temporary Use Permit.
- Vending shall only occur on an approved surface (i.e, paved or graveled).
- No specific parking standards or limitations are being established.

Staff recommends the Commission in turn recommend approval of these amendments to the City Council. The plan is to bring forward the Zoning Code amendments in conjunction with the new Chapter 5.55 so that Council can act on both at the same time.

New Definition:

15.105.130 Mobile Food Vending

Sales of prepared ready-to-eat food to the general public at a temporary location from a motor vehicle or trailer that incorporates a kitchen or food preparation area.

Chapter 15.205

LAND USE CHART

15.205.040 Use Chart

ZONES:

- | | |
|---|--|
| UL – Urban Low | O/C/MU – Office/Commercial/Mixed Use |
| UM – Urban Medium | O/CM – Office/Commercial Medium |
| UH – Urban High | CB – Community Business |
| UH-UCR – Urban High-Urban Center Residential | CB-C – Community Business in the Urban Center |
| T – Townhouse | ABC – Aviation Business Center |
| MHP – Mobile Home Park | BP – Business Park |
| NB – Neighborhood Business | I – Industrial |
| | P – Park |

P – Permitted Use; C – Conditional Use
Permit required

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
RETAIL AND COMMERCIAL																
<u>Mobile Food Vending</u>								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See SMC 15.415.300 Mobile Food Vending</u>

Chapter 15.300

CITY CENTER OVERLAY DISTRICT

15.300.055 City Center Overlay District Use Chart

ZONES:

UM – Urban Medium

O/CM – Office/Commercial Medium

UH – Urban High

O/C/MU – Office/Commercial/Mixed Use

UH-UCR – Urban High-Urban Center Residential

T – Townhouse

NB – Neighborhood Business

P – Park

CB-C – Community Business in the Urban Center

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
RETAIL AND COMMERCIAL										
<u>Mobile Food Vending</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>See SMC 15.415.300 Mobile Food Vending</u>

Chapter 15.305

SOUTH 154TH STREET STATION AREA OVERLAY DISTRICT

15.305.055 S. 154th Street Station Area Overlay District Use Chart

ZONES:

UL – Urban Low

CB-C – Community Business in the Urban Center

UM – Urban Medium

T – Townhouse

UH – Urban High

P – Park

UH-UCR – Urban High-Urban Center Residential

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
RETAIL AND COMMERCIAL								
<u>Mobile Food Vending</u>					<u>P</u>		<u>P</u>	<u>See SMC 15.415.300 Mobile Food Vending</u>

Chapter 15.310

ANGLE LAKE STATION AREA OVERLAY DISTRICT

15.310.050 Use Chart

A. Use Chart Guide.

1. **About the Use Chart.** The following chart lists all of the permitted and conditional land uses allowed in each zone.
2. **How to Use the Use Chart.** The land uses are listed vertically along the left hand side and the zones are listed horizontally across the top. Each square in the chart shows the following possibilities for the use and the zone:

P: The use is permitted.

C: The use is allowed subject to a conditional use permit.

 If the square is blank, the use is not permitted in that zone.
3. **Additional Standards According to Use.** Additional standards that apply to a particular use and zone are noted by number and described in the column on the far right of the chart. If the standard is not preceded by a number, the standard applies to all zones. (Ord. 16-1009 § 1)

15.310.055 Angle Lake Station Area Overlay District Use Chart

ZONES:

UM – Urban Medium

ABC – Aviation Business Center

UH – Urban High

CB-C – Community Business in the Urban Center

UH-UCR – Urban High-Urban Center Residential

I – Industrial

P – Park

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UM	UH	UH-UCR	ABC	CB-C	I	<u>P</u>	Additional Regulations
RETAIL AND COMMERCIAL								
Mobile Vending				P(1)	P(1)	<u>P</u>	<u>P</u>	See SMC 15.415.300 Mobile Food Vending (1) Permitted outside the public right-of way within the District Center. See map in SMC 15.310.010.

Chapter 15.415

COMMERCIAL STANDARDS AND REGULATIONS

Sections:

- 15.415.005 Purpose
- 15.415.010 Authority and Application
- 15.415.100 Fueling/Service Stations
- 15.415.200 Sexually Oriented Business
- 15.415.300 Mobile Food Vending

15.415.005 Purpose

The purpose of this chapter is to delineate regulations that apply to the following commercial uses: fueling/service stations, sexually oriented businesses and mobile food vending.

15.415.010 Authority and Application

The provisions of this chapter shall apply to all fueling/service stations, sexually oriented businesses and mobile food vending uses, regardless of where located.

15.415.300 Mobile Food Vending

A. Application. The provisions of this section shall apply to all mobile food vending businesses in all zones where such use is permitted.

B. Exemptions. These provisions do not apply to catered, private events or the sale of packaged food products from motorized vehicles (e.g., ice cream vendors, sales at construction sites, etc.).

C. Mobile Food Vending as Permitted Uses. Mobile food vending may be permitted as follows:

1. Mobile food vending may be permitted as a primary or accessory use in applicable zones.
2. Mobile food vending may be allowed within parks, plazas, or schools as part of a special event, approved pursuant to either a Temporary Use Permit or a Special Use Permit.
3. Mobile food vending shall not be located within any public right-of-way.

D. Standards for Mobile Food Vending.

1. Mobile food vendors shall obtain a City of SeaTac business license and conform to all King County – Seattle Health Department standards.
2. All mobile food vending operations shall be self-contained, provided that outdoor seating may be provided.
3. Parking & Circulation.
 - i. Drive-up and/or drive-through facilities are prohibited.
 - ii. All mobile vending shall locate on an approved surface and maintain adequate pedestrian and vehicular circulation through parking lots.
 - iii. Mobile food vending as a primary use shall provide paved parking adequate to serve customers.

4. Signage. In addition to advertising on the mobile vending vehicle, secondary signage shall also be allowed pursuant to SMC 15.600.070.

Chapter 15.445

LANDSCAPING AND TREE RETENTION

15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
RETAIL and COMMERCIAL						
<u>Mobile Vending</u>	N/A	N/A	N/A	N/A	N/A	

Chapter 15.510 **MULTI-FAMILY HOUSING DESIGN STANDARDS**

Sections:

- [15.510.005](#) Purpose
- [15.510.010](#) Authority and Application
- [15.510.050](#) Density Calculation
- [15.510.100](#) Site Design and Building Orientation
- ~~[15.510.110](#) Building Orientation with Respect to Streetscape~~
- ~~[15.510.120](#) Site Layout~~
- ~~[15.510.130](#) Pedestrian Circulation~~
- ~~[15.510.140](#) Location of Parking~~
- ~~[15.510.150](#) Driveway Entrances~~
- ~~[15.510.160](#) Exterior Lighting~~
- [15.510.200](#) ~~Building Design~~ Building Height, Bulk, Scale and Neighborhood Compatibility
- ~~[15.510.210](#) Pedestrian Building Entries~~
- ~~[15.510.220](#) Character and Massing~~
- ~~[15.510.230](#) Neighborhood Compatibility/Relation to Adjacent Development~~
- ~~[15.510.240](#) Privacy~~
- ~~[15.510.250](#) Building Security~~
- ~~[15.510.260](#) Building Materials~~
- [15.510.300](#) ~~Vehicular Access and Circulation~~ Architectural Design
- ~~[15.510.310](#) Vehicular Access~~
- ~~[15.510.320](#) Traffic Calming~~
- ~~[15.510.330](#) Buffering Adjacent to Expanded Streets~~
- [15.510.400](#) ~~Design of Surface and Structured Parking~~ Incentives
- ~~[15.510.410](#) General Considerations~~
- ~~[15.510.420](#) Design of Surface Parking Lots~~
- ~~[15.510.430](#) Design of Structured Parking~~
- [15.510.500](#) ~~Recreation and Open Space~~ Multi-Family Properties in the City Center, Angle
Lake Station Area, and S. 154th Street Station Area Overlay Districts
- ~~[15.510.510](#) Minimum Area Required~~
- ~~[15.510.520](#) Play Space for Children~~
- ~~[15.510.530](#) Location and Layout of Recreation and Open Space~~

~~15.510.540—Courtyards and Plazas~~

~~15.510.550—Maintenance~~

~~15.510.560—Cash Contribution in Lieu of On-Site Recreational~~

15.510.600 Landscaping Open Space in the City Center S. 154th Street and Angle Lake
Station Area Overlay Districts

~~15.510.700—Incentives~~

~~15.510.710—Application of Incentives~~

~~15.510.720—Senior Housing~~

~~15.510.730—Mixture of Unit Sizes~~

~~15.510.740—Condominium/Owner-Occupied Housing~~

~~15.510.750—Underground Parking~~

~~15.510.760—Outdoor Recreation/Open Space~~

~~15.510.770—Architectural Design~~

~~15.510.800—Multi-Family Properties in the City Center, Angle Lake Station Area, and S.
154th Street Station Area Overlay Districts~~

~~15.510.810—Applicability~~

~~15.510.820—Open Space in the City Center, S. 154th Street and Angle Lake Station Area
Overlay Districts~~

~~15.510.900—Concept Illustrations~~

15.510.005 Purpose

The following design standards are intended to implement the City's vision for multi-family housing as set forth in the City of SeaTac Comprehensive Plan. The standards serve three (3) basic purposes: to promote quality development, to increase neighborhood compatibility, and to encourage creative architectural design.

A. General Design Objectives

- New multi-family will respect the scale and character of adjacent homes and neighborhoods.
- Provide useable open space within multi-family residential developments.
- Create designs that reinforce the relationship between public and private space.
- Unity of design treatment is expected on all sides of residential buildings, not just on the front facades.
- Parking and driveways will not be allowed to dominate street frontages.
- High-quality durable materials will be used throughout new multifamily and mixed-use residential development.
- Careful attention will be given to designs that provide architectural interest that add visual richness to the project and streetscape
- Ensure community longevity by designing projects and neighborhoods that will endure over time
- Consider and respond to the relationship and context of adjacent projects.

B. Crime Prevention Through Environmental Design (CPTED) is a concept that employs site and building design as a crime prevention strategy intended to reduce the opportunity for criminal behavior, reduce the

incidence and fear of crime, reduce calls for police service, and improve the quality of life. Multi-family projects shall follow CPTED requirements, which are found in SeaTac Municipal Code (SMC) Title 17.

~~A.— **Quality Design.** A quality development is one that is functional and pleasant for its residents as well as the public. Such a development starts with an investment in quality materials that will not rapidly decay, and design that ensures ample privacy as well as amenities for residents. Well-designed environments will provide places for residents to meet and visit, open spaces located to take advantage of sunny exposures, and safe places for children to play. A high quality development will also contribute to an attractive streetscape by providing buildings with architectural detailing, entries that present themselves with an air of pride, and landscaping that adds color, texture and comfort to a neighborhood.~~

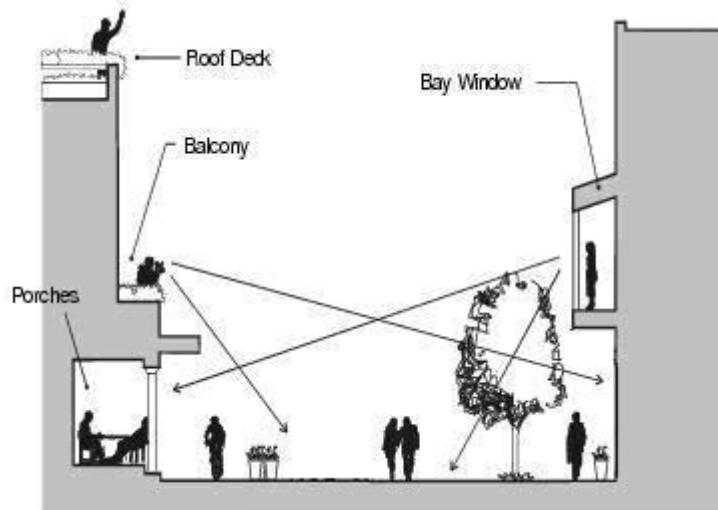
~~B.— **Neighborhood Compatibility.** Good design also ensures neighborhood compatibility by appropriate scale and massing adjacent to existing housing. Landscaping and the careful placement of windows and balconies for privacy help to create a pleasant environment.~~

~~C.— **Enhanced Security.** Crime Prevention Through Environmental Design (CPTED) is a concept that employs site and building design as a crime prevention strategy intended to reduce the opportunity for criminal behavior, reduce the incidence and fear of crime, reduce calls for police service, and improve the quality of life. It includes four (4) principles:~~

~~1.— **Natural Surveillance.** The arrangement of space and buildings that enables residents to observe their surroundings. Natural surveillance increases safety by allowing residents to see trespassers. Making a potential offender feel that they will be seen and reported discourages criminal behavior.~~

~~-~~

Example: Windows and balconies overlooking a street contribute to an active and safe streetscape.



2.— **Natural Access Control.** The placement of walkways, building entrances, fences, landscaping, and lighting to discourage access to crime targets and create the perception of risk to offenders. Natural access control enhances safety through design, which reduces or supplements the use of more costly access control such as security guards and mechanical devices.

3.— **Territorial Reinforcement.** Extending the sense of ownership from the private residence to the nearby areas outside the dwelling through physical improvements such as fencing, pavement, landscaping and lighting. Clearly defined territory deters entrance by those with criminal intent and makes their actions more visible and likely to be reported by those who recognize the territory as their own.

4.— **Maintenance.** Ensuring that buildings and grounds are maintained for resident safety, neighborhood aesthetics, and to reflect building management. Maintenance serves as an expression of ownership and allows for continued use of the space for its intended purpose. Maintenance prevents a reduction of visibility from landscaping and obstructed or inoperative lighting. A clean and well-maintained site tells offenders that residents care about their surroundings and criminal behavior will not be tolerated.

Multi-family projects subject to the design standards in this chapter are envisioned to create developments that are good places to live. These developments will respond better to existing communities and contribute positively to the emergent urban center of the City of SeaTac.

15.510.010 Authority and Application

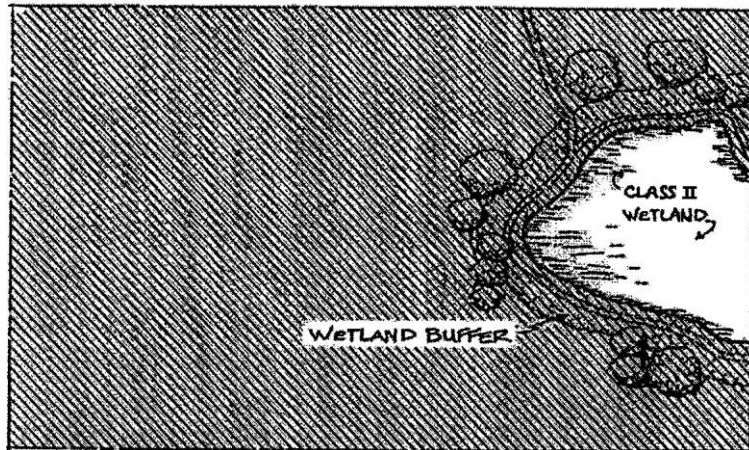
- A. The provisions of this chapter shall apply to all multi-family development of three (3) units or more throughout the City. These standards shall supersede existing regulations elsewhere in SMC Title [15](#) when in conflict with this chapter.
- B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:
1. All new construction requiring building permits; and/or
 2. Major Redevelopment
 - a. Additions or alterations to a building, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s), except for the S. 154th Street Station Area.
 - b. **Major Redevelopment in the S. 154th Street Station Area.** Additions or alterations to a building, excluding interior-only improvements, which total twenty-five percent (25%) or more of the gross square footage (GSF) of the existing building(s).
 - c. Only the portions of the building being altered or added to shall be required to integrate multi-family design standards into the design of the alteration or addition.
- ~~C. **Departures.** In order to provide flexibility and creativity of project designs, departures from these design standards may be permitted, subject to the approval of the Director, providing:~~
- ~~1. The strict interpretation or application of these Design Standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall goals and objectives of the Comprehensive Plan; or~~
 - ~~2. The departure creates a project design that better meets the overall purpose and intent of the design standards.~~
- C. Departures. Departures from these standards may be allowed, to promote well designed developments which may not strictly comply with the established standards. Proposed departures from these special standards are subject to the approval of the Director.
1. A departure shall not be granted for height, setbacks, building lot coverage, maximum and minimum parking requirements, minimum lot area, density, lot width or land uses.
- D. Departure Criteria. The applicant must show that the proposed development requesting a departure(s) meets all of the following criteria:
1. How the requested departure meets the intent of the applicable design standard.
 2. How the requested departure will not have a detrimental effect on adjacent and nearby properties.
 3. How the requested departure offers a significant improvement over what otherwise could have been built under the minimum design standards.
 4. How the proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as whole.

15.510.050 Density Calculation

~~Intent: Ensure appropriate densities on properties with sensitive areas.~~

- A. The maximum allowable density for a property shall be calculated as follows:
Net Site Area / Minimum Lot Size = Maximum # of Allowed Units.
- B. For the purposes of this section, the net site area is the total site area minus any areas that are classified as one (1) of the following sensitive areas:
1. Class I, II or III wetlands;
 2. Class ~~I, II or III~~ 1, 2, or 3 streams;
 3. Slopes greater than forty percent (40%).
- C. Buffers for the above sensitive areas shall be considered part of the net site area but shall not be built on. Development on a site with wetlands, streams, or steep slopes shall meet all Federal, State and local laws and regulations. Units shall be clustered on the developable portion of the site.

Example: Net Site Area. The net site area (crosshatched in this illustration) excludes sensitive areas, such as wetlands, but includes sensitive area buffers.



- D. Example. The following example illustrates the calculation of maximum density for a sample property in the UH-900 (urban high residential) zone. The sample property is ten (10) acres in size and contains two (2) acres of wetlands and one (1) acre of wetland buffer:

Net Site Area = Total Site Area – Sensitive Areas

Net Site Area = 10 Acres – 2 Acres = 8 Acres

Net Site Area / Minimum Lot Size = Maximum # of Allowed Units

8 Acres (348,480 Square Feet) / 900 sf = 387 Units

This calculation is the maximum number of allowable units for the site. The actual number of units shall be determined by site design and must meet all required development standards of the zoning and building codes.

15.510.100 Site Design and Building Orientation

Purpose: Site design is intended to improve site planning for multi-family housing to reduce the perceived density of a project, maximize open space areas, reflect unique site characteristics, provide “eyes on the street” surveillance, create appropriate provisions for vehicular and pedestrian circulation, and provide for an attractive and active relationship between the building and the street.

~~Design multi-family sites to have both an external orientation to the streetscape, and an internal orientation to the residential environment with unifying open space and pedestrian pathways. Design emphasis should be given to the pedestrian, rather than the auto environment through placement of parking in a less prominent location (such as underground, or to the side of the building, rather than in front). Site layout should observe principles of “natural surveillance,” “natural access control” and “territorial reinforcement” by arranging circulation systems, parking areas, sidewalks, and open space to give the perception of being a residential and controlled space in which illegal activity will be observed and reported. Lighting and landscaping should allow for safety and visibility of public and semi-public areas.~~

A. Building Orientation

1. Multi-family development shall orient buildings to the street by two (2) or more of the following methods:
 - a. Setting the building back from the street a distance similar to those of other buildings in the block.
 - b. Facing building entries so they are visible from the street.
 - c. Connecting entries to the public sidewalk by walkways that do not go through parking lots.
 - d. Fronting building entrances on courtyards that have a visible connection to the public street.
2. In cases where site constraints make building siting more difficult, buildings may be oriented to natural areas and common open space while including design elements that provide a clear pedestrian entry from the public street. This may be met by including two of the following measures:
 - a. Clustering buildings around a consolidated open space with some buildings and entries oriented to the street.
 - b. Emphasizing the pedestrian entry to the site from the fronting street with landscaping, special paving, gateways, arbors or similar features.
 - c. Optimizing solar access by avoiding shadow casting on adjacent properties, orienting buildings toward the south or west and using deciduous trees to help shade in summer without blocking solar access in winter.
3. Provide a main pedestrian walkway from the street to building entries, as well as from the parking lot to the building.

B. Pedestrian Circulation

Enhance pedestrian safety and convenience by providing an integrated pedestrian circulation system throughout the development.

1. All developments shall feature a fully integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system.
2. Pedestrian circulation shall consist of sidewalks or designated pathways, raised or otherwise separated from parking and vehicular circulation. Sidewalks and pedestrian ways shall be a minimum of four (4) feet in width, clear of any vehicle overhangs.
3. Pedestrian entrances from the street shall be clearly defined and designed so as to be separated from and more prominent than driveways and entrances to parking garages.
4. Pedestrian paths should be visible from buildings or parking lots, and shall be designed to avoid creating “dead ends” or isolated areas.
5. Separate walkways from vehicle traffic. Avoid routing walkways from the street to the building entry through a parking lot. Use landscaping and/or different paving to provide separation.

C. Location of Parking

The location of parking shall minimize the impact of parking facilities on the fronting street, sidewalk and neighboring properties by designing and locating parking lots, carports, and garages so they do not dominate the street front. The following measures shall apply:

1. Locate surface parking at the rear or side of the lot.
2. Break large parking lots into small ones in a way that provides easy access for pedestrians.
3. Minimize the number and width of driveways and curb cuts.
4. Share driveways with adjacent property owners when possible.
5. Locate driveways and garage approaches so they are visually less dominate; and provide a low landscaped (Type III) screen when they are visible from the street.
6. Screen parking lots abutting single-family residences with a ten (10) foot, Type I landscape buffer.
7. Parking lots shall only be located between the building and street when necessary due to physical limitations of the site.

D. Exterior Lighting

Lighting design should consider the appropriate placement and quantity of light to provide for security and aesthetic appreciation while avoiding glare and excessive brightness. Lighting contributes to a residential community by extending the hours of outdoor use. Common industry standards for lighting design as outlined by the industry group IESNA (Illuminating Engineering Society of North America) shall provide guidance for appropriate lighting quantity and design. Additionally, lighting levels of adjacent uses should be considered to avoid competing light levels. Maximum light levels should be considered adjacent to single-family residential areas. Lighting directed to accent landscaping or architectural features is appropriate, especially at entries.

1. **Lighting Height.** 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 illuminating surfaces intended for pedestrians shall include pedestrian-scale elements a maximum of twelve (12) feet in height.
2. Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from automobile circulation. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas.
3. Effective lighting for pedestrian areas and pathways shall be directed toward the ground.
4. Light fixtures shall be sited and directed to minimize glare around residences.
5. Lighting shall be sited to provide visibility in common areas and building entrances, including mail kiosks, stairwells, parking garages, laundry rooms, exercise rooms, and outdoor common areas of the site.

E. Open Space

Create areas of common open space that are easily accessed by residents; provide focal points for community recreation and interaction and add to the overall quality of life for residents. Given the recreational benefits of common open space, it should be integrated purposefully into the overall design of a development and not merely be residual areas left over after buildings and parking areas are sited.

1. Required landscape areas shall not count towards common open space.
2. Common open space shall be accessible to all residents.
3. Common open space shall be sited to maximize opportunities for creating useable, be centrally located and well-integrated.
4. Common open space shall not be located adjacent to dumpster enclosures, loading/service areas or other incompatible uses.
5. Multi-family projects with fifteen (15) or fewer units shall provide common open space at two hundred fifty (250) square feet per unit.
 - a. Facilities such as a work out room located inside the building or roof decks shall not count towards the common open space requirement.
 - b. Private decks or balconies may count towards the common open space calculation provided they have a minimum depth of six (6) feet and a minimum length of ten (10) feet.

- c. Common open space shall provide at least four of the following amenities to accommodate a variety of ages and activities appropriate to the needs of the residents.
 - Site furnishings such benches, tables or outdoor grills;
 - Children play area;
 - Playfield;
 - Patios or courtyards;
 - Open lawn with trees;
 - Pedestrian scale bollards and accent lighting;
 - Gardens;
 - Recreational trail system;
 - Covered structures such as a gazebo, trellis or pergola;
 - Water feature;
 - Sport courts such as tennis, basketball, or volleyball, etc.;
 - Special paving, such as colored or stained concrete, stone, brick, or other unit pavers
6. Multi-family projects with sixteen (16) or greater units shall provide fifteen (15) percent of net land area of common open space.
 - a. Facilities located inside or on top of a Multi-family building such as a work out room, multi-use room, swimming pool or roof decks may count towards the common open space calculation at maximum amount of ten (10) Percent of total required open space.
 - b. Private decks or balconies may count towards the common open space calculation provided they have a minimum depth of six (6) feet and a minimum length of ten (10) feet.
 - c. Common open space shall provide at least four of the following amenities to accommodate a variety of ages and activities appropriate to the needs of the residents.
 - Site furnishings such benches, tables or outdoor grills;
 - Children play area;
 - Playfield;
 - Patios or courtyards;
 - Open lawn with trees;
 - Pedestrian scale bollards and accent lighting;
 - Gardens;
 - Recreational trail system;
 - Covered structures such as a gazebo, trellis or pergola;
 - Water feature;
 - Sport courts such as tennis, basketball, or volleyball, etc.;
 - Special paving, such as colored or stained concrete, stone, brick, or other unit pavers
- F. Vehicular Access and Traffic Calming
 1. Access to multi-family developments shall be from a major or minor arterial whenever possible.
 2. Automobile access shall be consolidated with no more than one (1) driveway one-hundred-fifty (150) linear feet of street frontage.
 3. The creation of a dead end street shall be permitted only where there is no feasible connection with an adjacent street.
 4. Private roadways or auto courts may provide traffic calming measures, if necessary. Such measures may include one (1) or more of the following:
 - a. Landscape islands with a minimum depth of five (5) feet;
 - b. Raised planters with a minimum height of three (3) feet and two (2) feet deep;
 - c. Chicanes (mid-block narrowing of the street to slow traffic);
 - d. Traffic circles, with landscaping where feasible;
 - e. Decorative bollards a minimum height of three (3) feet

~~15.510.110 Building Orientation with Respect to Streetscape~~

Intent: Provide a building presence on the street for convenient pedestrian access, to provide “eyes on the street” and to contribute to the streetscape with visually interesting buildings.

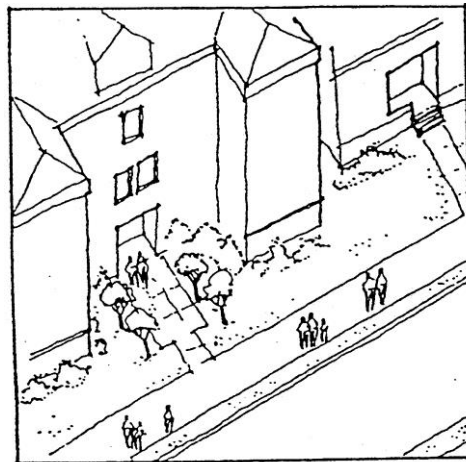
A.—Multi-family buildings shall be oriented in one (1) of the following manners:

1.—In a complex with one (1) building:

a.—The building shall be oriented to a street, with a prominent entrance and clear connection to the sidewalk. The primary entrance of the building shall be located on the facade facing the street with the highest roadway classification as delineated by the SeaTac Comprehensive Plan. In cases where the building is adjacent to private streets only, the location of the primary entrance shall be determined by the Director, taking into consideration pedestrian and vehicle connectivity and the surrounding pattern of development;

b.—When physical site limitations such as topography, existing trees or other natural features prevent the main entrance from being located on the street-facing facade, the building may be oriented to a courtyard with a prominent pedestrian entrance and clear connection to the public sidewalk;

Example: This building is located facing the street with a prominent entrance and pedestrian path to the sidewalk.



2.—In complexes with several buildings, those buildings shall be oriented in one (1) of the following manners:

a.—Buildings shall be oriented to the streetscape with prominent entries and walkways connecting directly to the public sidewalk; or

~~b.—Buildings shall be oriented to an interior courtyard, or to a cohesive system of open space and pedestrian pathways with a prominent pedestrian entry to the site and walkway connecting directly to the public sidewalk.~~

15.510.120 Site Layout

~~Intent: Arrange buildings and open space to define territorial areas and control access.~~

~~A.—Arrange the site in a cohesive and planned manner through one (1) or more of the following methods:~~

- ~~1.—Divide large multi-building developments into several smaller usable areas, each with individually designed open space, children's play areas, internal circulation, and parking;~~
- ~~2.—Configure several buildings around a courtyard;~~
- ~~3.—In a development with one (1) building, configure the building around a courtyard or create several smaller areas of open space each near a separate entry;~~
- ~~4.—Provide a secured site with controlled auto and pedestrian access via gates with a security system.~~

~~B.—Limit the number of persons accessing buildings by a common entryway.~~

- ~~1.—The number of dwellings using a common, unsecured building entrance shall be limited to not more than four (4);~~
- ~~2.—The number of units using the same access point shall be limited to not more than twelve (12) units in secured buildings, unless a prominent entryway and lobby are provided;~~
- ~~3.—Provide a secured building with a prominent entryway and lobby in buildings of four (4) or more stories. A secured building is one where access is controlled by key or card key on all building entrances.~~

~~The above provisions shall be reviewed and approved by the Director as satisfying the requirement of the territorial reinforcement objective. More than one (1) of the above methods may be required if necessary to achieve the objective.~~

15.510.130 Pedestrian Circulation

~~**Intent:** Enhance pedestrian safety and convenience by providing an integrated pedestrian circulation system throughout the development. Contact points between pedestrians and vehicular paths should be minimized; where necessary they should be designed to alert drivers to crossing pedestrians.~~

~~A.—All developments shall feature a fully integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system.~~

~~B.—Pedestrian circulation shall consist of sidewalks or designated pathways, raised or otherwise separated from parking and vehicular circulation. Sidewalks and pedestrian ways shall be a minimum of four (4) feet in width, clear of any vehicle overhangs.~~

~~C.—Pedestrian entrances from the street shall be clearly defined and designed so as to be separated from and more prominent than driveways and entrances to parking garages.~~

~~D.—Pedestrian paths should be visible from buildings or parking lots, and shall be designed to avoid creating “dead ends” or isolated areas.~~

15.510.140 Location of Parking

~~**Intent:** Integrate parking into the development in a manner that maximizes accessibility and convenience, while ensuring that parking does not dominate the streetscape and site design. Parking located close to and visible from each unit contributes to a feeling of security. Effective parking designs include private, secured parking located within each unit, common underground parking areas that are well designed, or surface parking located to be visible from units and connected by convenient pedestrian ways. Parking accessible from alleys, or located to the sides or rear of buildings, helps to ensure that parking does not dominate the site.~~

~~A.—No parking shall be located between a building and the front property line, other than a driveway for passenger loading and off-loading only in conformance with SMC 15.510.150. Surface parking shall be located behind a building or to the side of a building.~~

~~B.—Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of two (2) lengthwise parallel parking stalls and one (1) travel lane.~~

~~C.—**Corner Lots.** On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.~~

~~D.—**Security/Visibility.** Parking shall either be secured or visible from surrounding units.~~

~~E.—**Large Parking Areas.** Large parking areas in multiple building developments shall be broken up into small lots related to the group of buildings served.~~

~~F.—**Parking in Rear Setback.** Parking may be located in the rear setback area when access is from an alley abutting the rear lot line. On corner lots, such parking may not extend into the portion of the setback area required as a front yard adjacent to the street.~~

~~G.—**Parking Located Below Grade.** Parking which is located below grade may be located within a required front or side setback area if situated completely below the level of the abutting sidewalk, and the required landscaping can be provided on top of the below-grade parking structure.~~

~~H.—**Tandem Parking.** Tandem parking for parking spaces serving the same dwelling unit may be used if the parking is located within the rear setback area and gains access from an abutting alley, or when one (1) of the parking spaces is located within a private garage, and the other is located in the driveway providing access to the parking space within the private garage. Except for developments in which tandem spaces are located within the rear setback area and gain access from an abutting alley, not more than fifty percent (50%) of parking spaces within a multi-family development may be placed within a tandem configuration.~~

~~15.510.150 Driveway Entrances~~

~~**Intent:** Ensure that parking does not dominate the streetscape, while allowing drop-off areas for convenience and accessibility.~~

~~Driveways serving front yard porte-cochere building entries shall be as approved by the Director, and may include a maximum of three (3) short-term parking spaces.~~

~~15.510.160 Exterior Lighting~~

~~**Intent:** Lighting design should consider the appropriate placement and quantity of light to provide for security and aesthetic appreciation while avoiding glare and excessive brightness. Lighting contributes to a residential community by extending the hours of outdoor use. Common industry standards for lighting design as outlined by the industry group IESNA (Illuminating Engineering Society of North America) shall provide guidance for appropriate lighting quantity and design. Additionally, lighting levels of adjacent uses should be considered to avoid competing light levels. Maximum light levels should be considered adjacent to single-family residential areas. Lighting directed to accent landscaping or architectural features is appropriate, especially at entries.~~

~~A.— **Lighting Height.** 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 illuminating surfaces intended for pedestrians shall include pedestrian-scale elements a maximum of twelve (12) feet in height.~~

~~B.— Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from automobile circulation. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas.~~

~~C.— Effective lighting for pedestrian areas and pathways shall be directed toward the ground.~~

~~D.— Light fixtures shall be sited and directed to minimize glare around residences.~~

~~E.— Lighting shall be sited to provide visibility in common areas and building entrances, including mail kiosks, stairwells, parking garages, laundry rooms, exercise rooms, and outdoor common areas of the site.~~

15.510.200 Building Height, Bulk, Scale and Neighborhood Compatibility

Reduce the apparent size of new buildings and create visual interest through architectural form and detailing. Architectural features and treatments shall not be restricted to a single façade.

A. General Guidance: Height, Bulk and Scale

1. Review the height, bulk and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.
2. Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.
3. Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the building, and/or match the scale of adjacent properties in building detailing. In other cases, it may be appropriate to differ the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation and/or make for interesting urban form.

B. Roofline Character

1. All projects must provide a roofline design that is with the character of the building and provides some level of visual interest. This shall be done by one (1) or more of the following:
 - a. Design a shaped, sloped or varied roof form.
 - b. Provide cornice expression, overhangs or horizontal projections.
 - c. Create an architectural focal point such as a prominent rooftop feature such as a peak, tower, gable, dome, or roofline trellis structure.
 - d. Utilize other height variations to complement adjacent structures.

C. Building Articulation. All multi-family buildings shall include at least three (3) of the following modulation and/or articulation features at intervals of no more than thirty (30) feet along all facades facing a street, common open space, adjacent properties or common parking areas:

1. Repeating distinctive window patterns at intervals less than the minimum required interval.
2. Vertical building modulation. The minimum depth is thirty-six (36) inches and a minimum width of four (4) feet, if tied to a change in color or building material and/or roofline modulation. Otherwise,

- minimum depth of modulation is ten (10) feet and minimum width for each modulation is fifteen (15) feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the facade and integrated with the building's architecture. For example, "cave" balconies or balconies that appear to be "tacked on" to the facade will not qualify for this option.
3. Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation shall be five feet.
 4. Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.
 5. Use of material variations such as contrasting colors, brick or metal banding, or textural changes.
- D. Maximum Facades Width. Buildings visible from the street must use design techniques to break up long continuous building walls, reduce the architectural scale of the building and add visual interest. Buildings exceeding one-hundred-twenty (120) feet in width along the street front shall be divided by a thirty (30) foot wide modulation of the exterior wall, so that the maximum length of a particular facade is one-hundred-twenty (120) feet. Such modulation must be at least twenty (20) feet or deeper and extend through all floors. Decks and roof overhangs may encroach up to three feet (per side) into the modulation. Examples could include a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique.
- E. Diversity of Building Types. Multi-building developments shall be required to provide different architectural designs to provide architectural interest and variety. This is particularly important where multiple buildings front on the same street. Simple changes in building colors or reversal of basic facade designs are not sufficient to comply with this standard. Consider changes in vertical and/or horizontal articulation, fenestration, building materials, architectural style, and/or roof design.
- F. Blank Walls
1. "Blank walls" (building facade sections without windows or doors) greater than twenty (20) feet in length that are visible from any right-of-way, private road, open space, sidewalk or through-block pathway shall be screened or treated as described in subsection (F)(2) of this section.
 2. Treatment of Blank Walls. Sections of "blank walls" shall be avoided, but if necessary due to privacy or other design considerations, shall be treated in one (1) or more of the following manners:
 - a. Install vertical trellis in front of the wall with climbing vines or other plant materials over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface;
 - b. Provide a decorative masonry pattern, or other architectural feature as approved by the Director, over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface; and/or
 - c. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.
 3. In no case shall sections of blank walls forty (40) feet or more in length be allowed.
- G. Neighborhood Compatibility/Relation to Adjacent Development
Careful siting, building design and building massing shall be used to achieve an integrated neighborhood character in Urban High and Urban Medium Density Residential projects that transition to Urban Low Density Residential.
1. Urban Medium Density Residential (UM) or Urban High Density Residential (UH) adjacent to Urban Low Density Residential (UL). Properties abutting UL zones shall incorporate a minimum of two (2) of the following techniques:
 - a. Increasing the building setback from the zone boundary at ground level;
 - b. Reducing the bulk of the building's upper floors;
 - c. Reducing the height of the structure;
 - d. Use of a Type I, ten (10) foot landscape buffer;

- e. Modulation of bays;
- f. UM to UL: stepping down the height of structures from forty (40) feet to thirty-five (35) feet at the zone boundary;
- g. UH to UL: stepping down the height of structures from fifty-five (55) feet to forty-five (45) feet at the zone boundary.

15.510.300 Architectural Design

Attention to building design and details encourages an aesthetically appealing and safe place to live. Traditional residential forms such as porches, gables, bay windows, color and texture provide human scale that contributes to a sense of ownership and comfort.

A. Architectural Details

All multi-family buildings shall be enhanced with appropriate details. Each façade of a multi-family building shall include three (3) or more of the following details:

1. Decorative porch design with distinct design and use of materials.
2. Decorative treatment of windows and doors, such as molding/framing details, bay windows, decorative glazing, or door designs and/or unique window designs. Focus should be given to the use of color, materials and texture to reduce uniformity.
3. Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.
4. Decorative light fixtures with a diffuse visible light source, such as a globe or acorn that is nonglaring or a decorative shade or mounting for each building entry on the façade.
5. Brick or stonework covering more than ten (10) percent of the façade
6. Building materials that visual interest such as individualized patterns or continuous wood details, decorative moldings, brackets, wave trim or lattice work, and decorative brick or stone.
7. Roofline details that adds distinct visual interest, such as including multiple gables, dormers or other design elements.
8. Decorative balcony design, railings, grill work, or other like design element.
9. Windows in all garage doors.

B. Building Materials

1. Building exteriors shall be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, patterns, or lend themselves to a high quality of detailing are encouraged.
2. The choice of climate appropriate materials is encouraged. Emphasis should be on selecting durable and attractive materials that will age well in the Pacific Northwest climate, taking special care to detail corners, edges, and transitions. Pay particular attention to environments that create harsh conditions that may require special materials and details.
3. Color. In multi-building projects, colors or materials shall be varied from structure to structure to differentiate between buildings, and provide variety and individuality. Colors and materials shall be used to visually reduce the size of buildings that are larger than others in the neighborhood.

C. Pedestrian Building Entries

Provide pedestrian entries that are prominent and highly visible from other buildings and public areas and consider safe alignments of sidewalks and paths.

1. Entries from Street. Entries from a street shall be clearly marked with weather protection, canopies, architectural elements, ornamental lighting, or landscaping.
2. Entries from Parking Lots. Entries from parking lots shall be subordinate to those related to the street.

3. Pedestrian Paths. Clear pedestrian paths separate from parking areas shall connect building entrances to sidewalks. Pedestrian paths shall be illuminated pursuant to Chapter 17.40 SMC, Walkway, Bikeway and Park Lighting.

D. Privacy Considerations

Orient buildings to provide for privacy, to the extent practical, both within the project and for adjacent residential uses. Building design should incorporate the following elements:

1. Stagger windows to avoid alignment with adjacent windows;
2. Use landscaping and open space to enhance privacy;
3. Separate decks and patios with fencing, walls or screens.

E. Screening of Dumpsters and Service Areas

To reduce visual impact and provide screening of trash, service, loading and storage, multi-family projects shall provide a designated area for service elements. Such service elements shall meet the following requirements:

1. Service elements shall be located to minimize the negative visual, noise, odor and physical impacts to the street environment, adjacent residents or other uses, and pedestrian areas.
2. All service, loading, and trash collection areas shall be screened by masonry, wood, planting areas or a combination of the three. Full screening shall be six (6) feet high.
3. Services areas shall be paved.
4. Service elements shall be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.
5. The design of detached service enclosures shall be compatible with the design of the primary structure or structures on the site.
6. Exterior mechanical devices shall be shielded to reduce visibility and noise impacts.
7. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

F. Design of Structured Parking

Locate structured parking under or within multi-family buildings to enhance safety and aesthetics. Aesthetic considerations include appropriate screening and subordination of under-the-building parking. Attention to security features as an integral part of the initial design allows security needs to be met without unduly compromising aesthetics or traffic flow patterns and operations, and without excessive construction or operating costs. The use of CPTED principles in the design of residential parking structures can enhance resident safety. Principles include good lighting, openness to public view, access control, and a security management plan that includes periodic review and updating.

1. **Lighting of Structured Parking.** Lighting levels in structured parking shall conform with the requirements of Chapter 17.28 SMC, Parking Structures.
2. **Elevators and Stairs.**
 - a. Elevator towers and stairwells shall be open to public view to the maximum extent possible. If enclosure of an elevator waiting area is necessary for fire code purposes or for weather protection, enclosure shall be with transparent glazing.

- b. Potential hiding places below stairs should be closed off. If used for storage, such areas shall be secured with doors and padlocks.
 - c. Directional arrows indicating exits and elevators must be painted on walls.
 - d. Remote exterior stairway doors shall be equipped with one (1) way locks allowing people to exit but not to enter the facility at those locations.
- 3. Floors.** Parking decks shall be flat to the maximum extent possible to increase visibility. Openness should be encouraged through methods such as long-span construction and high ceilings.
- 4. Facades.**
- a. Parking located at grade under a building shall be attractively screened through a combination of decorative grilles, or trelliswork. Screening shall provide for light, airflow, and natural surveillance into the structure, while limiting access. Since screening is intended to increase security by restricting access to the facility, the screening must be reasonably strong and durable to withstand vandalism and the elements.
 - b. Separate enclosed garages serving individual units shall be completely enclosed or shall be screened as described above.
 - c. For underground structures, the first level below grade shall be daylighted by either grading the site down or using air wells to allow natural light and ventilation into the structure. Such openings shall be barred to prevent access and landscaped in a manner that provides both screening and visibility through the landscaping. Openings shall be adjacent to well-traveled walks or frequently used areas of open space.
 - d. Stand-alone, multi-level aboveground parking structures shall be avoided in multi-family complexes.
 - e. Where allowed by a decision of the Director due to special design or site conditions, multi-level above-ground parking structures shall comply with the top floor variation, character and massing, and minimizing views into the interior requirements of SMC 15.300.460(C)(2), (C)(3) and (C)(4)(b), (c), and (e). Such structures shall be required to comply with SMC 15.300.460(D), Ground Floor Uses in Parking Structures, when adjacent to a public street.
 - f. The facade of a stand-alone multi-level parking facility should provide filtered screening that allows visibility to streets and good visibility for patrolling police cars. Stairways on the building's exterior should be visible from the outside. If stairs are to be enclosed, glass or wire glass can be used.
- 5. Circulation and Access Control.**
- a. Vehicle entrances and exits shall be kept to a minimum. All entrances shall be gated, with gates that permit visibility into the garage.
 - b. Pedestrian entrances shall be concentrated to bring all pedestrians through one (1) portal, which improves the ability to see and be seen by others.
 - c. Emergency exits shall be provided.
 - d. Any ground-level pedestrian exits that open into nonsecure areas should be emergency exits only and fitted with panic bar hardware.

- e. Dead end parking areas as well as nooks and crannies in the general design of the parking facility should be avoided.
6. **Maintenance.** Residential parking structures shall be well-maintained, as trash and graffiti may leave the impression that the facility is not secure.

15.510.200 Building Design

Purpose: Attention to building design encourages an aesthetically appealing and safe place to live. Traditional residential forms such as porches, gables, bay windows, color and texture provide human scale that contributes to a sense of ownership and comfort. (Ord. 15-1018 § 1)

15.510.210 Pedestrian Building Entries

Intent: Provide pedestrian entries that are prominent and highly visible from other buildings and public areas and consider safe alignments of sidewalks and paths. Elevating units a short distance above the grade contributes to privacy and security.

A. **Entries from Street.** Entries from a street shall be clearly marked with weather protection, canopies, architectural elements, ornamental lighting, or landscaping.

B. **Entries from Parking Lots.** Entries from parking lots shall be subordinate to those related to the street.

C. **Pedestrian Paths.** Clear pedestrian paths separate from parking areas shall connect building entrances to sidewalks. Pedestrian paths shall be illuminated pursuant to Chapter 17.40 SMC, Walkway, Bikeway and Park Lighting.

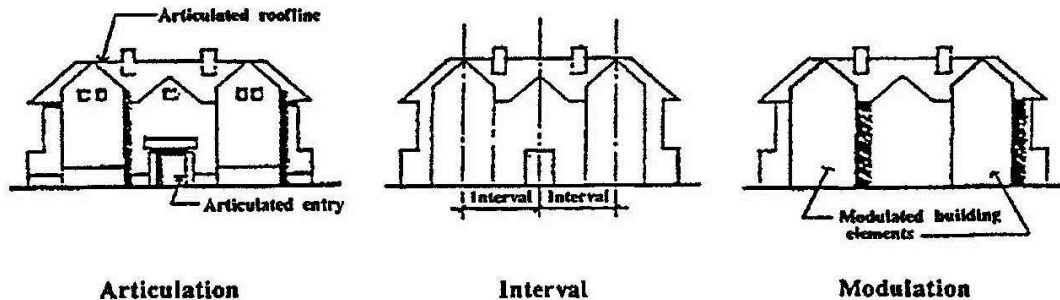
D. **Raised Entries.** Multi-family buildings shall utilize one-half (1/2) flight-up front entries off the street, giving privacy as well as a view of the street and sidewalk. An entry raised two and one-half (2-1/2) feet above the grade shall be considered sufficient to meet this requirement. In units where the grade is a minimum of two and one-half (2-1/2) feet above the adjacent parking, sidewalk or other common areas, the one-half (1/2) flight-up entry requirement shall be deemed to have been met.

1. The Director may waive this requirement if one-half (1/2) flight-up entries are not feasible or desirable in a given design, such as in senior housing, or where disabled access is required.

15.510.220 Character and Massing

Intent: Reduce the apparent size of new buildings and create visual interest through architectural form and detailing. Architectural features and treatments shall not be restricted to a single facade. All sides of a building

open to view by the public, whether viewed from public or private property, shall display a similar level of architectural quality and interest.



Example: Architectural terms used to describe building massing concepts.

Articulation refers to the giving of emphasis to architectural elements (such as windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

An **interval** is the measure of articulation—the distance before architectural elements repeat.

Modulation is a measured and proportioned inflexion or setback in a building's face. Together, articulation, modulation and their interval create a sense of scale important to residential buildings.

A.—**Building Facade Articulation.** Building facades shall be articulated with architectural elements that break up long blank walls, add visual interest, and enhance the character of the neighborhood.

B.—**Vertical Articulation.** Vertical articulation shall occur at intervals of no more than forty (40) feet.

1.—**Methods of Articulation.** Three (3) or more of the following methods of articulation shall be used such that the combination of features project a residential character:

a.— Providing a balcony, bay window, porch, patio, deck, or clearly defined entry for each interval.

b.— Providing a lighting fixture, trellis, prominent ornamental tree or other landscape feature within each interval.

c.— Providing architectural features such as setbacks, indentations, overhangs, projections, cornices, bays, canopies, or awnings.

~~Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width. The sum of the modulation depth and modulation width shall be no less than eight (8) feet.~~

~~d.— Use of material variations such as contrasting colors, brick or metal banding, or textural changes.~~

~~e.— Artwork or building ornamentation.~~

~~C.— **Modulation/Articulation Variety.** A variety of modulations and articulations shall be employed. No more than four (4) consecutive uniform modulations shall be used. Buildings greater than one hundred sixty (160) feet in length shall provide a prominent central feature among the modulations.~~

~~D.— **Windows.** Windows shall provide relief, detail and variation on the facade through the use of significant trim and architectural styling that lends human scale to the facade.~~

~~1.— A minimum of two (2) of the following requirements for windows shall be met:~~

~~a.— Window shall be accented with a drip cap, sill, and trim. The drip cap shall be a minimum of three (3) inches in height and one (1) inch in depth; sills shall be a minimum of three (3) inches in width. Trim shall be a minimum of two (2) inches in width and one (1) inch in depth;~~

~~b.— Windows shall be accented through use of multiple panes;~~

~~c.— Windows shall be vertically oriented with a height one and one-half (1-1/2) to two (2) times the width;~~

~~d.— Windows shall be accented through the use of contrasting trim color and other detailing.~~

~~E.— **Variations in Building Setback.** Front facades incorporating a variation in building setback shall include within the setback such architectural elements as covered or recessed building entries, plazas or courtyards, or seating and planting areas.~~

~~F.— **Rooflines.** Rooflines shall be varied through two (2) or more of the following methods. The maximum roof length without a variation shall be forty (40) feet.~~

~~1.— **Dormers.** A projection from a sloping roof that contains a window.~~

2.—**Roofline with Architectural Focal Point.** A prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roofline trellis structure.

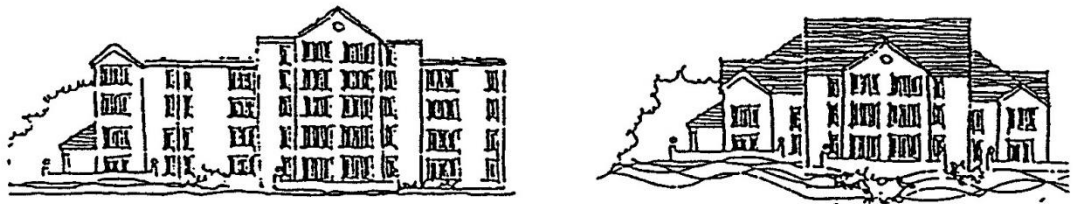
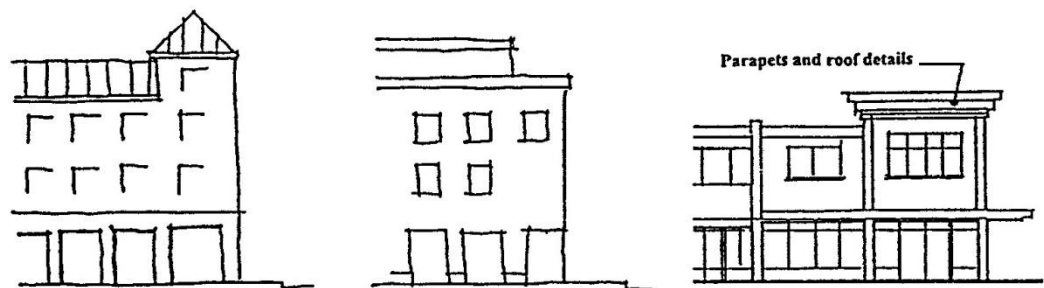
3.—**Roofline Variation.** The roofline articulated through a variation or step in roof height or detail, such as:

a.—**Projecting Cornice.** Roofline articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.

b.—**Articulated Parapet.** Roofline parapets shall incorporate angled, curved or stepped detail elements.

4.—**Pitched Roof or Full Mansard.** A roof with angled edges, with or without a defined ridgeline and extended eaves.

5.—**Terraced Roof.** A roofline incorporating setbacks for balconies, roof gardens, or patios.



G.—Blank Walls.

1.—“Blank walls” (building facade sections without windows or doors) greater than twenty (20) feet in length that are visible from any right-of-way, private road, open space, sidewalk or

~~through-block pathway shall be screened or treated as described in subsection (G)(2) of this section.~~

~~2.—**Treatment of Blank Walls.** Sections of “blank walls” shall be avoided, but if necessary due to privacy or other design considerations, shall be treated in one (1) of the following manners:~~

~~a.— Install vertical trellis in front of the wall with climbing vines or other plant materials over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface;~~

~~b.— Provide a decorative masonry pattern, or other architectural feature as approved by the Director, over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface; and/or~~

~~c.— Employ small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.~~

~~3.— In no case shall sections of blank walls forty (40) feet or more in length be allowed.~~

~~H.—**Rooftop Design.** Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods:~~

~~1.— A concealing roofline;~~

~~2.— A terraced facade;~~

~~3.— A screening wall or grillwork directly surrounding the equipment;~~

~~4.— Sufficient setback from the facade edge to be concealed from ground-level view; or~~

~~5.— Vegetated roof designed in accordance with the Surface Water Design Manual and applicable building codes.~~

15.510-230 Neighborhood Compatibility/Relation to Adjacent Development

~~**Intent:** Achieve a compatible transition between two (2) zones of differing height, bulk and scale requirements. Consideration should be given to the scale and design of surrounding buildings to promote compatibility and complement or enhance the character of existing neighborhoods.~~

A.—**Abutting UL Zone/Residential Low Designation.** Properties abutting a UL zone, where the UL zone has a Comprehensive Plan designation of Residential Low, shall incorporate the following:

1.—A maximum building height of thirty-five (35) feet shall apply to portions of a structure within sixty (60) feet of a UL zone with a residential low Comprehensive Plan designation. The thirty-five (35) foot height shall be measured from the base elevation of the UL-zoned property to the midpoint of any sloped roof; provided, that if the multi-family grade elevation is higher than the single-family property, in no case shall the height of the multi-family building be limited to less than thirty-five (35) feet as measured per SMC 15.110.070, Structure Height. The base elevation of the UL-zoned property shall be determined by the average of the elevation along the common property line with the subject property opposite the proposed multi-family building(s) at right angles from the property line. The allowed height shall increase at no more than one (1) foot vertical for each foot horizontal until the maximum allowed height in the zone is reached (see Figure: HEIGHT TRANSITION).

2.—A minimum roof pitch of six (6) feet of height for each twelve (12) linear feet of roof shall be required for all portions of multi-family buildings within sixty (60) feet of a UL zone with a Residential Low Comprehensive Plan designation, and for all multi-family buildings fronting on a street directly across from a UL zone with a Residential Low Comprehensive Plan designation.

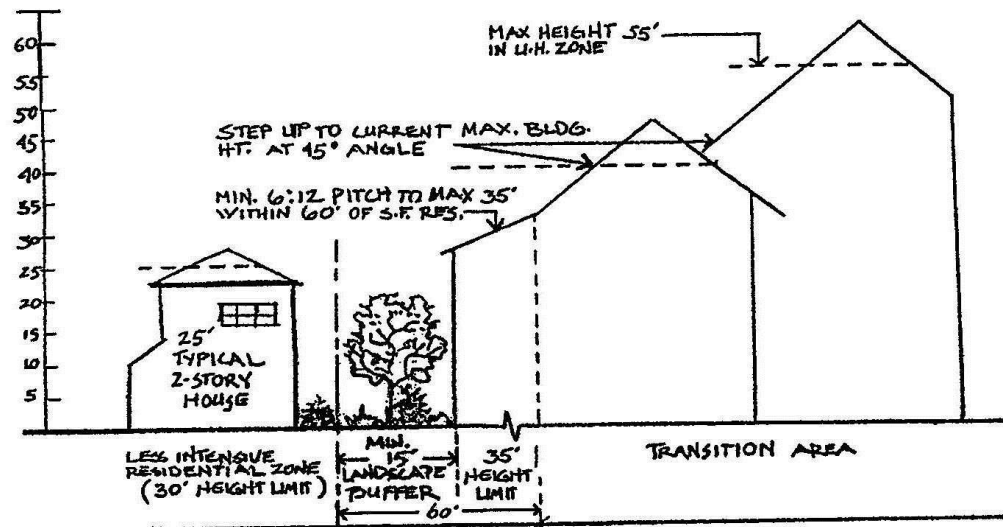


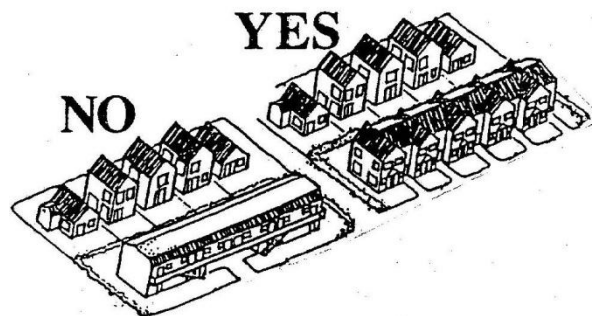
Figure: HEIGHT TRANSITION: Building height adjacent to a UL zone with a residential low Comprehensive Plan designation is limited to thirty-five (35) feet for the first sixty (60) feet, then may increase at a forty-five (45) degree angle. Height is measured per SMC 15.110.070, Structure Height.

~~3.— A minimum side and/or rear yard building setback of twenty (20) feet shall apply if the side or rear property boundaries are adjacent to a UL zone with a residential low Comprehensive Plan designation. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.~~

~~4.— Scale and massing of adjacent residential development shall be considered in the design of new multi-family development. An effective architectural fit within the neighborhood shall be achieved through similarity of design with the adjacent development in one (1) or more of the following ways:~~

- ~~a.— Similar building proportions, including stepbacks on upper levels;~~
- ~~b.— Similar building articulation;~~
- ~~c.— Similar rooflines, pitches, and shapes;~~
- ~~d.— Similar relationship to the street for entryways and setbacks; and/or~~
- ~~e.— Similar architectural details or features such as bay windows, dormers, porches, finish materials, recessed entries, and other elements.~~

Example: The building on the right shows how a multi-family structure can be designed to complement an existing neighborhood through the use of similar building modulation and setbacks. The building on the right covers roughly the same lot area as the structure on the left, while appearing as if it “fits” in its surroundings.



~~**B.— Abutting Townhouse Zone/Townhouse Designation.** Multi-family and mixed use projects abutting a Townhouse (T) zone, or properties with a Townhouse zone Comprehensive Plan designation, shall incorporate the following:~~

~~1.— **Height Requirements within Forty-Five (45) Feet of Townhouse Zone Property.** A maximum building height of thirty-five (35) feet shall apply to portions of a structure within forty-five (45) feet of the side and/or rear property line of an adjacent property with a Townhouse zone or Townhouse Comprehensive Plan designation.~~

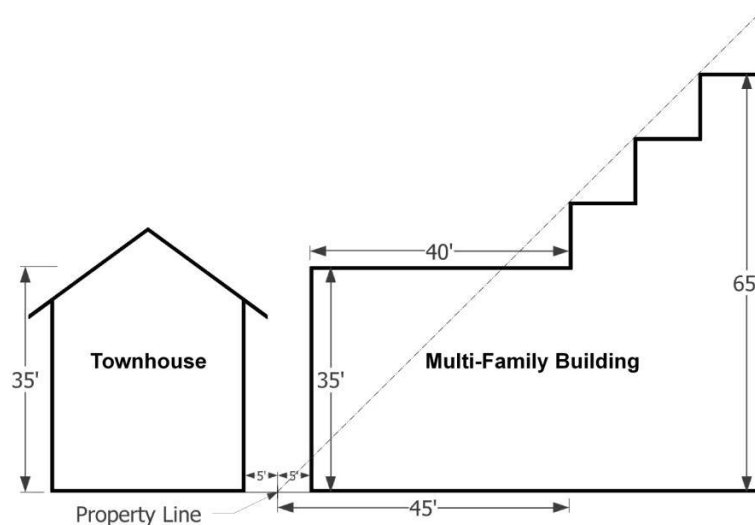
2.— Height Allowances within Forty-Five (45) Degree Plane of Townhouse Zone Property.

In order to preserve opportunities for light, view and privacy of adjacent townhouses, the height of a building may increase above thirty-five (35) feet as long as it does not project into a forty-five (45) degree angular plane gradient measured from the side and/or rear property line of the adjacent Townhouse Zone property.

3.— Height Allowances Beyond Sixty-Five (65) Feet of Townhouse Zone Property.

Building height after sixty-five (65) feet can increase to the maximum allowed by the zone within which the building is located after the requirements in subsection (B)(2) of this section are met.

Example: Diagram showing example of height requirements and allowances for multi-family and mixed use projects abutting Townhouse Zone or townhouse properties.



15.510.240 Privacy

Intent: Respect adjacent properties by locating buildings to minimize disruption of privacy. One consideration is the views from upper stories of new buildings into adjacent private yards, especially in less intensive zones. Buildings should also be designed so that units within a development have appropriate private space.

A.— Building design shall incorporate the following elements:

- 1.— Stagger windows to avoid alignment with adjacent windows;
- 2.— Reduce the number of windows and decks on the buildings overlooking private yards of neighboring properties; and

~~3.— Use landscaping and open space to enhance privacy. (Ord. 15-1018 § 1)~~

~~15.510.250 Building Security~~

~~Intent: Provide for safety in the design of building doors and windows, hallways and common areas.~~

~~A.— **Ground Floor Bedroom Windows.** Ground floor bedroom windows of residential units shall be separated from the sidewalk and public areas in one (1) of the following manners:~~

~~1.— The ground floor shall be raised above ground level a minimum of four (4) feet and pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows;~~

~~2.— Pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows, and windows shall be screened with decorative metal grating providing a fifty percent (50%) to seventy percent (70%) screen and landscaping providing filtered screening. Dense landscaping, such as hedges, shall not be used in front of windows.~~

~~B.— **Exterior Access Corridors.** Exterior access corridors shall not be located directly adjacent to dwelling windows on upper floors.~~

~~C.— **Windows on Street-Front Facades.** Windows on street-front facades shall be provided to allow views of the street.~~

~~D.— **Common Areas.** Common areas shall be designed for visibility and security.~~

~~1.— Windows and lighting shall be sited to provide visibility of common areas, including mail kiosks, stairwells, parking garages, laundry rooms, exercise rooms, and other common areas of the site.~~

~~2.— Doors between common areas shall have through-door viewers with a minimum one hundred eighty (180) degree viewing range, or windowpanes.~~

~~3.— Common areas shall have more than one (1) exit.~~

~~E.— **Dumpsters and Recycling Containers.** Dumpsters and recycling containers shall be conveniently located for residents, and be screened in a manner that allows sufficient visibility to prevent hiding places for unwanted persons.~~

~~F.—**Door and Window Treatment.** The following items are minimum security requirements for door and window treatment for residential units:~~

- ~~1.— For all exterior doors and doors leading from individual units into common areas:
 - ~~a.— Solid-core wood doors or metal doors;~~
 - ~~b.— Through-door viewers with a minimum one hundred eighty (180) degree viewing range;~~
 - ~~c.— Single-cylinder deadbolts extending a minimum of one (1) inch into the frame;~~
 - ~~d.— Security strikeplates a minimum of three and one-half (3-1/2) inches in height mounted with screws a minimum of three (3) inches in length;~~
 - ~~e.— Double locks on sliding doors;~~~~
- ~~2.— Double locks on ground floor and sliding windows.~~

~~These items shall be inspected and approved by the City of SeaTac Crime Prevention Officer prior to issuance of a certificate of occupancy. The City of SeaTac Crime Prevention Officer may approve alternate designs that provide a similar degree of security.~~

~~15.510.260 Building Materials~~

~~**Intent:** Add visual interest and contribute to human scale through texture, color and detailing. Materials should be durable so that the development will continue to be an attractive part of the community over time.~~

~~A.— Quality, durable materials that add visual interest shall be used in building design.~~

- ~~1.— Color and materials shall be varied in projects as follows:
 - ~~a.— In multi-building projects, colors or materials shall be varied from structure to structure to differentiate between buildings, and provide variety and individuality;~~
 - ~~b.— Colors and materials shall be used to visually reduce the size of buildings that are larger than others in the neighborhood, through:
 - ~~i.— Contrasting trim detailing;~~~~~~

~~ii.—Contrasting shades or colors to distinguish the ground from upper floors, or one (1) section of building from another;~~

~~c.—Bright or intense colors should be reserved for accent or trim.~~

~~2.—A color and materials board shall be submitted and approved prior to permit approval.~~

~~B.—Materials that have a track record of installation difficulties or lack of durability shall be subject to provision of warranty information from manufacturers and installers, and provision of a maintenance bond or letter of credit for a period of three (3) years. Building materials with a history of problems with installation and rapid decay may be disallowed.~~

15.510.300 Vehicular Access and Circulation

~~**Purpose:** Vehicular access and circulation should emphasize the safety of pedestrians, enhance the streetscape in the neighborhood and minimize the traffic impact of new developments on existing neighborhoods.~~

15.510.310 Vehicular Access

~~**Intent:** Facilitate access that provides adequate capacity while reducing curb cuts and providing for pedestrian safety.~~

~~A.—Access to multi-family developments shall be from a major or minor arterial wherever possible.~~

~~B.—Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage.~~

~~C.—Dead-end streets shall be permitted only where there is no feasible connection with an adjacent public and/or private street.~~

~~D.—Developments shall be oriented to transit stops whenever possible. Lighting shall be provided along pedestrian walkway connections and adjacent to transit stop facilities.~~

~~E.—In developments over one hundred (100) units, a bicycle circulation path separate from vehicular circulation and pedestrian paths shall connect buildings within the development. Benches, shade trees or other amenities shall be incorporated into the bicycle/circulation path as appropriate.~~

15.510.320 Traffic Calming

~~Intent: Provide for traffic calming to discourage cut-through traffic and enhance neighborhood safety.~~

~~The following measures may be required on neighborhood streets near a new development if appropriate to control traffic, providing any access restrictions are approved by the City of SeaTac Fire Department as not adversely impacting fire and life safety access:~~

~~A. Crosswalks marked with a change in paving and pedestrian crossing lights;~~

~~B. Chicanes (mid-block narrowing of the street to slow traffic);~~

~~C. Traffic circles (with landscaping where feasible);~~

~~D. A bicycle path adjacent to and in addition to other required street frontage improvements;~~

~~E. The following additional traffic calming measures shall be required upon a petition by seventy-five percent (75%) of property owners on an affected section of street:~~

~~1. "Curb bulbs" or "chokers" (areas of widened sidewalk and curb at street entries and with landscaping or bioretention, where feasible) to restrict turns into existing neighborhood areas.~~

~~2. Streets restricted to one (1) way access, except for fire and life safety vehicles.~~

15.510.330 Buffering Adjacent to Expanded Streets

~~Intent: Provide for the preservation of neighborhood character and pedestrian safety in areas where a street through an existing neighborhood must be expanded to serve new multi-family development.~~

~~If the capacity of an existing nonarterial street must be increased to serve a new multi-family development, the following shall be required for single-family properties along such street:~~

~~A. Fencing and landscaping of up to five (5) feet of Type II landscaping shall be provided adjacent to existing single-family properties. If significant existing landscaping is displaced, it may be required to be relocated or replaced on or adjacent to affected properties to preserve the neighborhood character.~~

~~B. Any access to properties that is adversely affected by a change in road configuration shall be restored at the developer's expense, including relocation of driveways, carports, and garages, if necessary.~~

~~These off-site improvements shall be required of the developer in addition to other street frontage improvements required by the City.~~

~~15.510.400 Design of Surface and Structured Parking~~

~~**Purpose:** These standards are intended to provide for safety and aesthetic considerations in surface and under-building parking within multi-family developments.~~

~~15.510.410 General Considerations~~

~~**Intent:** Minimize parking as a visual element of a site and enhance the pedestrian environment. Parking should be visible from living units or have secured entrances.~~

~~A.— Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of location and design.~~

~~B.— All covered parking shall either be secure parking with electronic entries, or open carport-type structures with roof material of transparent glazing to allow surveillance from above. Unsecured “tuck-under” style parking and carports constructed of solid materials that block visibility of parking areas shall not be allowed.~~

~~15.510.420 Design of Surface Parking Lots~~

~~**Intent:** Locate parking such that unsecured parking areas are visible from living units and safely illuminated. Landscaping should provide an aesthetically pleasing treatment, provide for summer shade and absorption of rainwater. Pedestrian pathways should allow for pedestrian safety from parking areas to residences where the two (2) areas are separated. Where multiple driveways are necessary, landscaping should be provided to separate and minimize the impact on the streetscape.~~

~~A.— One (1) landscape island a minimum of six (6) feet in width, exclusive of curbs, shall be required for each seven (7) parking spaces as specified in SMC 15.300.500(B). Landscape island siting and design may be modified to accommodate LID-BMPs.~~

~~B.— Lighting levels in surface parking lots shall conform to the standards in Chapter 17.24 SMC, Parking Lot Lighting.~~

~~C.— If carport structures are provided, they shall be designed with transparent glazing to allow views from units above.~~

~~D.— Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a contrasting paving material such as permeable pavement.~~

~~15.510.430 Design of Structured Parking~~

~~**Intent:** Locate structured parking under or within multi-family buildings to enhance safety and aesthetics. Aesthetic considerations include appropriate screening and subordination of under-the-building parking.~~

~~Attention to security features as an integral part of the initial design allows security needs to be met without unduly compromising aesthetics or traffic flow patterns and operations, and without excessive construction or operating costs. The use of CPTED principles in the design of residential parking structures can enhance resident safety. Principles include good lighting, openness to public view, access control, and a security management plan that includes periodic review and updating.~~

~~**A.—Lighting of Structured Parking.** Lighting levels in structured parking shall conform with the requirements of Chapter 17.28 SMC, Parking Structures.~~

~~**B.—Elevators and Stairs.**~~

~~1.—Elevator towers and stairwells shall be open to public view to the maximum extent possible. If enclosure of an elevator waiting area is necessary for fire code purposes or for weather protection, enclosure shall be with transparent glazing.~~

~~2.—Potential hiding places below stairs should be closed off. If used for storage, such areas shall be secured with doors and padlocks.~~

~~3.—Directional arrows indicating exits and elevators must be painted on walls.~~

~~4.—Remote exterior stairway doors shall be equipped with one (1) way locks allowing people to exit but not to enter the facility at those locations.~~

~~**C.—Floors.** Parking decks shall be flat to the maximum extent possible to increase visibility. Openness should be encouraged through methods such as long span construction and high ceilings.~~

~~**D.—Facades.**~~

~~1.—Parking located at grade under a building shall be attractively screened through a combination of decorative grilles, or trelliswork. Screening shall provide for light, airflow, and natural surveillance into the structure, while limiting access. Since screening is intended to increase security by restricting access to the facility, the screening must be reasonably strong and durable to withstand vandalism and the elements.~~

~~Separate enclosed garages serving individual units shall be completely enclosed or shall be screened as described above.~~

~~2.— For underground structures, the first level below grade shall be daylighted by either grading the site down or using air wells to allow natural light and ventilation into the structure. Such openings shall be barred to prevent access and landscaped in a manner that provides both screening and visibility through the landscaping. Openings shall be adjacent to well-traveled walks or frequently used areas of open space.~~

~~3.— Stand-alone, multi-level aboveground parking structures shall be avoided in multi-family complexes.~~

~~a.— Where allowed by a decision of the Director due to special design or site conditions, multi-level above-ground parking structures shall comply with the top floor variation, character and massing, and minimizing views into the interior requirements of SMC 15.300.460(C)(2), (C)(3) and (C)(4)(b), (c), and (e). Such structures shall be required to comply with SMC 15.300.460(D), Ground Floor Uses in Parking Structures, when adjacent to a public street.~~

~~b.— The facade of a stand-alone multi-level parking facility should provide filtered screening that allows visibility to streets and good visibility for patrolling police cars. Stairways on the building's exterior should be visible from the outside. If stairs are to be enclosed, glass or wire glass can be used.~~

~~E.— Circulation and Access Control.~~

~~1.— Vehicle entrances and exits shall be kept to a minimum. All entrances shall be gated, with gates that permit visibility into the garage.~~

~~2.— Pedestrian entrances shall be concentrated to bring all pedestrians through one (1) portal, which improves the ability to see and be seen by others.~~

~~3.— Emergency exits shall be provided.~~

~~4.— Any ground-level pedestrian exits that open into nonsecure areas should be emergency exits only and fitted with panic bar hardware.~~

5.— Dead end parking areas as well as nooks and crannies in the general design of the parking facility should be avoided.

F.— Active Security Measures.

1.— A security management plan shall be submitted and approved prior to building permit issuance. Such plan shall be reviewed and updated every three (3) to five (5) years in cooperation with the City's crime prevention specialist. The plan would include a security audit and proposed CPTED and active security measures.

2.— Active security measures such as emergency phones and closed circuit television (CCTV) shall be provided in large developments if determined to be necessary by the Crime Prevention Officer. At a minimum, a conduit shall be provided for emergency communication and CCTV in stairs, elevator cabs, and elevator lobbies in structured parking for developments containing two hundred (200) or more units.

G.— **Maintenance.** Residential parking structures shall be well-maintained, as trash and graffiti may leave the impression that the facility is not secure.

15.510.500 Recreation and Open Space

Purpose: To provide for adequate recreation and open space areas for the residents of multiple-family dwellings, to separate such areas from automobile-oriented space, and to enhance the environmental quality of multiple-family residential districts.

15.510.510 Minimum Area Required

Intent: Provide opportunities for both active recreation and outdoor areas for passive enjoyment of natural areas. Recreation and open space areas should include amenities appropriate for the ages of people likely to live in the residences and be located with regard to climate conditions and safety.

A.— Each multi-family building or complex of five (5) or more units shall provide a minimum area of recreation and open space, as follows:

1.— **Outside of Overlay Districts.** For developments located outside the designated City Center, S. 154th Street Station Area, and Angle Lake Station Area Overlay Districts:

Unit Size	Minimum Required Open Space
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Unit Size	Minimum Required Open Space
2 bedroom or larger	200 square feet
1 bedroom	160 square feet
Studio	120 square feet

a.— ~~In all multi-family developments, at least fifty percent (50%) of the required recreation and open space must be usable outdoor multi-purpose space accessible by all residents as described in subsection (B) of this section.~~

b.— ~~Up to fifty percent (50%) of the required recreation and open space may be composed of indoor recreational space or outdoor single-purpose recreational facilities as described in subsection (C) of this section.~~

~~2.— **Within Overlay Districts.** For developments located within the designated City Center, S. 154th Street Station Area, and Angle Lake Station Area Overlay Districts:~~

~~A minimum of sixty (60) square feet per unit of outdoor space. One hundred percent (100%) of such space shall be allocated for outdoor multi-purpose open space accessible by all residents as described in subsection (B) of this section.~~

~~**B.— Multi-Purpose Outdoor Recreation and Open Space.** This requirement shall be satisfied through compliance with one (1) or more of the following elements:~~

~~1.— Courtyards, plazas or multi-purpose green spaces which serve to organize the placement of buildings, as described in SMC 15.510.540;~~

~~2.— Upper level common decks, patios, terraces, roof gardens, or vegetated roofs;~~

~~3.— The square footage length and width of publicly accessible pedestrian-only corridors dedicated to passive recreation and separate from the public street system, including access links in sensitive area buffers.~~

~~**C.— Indoor Facilities and Outdoor Single-Purpose Facilities — Outside of Overlay Districts.** This recreation and open space allowance, for properties outside the City Center, S. 154th Street Station Area, and Angle Lake Station Area Overlay Districts, may be met through one (1) or more of the following:~~

~~1.— Tennis/sports courts;~~

- ~~2.—Swimming pools;~~
- ~~3.—Designated exercise areas;~~
- ~~4.—Game rooms;~~
- ~~5.—Lounge areas with food preparation facilities;~~
- ~~6.—Permeable pavement trails; or~~
- ~~7.—Other similar facilities.~~

15.510.520 Play Space for Children

~~**Intent:** Provide for adequate, safely located play space for children. Safe locations are ones that are accessible without crossing circulation areas, and provide for observation by parents and caretakers from the main use areas of nearby units, and from nearby seating and recreation areas. Retirement apartments and assisted living facilities are exempt from this section.~~

~~A.—At least fifty percent (50%) of the required outdoor recreation and open space area required for units of two (2) or more bedrooms shall be laid out in a manner that makes it suitable and safe as play space for children. The children's play space shall contain a minimum of one (1) set of children's play equipment as approved by the Director. Sitting or recreation areas for adults shall be located in close proximity.~~

~~B.—At least fifty percent (50%) of any indoor facilities and outdoor single-purpose facilities required for units of two (2) or more bedrooms shall be appropriate for use by children of various ages. Exercise facilities in complexes containing two (2) or more bedroom units shall provide for adult exercise opportunities with the ability to watch children nearby.~~

~~C.—Play space for children shall be centrally located, visible from the dwellings, and away from hazardous areas like garbage dumpsters, drainage facilities, streets, other vehicular travel ways, woods, and parking areas.~~

~~D.—All units two (2) bedroom units or larger shall be oriented to provide visibility of children's play areas from a kitchen or main living room area. Alternatively, closed circuit TV monitoring of children's play areas shall be installed and access shall be provided by apartment management to tenants with children.~~

15.510.530 Location and Layout of Recreation and Open Space

~~**Intent:** Provide accessible, useable, safe, and maintainable recreation and open space. Open space areas should be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, and good lighting.~~

~~A.—The location, layout, and proposed type of recreation space shall be subject to approval by the Director, and shall conform to the following:~~

~~1.—Open space areas shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units.~~

~~2.—In developments greater than one hundred (100) units, outdoor recreation and open space area shall be divided into several, smaller, usable areas located so as to be convenient and accessible to each building.~~

~~3.—When the total required open space area is less than three thousand (3,000) square feet, the outdoor recreation and open space shall be one (1) continuous site, with a minimum width of twenty (20) feet.~~

~~4.—If the total required area for multi-family recreation space is more than three thousand (3,000) square feet, the space may be divided into several usable indoor or outdoor sites, provided at least one (1) area is at least two thousand (2,000) square feet, and all others at least five hundred (500) square feet, with a minimum width of twenty (20) feet.~~

~~5.—No driveways, parking or other vehicular uses can be located in the outdoor recreation or open space area.~~

~~6.—Required front yard setback areas shall not count toward outdoor common recreation and open space.~~

~~7.—A Type III landscaping buffer consisting of fencing and plant screening with a minimum width of five (5) feet shall separate the recreation space from public streets, parking areas, and driveways.~~

~~8.—Decks, balconies and other similar appurtenances that do not have common access by all the complex residents shall not be counted towards the space requirements.~~

~~9.—The square footage in required side and rear yards may be used to meet the recreation and open space requirements, except for the square footage in side and rear yards occupied by required Type I and II buffer landscaping for noncompatible uses. Side and rear yards must be developed as usable recreation or open space as specified in this chapter to count toward the requirement.~~

~~10.—Other required landscaping (such as building facade landscaping and parking lot landscaping) and sensitive area buffers without common access links such as pedestrian trails shall not be included toward the required recreation and open space requirement.~~

~~11.—No required recreation or open space area shall have a slope greater than four percent (4%), unless the area has been developed with an enhanced accessibility system of ramps, stairs, terraces, trails, or other site improvements.~~

~~B.—The space, layout, and proposed type of screening shall be subject to approval by the Director.~~

15.510.540 Courtyards and Plazas

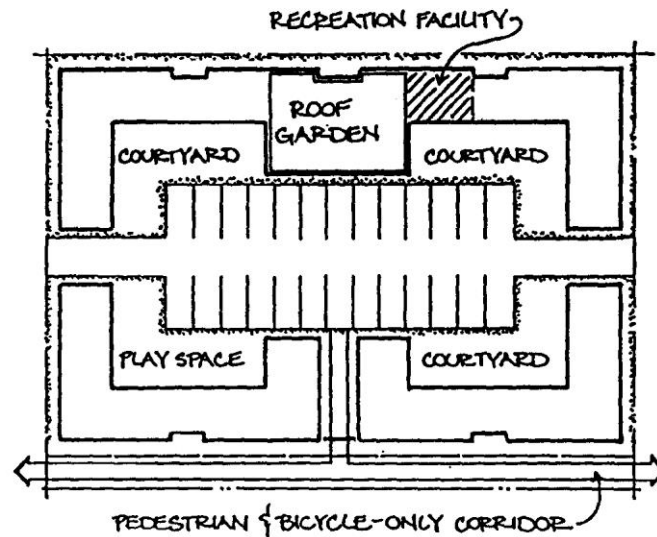
~~**Intent:** Provide landscaped courtyard, plaza and rooftop garden areas that include adequate seating and focal landscaping.~~

~~Courtyard and plaza areas complying with the following requirements may count toward required outdoor open space areas:~~

~~A.—**Dimensions.** The courtyard/plaza dimension is a measurement of the usable open space between two (2) buildings or to a property line, with a minimum width of at least twenty (20) feet or equal to the height of the building, up to seventy-five (75) feet, as determined by the Director.~~

~~B.—Publicly accessible courtyards, plazas or multi-purpose green spaces shall link the open space elements with adjacent sidewalks, pedestrian paths, and/or bikeways.~~

~~C.—Courtyard/plaza areas shall include a minimum of one (1) tree for each two hundred (200) square feet of required area. The plaza/focal area shall consist of at least fifty percent (50%) decorative paving (such as permeable pavement), and include one (1) lineal foot of seating per each forty (40) square feet of required plaza area.~~



Example: Sample arrangement of open space areas.

15.510.550 Maintenance

Intent: Ensure the maintenance of on-site open space and recreational facilities.

Failure to maintain open space and recreational facilities in a usable manner is a violation of this title. Prior to occupancy, a maintenance program for open space and recreational facilities shall be submitted and approved by the Department. The program shall be secured with a maintenance bond, or other suitable financial guarantee as approved by the City, for a period of three (3) years in an amount equal to the estimated cost of maintenance over three (3) years.

15.510.560 Cash Contribution in Lieu of On-Site Recreational

Intent: Allow for the contribution to an existing or future City park in lieu of on-site recreational facilities in smaller developments.

A. Multi-Family Developments with Less than Twenty (20) Dwellings, Assisted Living Facilities and Retirement Apartments. For multiple-family developments containing less than twenty (20) dwellings and all assisted living facilities or retirement apartments, the Director may allow in-lieu payment to the City in an amount comparable to the cost of acquisition and installation of recreational facilities as would otherwise be required.

~~1.— **Acceptance of Payment In Lieu Contributions.** Acceptance of such a voluntary contribution is discretionary on the part of the City, and shall be permitted only when the size of the development site and its projected population is too small to result in usable, high-quality recreational facilities, and the improvement of City park facilities in the vicinity will be of greater benefit to the residents of the proposed dwellings.~~

~~2.— **Park Improvement Fund.** Such payments shall be placed in a fund to be used for capital improvements in existing neighborhood parks or for the development of new parks in the vicinity of the multiple-family dwelling development.~~

~~3.— **Amount of Payment.** The amount of such payment shall be determined by the Director based on a recommendation of the Parks Department Director. The recommendation shall be based on either the actual cost or a reasonable prototype cost of providing park land with quality, durable recreational facilities as would otherwise be required to be provided on site.~~

~~B.— **Multi-Family Developments with More Than Nineteen (19) Dwellings.** Multiple-family dwelling developments containing twenty (20) or more dwelling units (except for assisted living facilities or retirement apartments) shall provide the on-site recreation facilities required by this chapter. Multiple-family dwelling developments which are built in phases of less than twenty (20) dwelling units shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the complete development in the first phase of construction.~~

15.510.600 Landscaping

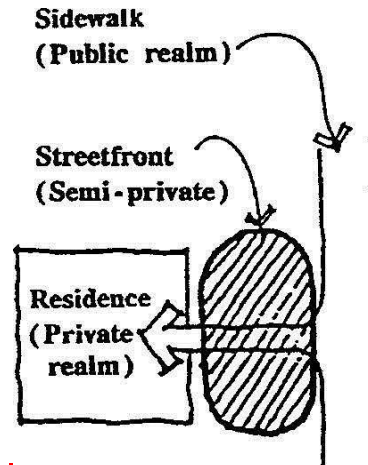
~~**Intent:** Provide buffering adjacent to noncompatible uses, enhance building facades, create pleasant outdoor spaces for relaxation, contribute to privacy, and help to define public from private space.~~

~~A.— Landscape buffering adjacent to noncompatible uses shall be provided as specified in SMC 15.445.210, Landscaping Standards Chart.~~

~~B.— Landscaping shall be used to soften the form of the building by screening blank walls and fences, terracing retaining walls, and use of foundation planting. Building facade landscaping shall be provided, as required by SMC 15.445.210, Landscaping Standards Chart.~~

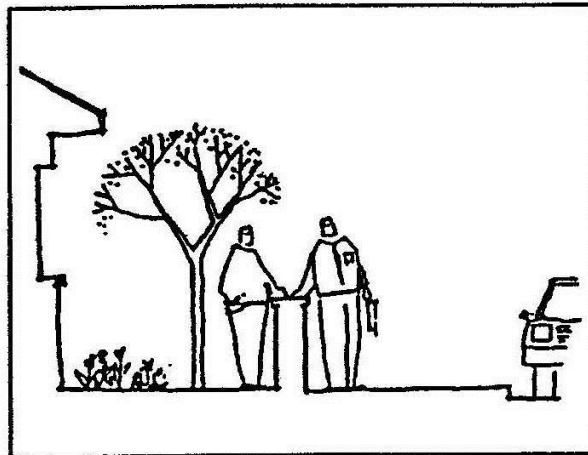
~~C.— Create physical separation and transition from public and semi-public to semi-private and private areas on site through the use of entryways, gates and landscaping.~~

Example: Defining and separating public from semi-public and private space contributes to both privacy and security.



Definition and separation of public from private areas

Example: A small half-wall or fence maintains visibility while creating transition between public and private space.



D.—Distinctive plantings shall be provided to define entries, seating areas, and provide accents in areas created by building modulation.

E.—**Plaza/Focal Area Requirements.** At least one (1) plaza/focal area with distinctive plantings, a minimum of two hundred (200) square feet, shall be provided for each twelve (12) units.

1.— Plaza/focal areas shall include a minimum of one (1) tree for each two hundred (200) square feet of required area. The plaza/focal area shall consist of at least fifty percent (50%) decorative paving (such as permeable pavement), and include one (1) lineal foot of seating per each forty (40) square feet of required plaza area.

2.— Such areas may count toward the required front yard landscaping requirement; provided, that the width of the required front yard landscaping may be reduced by a maximum of twenty-five percent (25%). (For instance, in multi-family developments, the required twenty (20) feet of

~~Type III street frontage landscaping may be reduced to no less than fifteen (15) feet of landscaping along the street frontage.)~~

~~F.—**Landscaping and Sight Lines.** Landscaping shall be designed and maintained to allow sight lines through the property, except where this code requires Type I landscaping. Shrubs should be chosen and trimmed down to a maximum of three (3) feet in height; trees should be trimmed up to provide visual clearance below six (6) feet in height.~~

~~G.—**Fences.** Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street unless the front yard is a private yard located on an arterial street. Chain link fences shall not be placed in a front yard and shall only be used elsewhere if coated or finished to prevent rust.~~

~~H.—**Compatibility of Plant Materials.** New plant materials shall be positioned in a manner that is compatible with native plants.~~

~~I.—**Stormwater Facilities.** Locate stormwater facilities as elements of designed landscaping and pedestrian walkways without impeding pedestrian circulation.~~

15.510.400 Incentives

Purpose: To encourage types of development that are beneficial for the community, or for which there is a particular need.

A. Application of Incentives

The number of allowed units in a development may be increased for incorporation of the incentives in this section.

1. **Maximum Density Incentive.** The maximum density incentive that may be achieved through the application of multiple incentives is a thirty percent (30%) increase in the base number of permitted units.
2. **Maximum Height Incentive.** The maximum height incentive that may be achieved through the application of multiple incentives is a fifteen (15) foot increase in the maximum building height identified in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Park Standards Chart.
 - a. An incentive used to obtain additional height in this chapter may not be used to obtain additional density.
3. **Combining Incentives.** Density incentives as specified in Chapter 15.425 SMC, Development Incentives, may be combined with these incentives, but the total of all incentives may not exceed a thirty percent (30%) increase in the base number of permitted units. The bonuses shall be on a building-by-building basis and are not transferable from one building to another.

B. Senior Housing

Encourage the provision of senior housing within the community to allow for a variety of housing options to aging persons as their family size and housing needs change. This incentive is not applicable to projects whose sole purpose is housing intended for seniors (age fifty-five (55) years or older) (i.e., adult

family homes, assisted living facilities, continuing care retirement communities, retirement apartments, convalescent center/nursing homes, etc.).

1. Density Bonus. A twenty percent (20%) increase in the allowed number of units shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.
2. Height Bonus. A ten (10) foot increase in the maximum allowed height shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.

C. Mixture of Unit Sizes

Promote a mixture of unit sizes within a development, in order to encourage the presence of residents during the daytime. Larger units typically house families, where an adult may be present during the daytime. Having a mixture of unit sizes can contribute to a more secure community.

1. Density Bonus. A ten percent (10%) increase in the allowed number of units shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.
2. Height Bonus. A five (5) foot increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.

D. Condominium/Owner-Occupied Housing

Encourage units to be constructed as condominiums, and remain owner-occupied through codes, conditions, and restrictions (CCRs) or other restrictive covenants, contributing to a sense of ownership, investment in the community, and stability in the resident population of multi-family areas.

1. Density Bonus. A thirty percent (30%) increase in the allowed number of units shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the development and restrict the number of units that may be used as rental properties. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.
2. Height Bonus. A fifteen (15) foot increase in the allowed building height shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the condominium and restrict the number of units that may be used as rental units. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.

E. Underground Parking

Promote the placement of parking underground in order to facilitate urban spaces, pedestrian orientation, and greater efficiency in use of land for housing and open space.

1. Density Bonus. A ten percent (10%) increase in the allowed number of units shall be permitted for developments where a minimum of seventy-five percent (75%) of the parking is placed underground.
2. Height Bonus. A five (5) foot increase in the allowed building height shall be permitted for developments where a minimum of twenty-five percent (25%) of the parking is placed underground.

F. Outdoor Recreation/Open Space

Encourage the placement of additional open space throughout multi-family developments in order to enhance outdoor recreational opportunities for residents.

1. **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted when at least fifteen percent (15%) additional recreation and/or open space over what is required is provided within a multi-family development.
2. **Height Bonus.** A five (5) foot increase in the allowed building height shall be permitted when at least fifteen percent (15%) additional recreation and/or open space over what is required is provided within a multi-family development.

15.510.700 Incentives

~~**Purpose:** To encourage types of development that are beneficial for the community, or for which there is a particular need. (Ord. 15-1018 § 1)~~

15.510.710 Application of Incentives

~~**Intent:** Support the combination of multiple incentives while placing a cap on the total percentage of incentives that keeps the maximum density within a reasonable limit of the underlying zone.~~

~~A.—The number of allowed units in a development may be increased for incorporation of the incentives in this section.~~

~~1.—**Maximum Density Incentive.** The maximum density incentive that may be achieved through the application of multiple incentives is a thirty percent (30%) increase in the base number of permitted units.~~

~~2.—**Maximum Height Incentive.** The maximum height incentive that may be achieved through the application of multiple incentives is a fifteen (15) foot increase in the maximum building height identified in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Park Standards Chart.~~

~~a.—An incentive used to obtain additional height in this chapter may not be used to obtain additional density.~~

~~3.—**Combining Incentives.** Density incentives as specified in Chapter 15.425 SMC, Development Incentives, may be combined with these incentives, but the total of all incentives may not exceed a thirty percent (30%) increase in the base number of permitted units. The~~

~~bonuses shall be on a building-by-building basis and are not transferable from one building to another.~~

~~15.510.720 Senior Housing~~

~~**Intent:** Encourage the provision of senior housing within the community to allow for a variety of housing options to aging persons as their family size and housing needs change. This incentive is not applicable to projects whose sole purpose is housing intended for seniors (age fifty-five (55) years or older) (i.e., adult family homes, assisted living facilities, continuing care retirement communities, retirement apartments, convalescent center/nursing homes, etc.).~~

~~A. **Density Bonus.** A twenty percent (20%) increase in the allowed number of units shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.~~

~~B. **Height Bonus.** A ten (10) foot increase in the maximum allowed height shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.~~

~~15.510.730 Mixture of Unit Sizes~~

~~**Intent:** Promote a mixture of unit sizes within a development, in order to encourage the presence of residents during the daytime. Larger units typically house families, where an adult may be present during the daytime. Having a mixture of unit sizes can contribute to a more secure community.~~

~~A. **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.~~

~~B. **Height Bonus.** A five (5) foot increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.~~

~~15.510.740 Condominium/Owner-Occupied Housing~~

~~**Intent:** Encourage units to be constructed as condominiums, and remain owner-occupied through codes, conditions, and restrictions (CCRs) or other restrictive covenants, contributing to a sense of ownership, investment in the community, and stability in the resident population of multi-family areas.~~

~~A.— **Density Bonus.** A thirty percent (30%) increase in the allowed number of units shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the development and restrict the number of units that may be used as rental properties. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.~~

~~B.— **Height Bonus.** A fifteen (15) foot increase in the allowed building height shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the condominium and restrict the number of units that may be used as rental units. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.~~

~~15.510.750 Underground Parking~~

~~**Intent:** Promote the placement of parking underground in order to facilitate urban spaces, pedestrian orientation, and greater efficiency in use of land for housing and open space.~~

~~A.— **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted for developments where a minimum of seventy five percent (75%) of the parking is placed underground.~~

~~B.— **Height Bonus.** A five (5) foot increase in the allowed building height shall be permitted for developments where a minimum of twenty five percent (25%) of the parking is placed underground.~~

~~15.510.760 Outdoor Recreation/Open Space~~

~~**Intent:** Encourage the placement of additional open space throughout multi-family developments in order to enhance outdoor recreational opportunities for residents.~~

~~A.— **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted when at least fifteen percent (15%) additional recreation and/or open space over what is required is provided within a multi-family development.~~

~~B.— **Height Bonus.** A five (5) foot increase in the allowed building height shall be permitted when at least fifteen percent (15%) additional recreation and/or open space over what is required is provided within a multi-family development.~~

~~15.510.770 Architectural Design~~

~~Intent: Promote enhanced building layout and design in multi-family buildings through the incorporation of additional design elements and features.~~

~~A. **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted when additional building design is provided within a multi-family development.~~

~~B. **Height Bonus.** A five (5) foot increase in the allowed building height shall be permitted when additional building design is provided within a multi-family development.~~

~~C. The enhanced design elements shall consist of the following:~~

~~1. Incorporate all methods of articulation identified in SMC 15.510.220(B)(1).~~

~~2. Utilize all methods of window treatment identified in SMC 15.510.220(D).~~

~~3. Incorporate three (3) or more roofline variations identified in SMC 15.510.220(F).~~

15.510.500 Multi-Family Properties in the City Center, Angle Lake Station Area, and S. 154th Street Station Area Overlay Districts

Purpose: To define standards for multi-family properties in the City Center Overlay District, Angle Lake Station Area Overlay District, and S. 154th Street Station Area Overlay District that allow for setback, density and open space standards appropriate to a more urban environment, while still providing for attractive open space amenities and neighborhood compatibility.

A. Applicability

Ensure that multi-family developments within the City Center Overlay District, S. 154th Street and Angle Lake Station Area Overlay Districts are subject to the same quality, compatibility and security principles and standards outlined in this chapter unless the specific purposes of the City Center Overlay District, S. 154th Street Station Area, or Angle Lake Station Overlay Districts create a need for a modified standard.

1. The following requirements shall be in addition to the multi-family standards contained in this chapter.
2. **Residential Mixed Use Parking.** Parking for residences on a mixed use site shall be clearly delineated and separate from parking for commercial uses.

B. City Center Overlay District.

1. The following City Center Overlay District Standards shall apply to all multi-family projects in the designated City Center:

Circulation:

SMC 15.300.100 Circulation

SMC 15.300.110 Vehicular Circulation Requirements

SMC 15.300.120 Pedestrian Circulation Requirements

Site Planning:

SMC 15.300.200 Site Planning and Building Orientation

SMC 15.300.210	Building Placement/Setbacks
SMC 15.300.230	Relation to Adjacent Development
SMC 15.300.250	Layout and Width of Streetfront Pedestrian Zone

Open Space:

SMC 15.300.325	Incorporating Bow Lake as a Focal Point
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Parking:

SMC 15.300.400	Parking Standards
SMC 15.300.410	Off-Street Parking Requirements and Reductions
SMC 15.300.420	Off-Street Loading Requirements
SMC 15.300.430	Bicycle Parking
SMC 15.300.440	General Parking Design and Construction Standards
SMC 15.300.450	Surface Parking

Landscaping:

SMC 15.300.500(B)	Surface Parking Lot Landscaping and Treatment of Perimeter
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2. The following City Center Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated City Center:

Site Planning:

SMC 15.300.220	Development Abutting Two (2) or More Street Frontages
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Open Space:

SMC 15.300.300	Open Space and Amenities
SMC 15.300.310	Minimum Open Space Area Required
SMC 15.300.320	Front Yard Open Space

Building Design:

SMC 15.300.610(A)	Ground Floor Transparency Requirements
SMC 15.300.610(B)	Pedestrian Weather Protection along Building Facades
SMC 15.300.620	Pedestrian Building Entries
SMC 15.300.630(B)	Treatment of Blank Walls

Mixed Use:

SMC 15.300.710	Mixed Use Development Standards
SMC 15.300.720	Definition of Mixed Use
SMC 15.300.730	Ground Floor Uses in Mixed Use Projects

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

1. The following S. 154th Street Station Area Overlay District Standards shall apply to all multi-family projects in the designated S. 154th Street Station Area:

Circulation:

SMC 15.305.100	Circulation
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SMC 15.305.110	Vehicular Circulation Requirements
SMC 15.305.120	Internal Access Roads
SMC 15.305.130	Pedestrian Requirements
Site Planning:	
SMC 15.305.200	Site Planning and Building Orientation
SMC 15.305.210	Building Placement Setback and Pedestrian Zone Width
SMC 15.305.230	Projects on or Near the Edge of an Urban Low Density Residential (UL) or Medium Density Residential (UM) Zone
SMC 15.305.250	Layout and Width of Streetfront Pedestrian Zone
Parking:	
SMC 15.305.400	Parking Standards
SMC 15.305.410	Off-Street Parking Requirements and Reductions
SMC 15.305.450	Surface Parking
Landscaping:	
SMC 15.305.500	Landscape Standards

2. The following S. 154th Street Station Area Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated S. 154th Street Station Area:

Site Planning:

SMC 15.305.220	Development Abutting Two (2) or More Street Frontages
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Open Space:

SMC 15.305.300	Open Space and Amenities
SMC 15.305.310	Minimum Open Space Area Required
SMC 15.305.320	Location and Design of Open Space
SMC 15.305.330	Open Space Maintenance
SMC 15.305.340	Open Space Design Standards
SMC 15.305.350	Open Space Maintenance

Building Design:

SMC 15.305.600	Building Design
SMC 15.305.610	Street Level Design
SMC 15.305.620	Pedestrian Building Entries
SMC 15.305.630	Building Facades

Mixed Use:

SMC 15.305.700	Mixed Use Development Standards
SMC 15.305.710	Definition of Mixed Use
SMC 15.305.730	Ground Floor Uses in Mixed Use Projects

D. Angle Lake Station Area Overlay District.

1. The following Angle Lake Station Area Overlay District Standards shall apply to all multi-family projects in the designated Angle Lake Station Area:

Circulation:

SMC 15.310.100	Circulation
SMC 15.310.110	Vehicular Circulation Requirements
SMC 15.310.120	Pedestrian Circulation Requirements

Site Planning:

SMC 15.310.200	Site Planning and Building Orientation
SMC 15.310.210	Building Placement/Setbacks
SMC 15.310.220	Development Abutting Two (2) or More Street Frontages
SMC 15.310.250	Layout and Width of Streetfront Pedestrian Zone
SMC 15.310.260	Driveway Design
SMC 15.310.280	Exterior Lighting

Parking Standards:

SMC 15.310.400	Parking Standards
SMC 15.310.410	Off-Street Parking Requirements and Reductions
SMC 15.310.430	Bicycle Parking Requirements
SMC 15.310.440	General Parking Design and Construction Standards
SMC 15.310.450	Surface Parking
SMC 15.310.460	Structured Parking

2. The following Angle Lake Station Area Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated Angle Lake Station Area:

Open Space:

SMC 15.310.300	Open Space and Amenities
SMC 15.310.310	Minimum Open Space Area Required
SMC 15.310.320	Location and Design of Open Space

Building Design:

SMC 15.310.610	Street Level Design
SMC 15.310.620	Pedestrian Building Entries
SMC 15.310.630	Building Facades

Mixed Use:

SMC 15.310.710	Mixed Use Development Standards
SMC 15.310.720	Definition of Mixed Use

15.510.600 Open Space in the City Center, S. 154th Street and Angle Lake Station Area Overlay Districts

Intent: Provide standards for recreation and open space for multi-family properties located within the City Center, S. 154th Street and Angle Lake Station Area Overlay Districts that allows achievement of urban densities while still providing an attractive streetscape and comfortable open space amenities for residents, including play space for children.

A. **Minimum Common Open Space.** For developments located within the designated City Center, S. 154th Street and Angle Lake Station Area Overlay Districts, a minimum of sixty (60) square feet per unit of common outdoor space shall be required. Such open space shall be allocated according to the requirements of:

SMC 15.510.510(B)	Multi-Purpose Outdoor Recreation and Open Space
SMC 15.510.520	Play Space for Children
SMC 15.510.530	Location and Layout of Recreation and Open Space
SMC 15.510.540	Courtyards and Plazas
SMC 15.510.550	Maintenance
SMC 15.510.560	Cash Contribution in Lieu of On-Site Recreation

B. For residential mixed use development in the City Center, S. 154th Street and Angle Lake Station Area Overlay Districts, the following commercial open space requirement shall be applied to that proportion of the site that is commercial, based on building square footage:

Within City Center Overlay District:

SMC 15.300.310	Minimum Open Space Area Required
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Within S. 154th St. Station Area Overlay District:

SMC 15.305.300	Open Space and Amenities
SMC 15.305.310	Minimum Open Space Area Required
SMC 15.305.320	Front Yard Open Space
SMC 15.305.330	Alternative Methods for Meeting Usable Open Space Requirement
SMC 15.305.340	Open Space Design Standards
SMC 15.305.350	Open Space Maintenance

Within Angle Lake Station Area Overlay District:

SMC 15.310.300	Open Space and Amenities
SMC 15.310.310	Minimum Open Space Area Required
SMC 15.310.320	Location and Design of Open Space

1. **Waiving Commercial Open Space Requirements.** Commercial open space requirements may be waived for ground floor retail, or service uses specified in SMC [15.300.730](#) and [15.305.057](#), at the discretion of the Director, to encourage the inclusion of retail and service uses that will serve the multi-family development and immediate neighborhood. The commercial open space requirement shall not be waived for ground floor uses such as hotel/motel and other commercial uses that generate significant demand for open space. (Ord. 16-1009 § 7; Ord. 15-1018 § 1)

15.510.900 Concept Illustrations

Each standard includes examples and illustrations of ways in which the intent of the design standard could be achieved. The graphic illustrations are meant to be examples, and not the only acceptable means to accomplishing the intent of the standards being illustrated. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standards.

Illustration: Building Orientation with Respect to Streetscape

Building entries may be oriented to an interior courtyard if the courtyard has a prominent pedestrian entry and walkway connecting directly to the public sidewalk.



Buildings may be oriented to a cohesive system of open space and pedestrian pathways where there is a prominent pedestrian entry to the site and walkway connecting directly to the public sidewalk.

Illustration: Landscaping Design



-
Entryways, gates, and landscaping shall define and separate public space from semi-public and private areas within the development.

-
Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street unless the front yard is a private yard and is located on an arterial street.



Illustration: Pedestrian Building Entries



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Entries from the street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping. Entrances shall be prominent, visible from the street, and connected by a walkway to the public sidewalk.

-
Multi-family buildings shall utilize one-half (1/2) flight up entries off of the street where feasible.



-
Illustration: Character and Massing



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Building facades shall be articulated at intervals of no more than forty (40) feet with architectural elements which break up long blank walls, add visual interest, and enhance the character of the neighborhood.

Provide architectural features such as setbacks, indentation, overhangs, projections, cornices, bays, canopies, or awnings. Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width.



-
Illustration: Rooflines

Rooflines shall be varied at least every forty (40) feet through the use of dormers, stopped roofs, gables, towers, or other roof elements. These requirements do not apply to vegetated roofs.



-
Illustration: Traffic Calming

Chicanes (mid-block narrowing of the road to slow traffic) are one (1) method that may be appropriate to enhance pedestrian safety near a new development.



-
Illustration:
Covered and
Structured
Parking
Facades

Shared parking at grade under a building shall be screened through decorative grilles or trellis work. The first level below grade shall be daylighted. Such openings shall be barred to prevent access and landscaped in a manner that provides both screening and visibility.



-
Illustration: Children's Play Areas

Children's play areas shall be centrally located, visible from inside dwellings, and located away from hazardous areas like garbage dumpsters, drainage facilities, streets, woods, and parking areas.

Chapter 15.510

MULTI-FAMILY HOUSING DESIGN STANDARDS

Sections:

- 15.510.005 Purpose
- 15.510.010 Authority and Application
- 15.510.050 Density Calculation
- 15.510.100 Site Design and Building Orientation
- 15.510.200 Building Height, Bulk, Scale and Neighborhood Compatibility
- 15.510.300 Architectural Design
- 15.510.400 Incentives
- 15.510.500 Multi-Family Properties in the City Center, Angle Lake Station Area, and S. 154th Street Station Area Overlay Districts
- 15.510.600 Open Space in the City Center, S. 154th Street and Angle Lake Station Area Overlay Districts

15.510.005 Purpose

The following design standards are intended to implement the City's vision for multi-family housing as set forth in the City of SeaTac Comprehensive Plan. The standards serve three (3) basic purposes: to promote quality development, to increase neighborhood compatibility, and to encourage creative architectural design.

A. General Design Objectives

- New multi-family will respect the scale and character of adjacent homes and neighborhoods.
- Provide useable open space within multi-family residential developments.
- Create designs that reinforce the relationship between public and private space.
- Unity of design treatment is expected on all sides of residential buildings, not just on the front facades.
- Parking and driveways will not be allowed to dominate street frontages.
- High-quality durable materials will be used throughout new multifamily and mixed-use residential development.
- Careful attention will be given to designs that provide architectural interest that add visual richness to the project and streetscape
- Ensure community longevity by designing projects and neighborhoods that will endure over time
- Consider and respond to the relationship and context of adjacent projects.

B. Crime Prevention Through Environmental Design (CPTED) is a concept that employs site and building design as a crime prevention strategy intended to reduce the opportunity for criminal behavior, reduce the incidence and fear of crime, reduce calls for police service, and improve the quality of life. Multi-family projects shall follow CPTED requirements which are found in SeaTac Municipal Code (SMC) Title 17.

15.510.010 Authority and Application

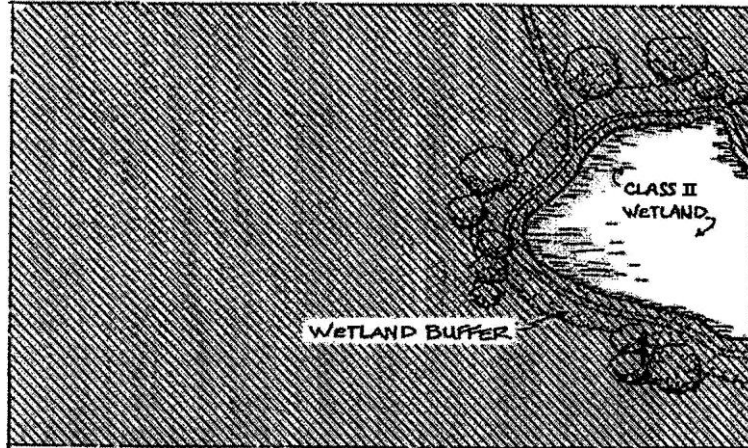
- A. The provisions of this chapter shall apply to all multi-family development of three (3) units or more throughout the City. These standards shall supersede existing regulations elsewhere in SMC Title [15](#) when in conflict with this chapter.
- B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:
 - 1. All new construction requiring building permits; and/or
 - 2. Major Redevelopment
 - a. Additions or alterations to a building, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s), except for the S. 154th Street Station Area.
 - b. **Major Redevelopment in the S. 154th Street Station Area.** Additions or alterations to a building, excluding interior-only improvements, which total twenty-five percent (25%) or more of the gross square footage (GSF) of the existing building(s).
 - c. Only the portions of the building being altered or added to shall be required to integrate multi-family design standards into the design of the alteration or addition.
- C. Departures. Departures from these standards may be allowed, to promote well designed developments which may not strictly comply with the established standards. Proposed departures from these special standards are subject to the approval of the Director.
 - 1. A departure shall not be granted for height, setbacks, building lot coverage, maximum and minimum parking requirements, minimum lot area, density, lot width or land uses.
- D. Departure Criteria. The applicant must show that the proposed development requesting a departure(s) meets all of the following criteria:
 - 1. How the requested departure meets the intent of the applicable design standard.
 - 2. How the requested departure will not have a detrimental effect on adjacent and nearby properties.
 - 3. How the requested departure offers a significant improvement over what otherwise could have been built under the minimum design standards.
 - 4. How the proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as whole.

15.510.050 Density Calculation

- A. The maximum allowable density for a property shall be calculated as follows:
Net Site Area / Minimum Lot Size = Maximum # of Allowed Units.
- B. For the purposes of this section, the net site area is the total site area minus any areas that are classified as one (1) of the following sensitive areas:
 - 1. Class I, II or III wetlands;
 - 2. Class 1, 2, or 3 streams;

3. Slopes greater than forty percent (40%).
- C. Buffers for the above sensitive areas shall be considered part of the net site area but shall not be built on. Development on a site with wetlands, streams, or steep slopes shall meet all Federal, State and local laws and regulations. Units shall be clustered on the developable portion of the site.

Example: Net Site Area. The net site area (crosshatched in this illustration) excludes sensitive areas, such as wetlands, but includes sensitive area buffers.



- D. Example. The following example illustrates the calculation of maximum density for a sample property in the UH-900 (urban high residential) zone. The sample property is ten (10) acres in size and contains two (2) acres of wetlands and one (1) acre of wetland buffer:

Net Site Area = Total Site Area – Sensitive Areas

Net Site Area = 10 Acres – 2 Acres = 8 Acres

Net Site Area / Minimum Lot Size = Maximum # of Allowed Units

8 Acres (348,480 Square Feet) / 900 sf = 387 Units

This calculation is the maximum number of allowable units for the site. The actual number of units shall be determined by site design and must meet all required development standards of the zoning and building codes.

15.510.100 Site Design and Building Orientation

Purpose: Site design is intended to improve site planning for multi-family housing to reduce the perceived density of a project, maximize open space areas, reflect unique site characteristics, provide “eyes on the street” surveillance, create appropriate provisions for vehicular and pedestrian circulation, and provide for an attractive and active relationship between the building and the street.

- A. Building Orientation
1. Multi-family development shall orient buildings to the street by two (2) or more of the following methods:
 - a. Setting the building back from the street a distance similar to those of other buildings in the block.
 - b. Facing building entries so they are visible from the street.
 - c. Connecting entries to the public sidewalk by walkways that do not go through parking lots.
 - d. Fronting building entrances on courtyards that have a visible connection to the public street.

2. In cases where site constraints make building siting more difficult, buildings may be oriented to natural areas and common open space while including design elements that provide a clear pedestrian entry from the public street. This may be met by including two (2) of the following measures:
 - a. Clustering buildings around a consolidated open space with some buildings and entries oriented to the street.
 - b. Emphasizing the pedestrian entry to the site from the fronting street with landscaping, special paving, gateways, arbors or similar features.
 - c. Optimizing solar access by avoiding shadow casting on adjacent properties, orienting buildings toward the south or west and using deciduous trees to help shade in summer without blocking solar access in winter.
3. Provide a main pedestrian walkway from the street to building entries, as well as from the parking lot to the building.

B. Pedestrian Circulation

Enhance pedestrian safety and convenience by providing an integrated pedestrian circulation system throughout the development.

1. All developments shall feature a fully integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system.
2. Pedestrian circulation shall consist of sidewalks or designated pathways, raised or otherwise separated from parking and vehicular circulation. Sidewalks and pedestrian ways shall be a minimum of four (4) feet in width, clear of any vehicle overhangs.
3. Pedestrian entrances from the street shall be clearly defined and designed so as to be separated from and more prominent than driveways and entrances to parking garages.
4. Pedestrian paths should be visible from buildings or parking lots, and shall be designed to avoid creating "dead ends" or isolated areas.
5. Separate walkways from vehicle traffic. Avoid routing walkways from the street to the building entry through a parking lot. Use landscaping and/or different paving to provide separation.

C. Location of Parking

The location of parking shall minimize the impact of parking facilities on the fronting street, sidewalk and neighboring properties by designing and locating parking lots, carports, and garages so they do not dominate the street front. The following measures shall apply:

1. Locate surface parking at the rear or side of the lot.
2. Break large parking lots into small ones in a way that provides easy access for pedestrians.
3. Minimize the number and width of driveways and curb cuts.
4. Share driveways with adjacent property owners when possible.
5. Locate driveways and garage approaches so they are visually less dominate; and provide a low landscaped (Type III) screen when they are visible from the street.
6. Screen parking lots abutting single-family residences with a ten (10) feet, Type I landscape buffer.

7. Parking lots shall only be located between the building and street when necessary due to physical limitations of the site.

D. Exterior Lighting

Lighting design should consider the appropriate placement and quantity of light to provide for security and aesthetic appreciation while avoiding glare and excessive brightness. Lighting contributes to a residential community by extending the hours of outdoor use. Common industry standards for lighting design as outlined by the industry group IESNA (Illuminating Engineering Society of North America) shall provide guidance for appropriate lighting quantity and design. Additionally, lighting levels of adjacent uses should be considered to avoid competing light levels. Maximum light levels should be considered adjacent to single-family residential areas. Lighting directed to accent landscaping or architectural features is appropriate, especially at entries.

1. Lighting Height. 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 illuminating surfaces intended for pedestrians shall include pedestrian-scale elements a maximum of twelve (12) feet in height.
2. Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from automobile circulation. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas.
3. Effective lighting for pedestrian areas and pathways shall be directed toward the ground.
4. Light fixtures shall be sited and directed to minimize glare around residences.
5. Lighting shall be sited to provide visibility in common areas and building entrances, including mail kiosks, stairwells, parking garages, laundry rooms, exercise rooms, and outdoor common areas of the site.

E. Open Space

Create areas of common open space that are easily accessed by residents; provide focal points for community recreation and interaction and add to the overall quality of life for residents. Given the recreational benefits of common open space, it should be integrated purposefully into the overall design of a development and not merely be residual areas left over after buildings and parking areas are sited.

1. Required landscape areas shall not count towards common open space.
2. Common open space shall be accessible to all residents.
3. Common open space shall be sited to maximize opportunities for creating useable space, be centrally located and well-integrated.
4. Common open space shall not be located adjacent to dumpster enclosures, loading/service areas or other incompatible uses.
5. Multi-family projects with fifteen (15) or fewer units shall provide common open space at two-hundred-fifty (250) square feet per unit.
 - a. Facilities such as a work out room located inside the building or roof decks shall not count towards the common open space requirement.
 - b. Private decks or balconies may count towards the common open space calculation provided they have a minimum depth of six (6) feet and a minimum length of ten (10) feet.

- c. Common open space shall provide at least four (4) of the following amenities to accommodate a variety of ages and activities appropriate to the needs of the residents.
 - Site furnishings such benches, tables or outdoor grills;
 - Children play area;
 - Playfield;
 - Patios or courtyards;
 - Open lawn with trees;
 - Pedestrian scale bollards and accent lighting;
 - Gardens;
 - Recreational trail system;
 - Covered structures such as a gazebo, trellis or pergola;
 - Water feature;
 - Sport courts such as tennis, basketball, or volleyball, etc.;
 - Special paving, such as colored or stained concrete, stone, brick, or other unit pavers
6. Multi-family projects with sixteen (16) or greater units shall provide fifteen (15) percent of net land area for common open space.
- a. Facilities located inside or on top of a Multi-family building such as a work out room, multi-use room, swimming pool or roof decks may count towards the common open space calculation at maximum amount of ten (10) Percent of total required open space.
 - b. Private decks or balconies may count towards the common open space calculation provided they have a minimum depth of six (6) feet and a minimum length of ten (10) feet.
 - c. Common open space shall provide at least four (4) of the following amenities to accommodate a variety of ages and activities appropriate to the needs of the residents.
 - Site furnishings such benches, tables or outdoor grills;
 - Children play area;
 - Playfield;
 - Patios or courtyards;
 - Open lawn with trees;
 - Pedestrian scale bollards and accent lighting;
 - Gardens;
 - Recreational trail system;
 - Covered structures such as a gazebo, trellis or pergola;
 - Water feature;
 - Sport courts such as tennis, basketball, or volleyball, etc.;
 - Special paving, such as colored or stained concrete, stone, brick, or other unit pavers
- F. Vehicular Access and Traffic Calming
1. Access to multi-family developments shall be from a major or minor arterial whenever possible.
 2. Automobile access shall be consolidated with no more than one (1) driveway one –hundred-fifty (150) linear feet of street frontage.

3. The creation of a dead end street shall be permitted only where there is no feasible connection with an adjacent street.
4. Private roadways or auto courts may provide traffic calming measures, if necessary. Such measures may include one (1) or more of the following:
 - a. Landscape islands with a minimum depth of five (5) feet;
 - b. Raised planters with a minimum height of three (3) feet and two (2) feet deep;
 - c. Chicanes (mid-block narrowing of the street to slow traffic);
 - d. Traffic circles, with landscaping where feasible;
 - e. Decorative bollards a minimum height of three (3) feet

15.510.200 Building Height, Bulk, Scale and Neighborhood Compatibility

Reduce the apparent size of new buildings and create visual interest through architectural form and detailing. Architectural features and treatments shall not be restricted to a single façade.

A. General Guidance: Height, Bulk and Scale

1. Review the height, bulk and scale of neighboring buildings as well as the scale of development anticipated by zone for the area to determine an appropriate complement and/or transition.
2. Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.
3. Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the building, and/or match the scale of adjacent properties in building detailing. In other cases, it may be appropriate to differ the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation and/or make for interesting urban form.

B. Roofline Character

1. All projects must provide a roofline design that is with the character of the building and provides some level of visual interest. This shall be done by one (1) or more of the following:
 - a. Design a shaped, sloped or varied roof form.
 - b. Provide cornice expression, overhangs or horizontal projections.
 - c. Create an architectural focal point such as a prominent rooftop feature such as a peak, tower, gable, dome, or roofline trellis structure.
 - d. Utilize other height variations to complement adjacent structures.

C. Building Articulation. All multi-family buildings shall include at least three (3) of the following modulation and/or articulation features at intervals of no more than thirty (30) feet along all facades facing a street, common open space, adjacent properties or common parking areas:

1. Repeating distinctive window patterns at intervals less than the minimum required interval.

2. Vertical building modulation. The minimum depth is thirty-six (36) inches and a minimum width of four (4) feet, if tied to a change in color or building material and/or roofline modulation. Otherwise, a minimum depth of modulation is ten (10) feet and a minimum width for each modulation is fifteen (15) feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the facade and integrated with the building's architecture. For example, "cave" balconies or balconies that appear to be "tacked on" to the facade will not qualify for this option.
 3. Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation shall be five (5) feet.
 4. Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.
 5. Use of material variations such as contrasting colors, brick or metal banding, or textural changes.
- D. Maximum Facades Width. Buildings visible from the street must use design techniques to break up long continuous building walls, reduce the architectural scale of the building and add visual interest. Buildings exceeding one-hundred-twenty (120) feet in width along the street front shall be divided by a thirty (30) foot wide modulation of the exterior wall, so that the maximum length of a particular facade is one-hundred-twenty (120) feet. Such modulation must be at least twenty (20) feet or deeper and extend through all floors. Decks and roof overhangs may encroach up to three feet (per side) into the modulation. Examples could include a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique.
- E. Diversity of Building Types. Multi-building developments shall be required to provide different architectural designs to provide architectural interest and variety. This is particularly important where multiple buildings front on the same street. Simple changes in building colors or reversal of basic facade designs are not sufficient to comply with this standard. Consider changes in vertical and/or horizontal articulation, fenestration, building materials, architectural style, and/or roof design.
- F. Blank Walls
1. "Blank walls" (building facade sections without windows or doors) greater than twenty (20) feet in length that are visible from any right-of-way, private road, open space, sidewalk or through-block pathway shall be screened or treated as described in subsection (F)(2) of this section.
 2. Treatment of Blank Walls. Sections of "blank walls" shall be avoided, but if necessary due to privacy or other design considerations, shall be treated in one (1) or more of the following manners:
 - a. Install vertical trellis in front of the wall with climbing vines or other plant materials over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface;
 - b. Provide a decorative masonry pattern, or other architectural feature as approved by the Director, over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface; and/or
 - c. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.
 3. In no case shall sections of blank walls forty (40) feet or more in length be allowed.

- G. Neighborhood Compatibility/Relation to Adjacent Development
Careful siting, building design and building massing shall be used to achieve an integrated neighborhood character in Urban High and Urban Medium Density Residential projects that transition to Urban Low Density Residential.
1. Urban Medium Density Residential (UM) or Urban High Density Residential (UH) adjacent to Urban Low Density Residential (UL). Properties abutting UL zones shall incorporate a minimum of two (2) of the following techniques:
 - a. Increasing the building setback from the zone boundary at ground level;
 - b. Reducing the bulk of the building's upper floors;
 - c. Reducing the height of the structure;
 - d. Use of a Type I, ten (10) foot landscape buffer;
 - e. Modulation of bays;
 - f. UM to UL: stepping down the height of structures from forty (40) feet to thirty-five (35) feet at the zone boundary;
 - g. UH to UL: stepping down the height of structures from fifty-five (55) feet to forty-five (45) feet at the zone boundary.

15.510.300 Architectural Design

Attention to building design and details encourages an aesthetically appealing and safe place to live. Traditional residential forms such as porches, gables, bay windows, color and texture provide human scale that contributes to a sense of ownership and comfort.

- A. Architectural Details
All multi-family buildings shall be enhanced with appropriate details. Each façade of a multi-family building shall include three (3) or more of the following details:
1. Decorative porch design with distinct design and use of materials.
 2. Decorative treatment of windows and doors, such as molding/framing details, bay windows, decorative glazing, or door designs and/or unique window designs. Focus should be given to the use of color, materials and texture to reduce uniformity.
 3. Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.
 4. Decorative light fixtures with a diffuse visible light source, such as a globe or acorn that is nonglaring or a decorative shade or mounting for each building entry on the façade.
 5. Brick or stonework covering more than ten (10) percent of the façade.
 6. Building materials that visual interest such as individualized patterns or continuous wood details, decorative moldings, brackets, wave trim or lattice work, and decorative brick or stone.
 7. Roofline details that adds distinct visual interest, such as including multiple gables, dormers or other design elements.
 8. Decorative balcony design, railings, grill work, or other like design element.

9. Windows in all garage doors.

B. Building Materials

1. Building exteriors shall be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, patterns, or lend themselves to a high quality of detailing are encouraged.
2. The choice of climate appropriate materials is encouraged. Emphasis should be on selecting durable and attractive materials that will age well in the Pacific Northwest climate, taking special care to detail corners, edges, and transitions. Pay particular attention to environments that create harsh conditions that may require special materials and details.
3. Color. In multi-building projects, colors or materials shall be varied from structure to structure to differentiate between buildings, and provide variety and individuality. Colors and materials shall be used to visually reduce the size of buildings that are larger than others in the neighborhood.

C. Pedestrian Building Entries

Provide pedestrian entries that are prominent and highly visible from other buildings and public areas and consider safe alignments of sidewalks and paths.

1. Entries from Street. Entries from a street shall be clearly marked with weather protection, canopies, architectural elements, ornamental lighting, or landscaping.
2. Entries from Parking Lots. Entries from parking lots shall be subordinate to those related to the street.
3. Pedestrian Paths. Clear pedestrian paths separate from parking areas shall connect building entrances to sidewalks. Pedestrian paths shall be illuminated pursuant to Chapter 17.40 SMC, Walkway, Bikeway and Park Lighting.

D. Privacy Considerations

Orient buildings to provide for privacy, to the extent practical, both within the project and for adjacent residential uses. Building design should incorporate the following elements:

1. Stagger windows to avoid alignment with adjacent windows;
2. Use landscaping and open space to enhance privacy;
3. Separate decks and patios with fencing, walls or screens.

E. Screening of Dumpsters and Service Areas

To reduce visual impact and provide screening of trash, service, loading and storage, multi-family projects shall provide a designated area for service elements. Such service elements shall meet the following requirements:

1. Service elements shall be located to minimize the negative visual, noise, odor and physical impacts to the street environment, adjacent residents or other uses, and pedestrian areas.
2. All service, loading, and trash collection areas shall be screened by masonry, wood, planting areas or a combination of the three. Full screening shall be six (6) feet high.
3. Services areas shall be paved.
4. Service elements shall be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.

5. The design of detached service enclosures shall be compatible with the design of the primary structure or structures on the site.
6. Exterior mechanical devices shall be shielded to reduce visibility and noise impacts.
7. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

F. Design of Structured Parking

Locate structured parking under or within multi-family buildings to enhance safety and aesthetics. Aesthetic considerations include appropriate screening and subordination of under-the-building parking. Attention to security features as an integral part of the initial design allows security needs to be met without unduly compromising aesthetics or traffic flow patterns and operations, and without excessive construction or operating costs. The use of CPTED principles in the design of residential parking structures can enhance resident safety. Principles include good lighting, openness to public view, access control, and a security management plan that includes periodic review and updating.

1. Lighting of Structured Parking. Lighting levels in structured parking shall conform with the requirements of Chapter 17.28 SMC, Parking Structures.
2. Elevators and Stairs.
 - a. Elevator towers and stairwells shall be open to public view to the maximum extent possible. If enclosure of an elevator waiting area is necessary for fire code purposes or for weather protection, enclosure shall be with transparent glazing.
 - b. Potential hiding places below stairs should be closed off. If used for storage, such areas shall be secured with doors and padlocks.
 - c. Directional arrows indicating exits and elevators must be painted on walls.
 - d. Remote exterior stairway doors shall be equipped with one (1) way locks allowing people to exit but not to enter the facility at those locations.
3. Floors. Parking decks shall be flat to the maximum extent possible to increase visibility. Openness should be encouraged through methods such as long-span construction and high ceilings.
4. Facades.
 - a. Parking located at grade under a building shall be attractively screened through a combination of decorative grilles, or trelliswork. Screening shall provide for light, airflow, and natural surveillance into the structure, while limiting access. Since screening is intended to increase security by restricting access to the facility, the screening must be reasonably strong and durable to withstand vandalism and the elements.
 - b. Separate enclosed garages serving individual units shall be completely enclosed or shall be screened as described above.
 - c. For underground structures, the first level below grade shall be daylighted by either grading the site down or using air wells to allow natural light and ventilation into the structure. Such openings shall be barred to prevent access and landscaped in a manner that provides both screening and visibility through the landscaping. Openings shall be adjacent to well-traveled walks or frequently used areas of open space.

- d. Stand-alone, multi-level aboveground parking structures shall be avoided in multi-family complexes.
- e. Where allowed by a decision of the Director due to special design or site conditions, multi-level above-ground parking structures shall comply with the top floor variation, character and massing, and minimizing views into the interior requirements of SMC 15.300.460(C)(2), (C)(3) and (C)(4)(b), (c), and (e). Such structures shall be required to comply with SMC 15.300.460(D), Ground Floor Uses in Parking Structures, when adjacent to a public street.
- f. The facade of a stand-alone multi-level parking facility should provide filtered screening that allows visibility to streets and good visibility for patrolling police cars. Stairways on the building's exterior should be visible from the outside. If stairs are to be enclosed, glass or wire glass can be used.

5. Circulation and Access Control.

- a. Vehicle entrances and exits shall be kept to a minimum. All entrances shall be gated, with gates that permit visibility into the garage.
- b. Pedestrian entrances shall be concentrated to bring all pedestrians through one (1) portal, which improves the ability to see and be seen by others.
- c. Emergency exits shall be provided.
- d. Any ground-level pedestrian exits that open into nonsecure areas should be emergency exits only and fitted with panic bar hardware.
- e. Dead end parking areas as well as nooks and crannies in the general design of the parking facility should be avoided.

- 6. **Maintenance.** Residential parking structures shall be well-maintained, as trash and graffiti may leave the impression that the facility is not secure.

15.510.400 Incentives

Purpose: To encourage types of development that are beneficial for the community, or for which there is a particular need.

A. Application of Incentives

The number of allowed units in a development may be increased for incorporation of the incentives in this section.

- 1. Maximum Density Incentive. The maximum density incentive that may be achieved through the application of multiple incentives is a thirty percent (30%) increase in the base number of permitted units.
- 2. Maximum Height Incentive. The maximum height incentive that may be achieved through the application of multiple incentives is a fifteen (15) foot increase in the maximum building height identified in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Park Standards Chart.
 - a. An incentive used to obtain additional height in this chapter may not be used to obtain additional density.
- 3. Combining Incentives. Density incentives as specified in Chapter 15.425 SMC, Development Incentives, may be combined with these incentives, but the total of all incentives may not exceed a thirty percent (30%) increase in the base number of permitted units. The bonuses shall be on a building-by-building basis and are not transferable from one building to another.

B. Senior Housing

Encourage the provision of senior housing within the community to allow for a variety of housing options to aging persons as their family size and housing needs change. This incentive is not applicable to projects whose sole purpose is housing intended for seniors (age fifty-five (55) years or older) (i.e., adult family homes, assisted living facilities, continuing care retirement communities, retirement apartments, convalescent center/nursing homes, etc.).

1. Density Bonus. A twenty percent (20%) increase in the allowed number of units shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.
2. Height Bonus. A ten (10) foot increase in the maximum allowed height shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.

C. Mixture of Unit Sizes

Promote a mixture of unit sizes within a development, in order to encourage the presence of residents during the daytime. Larger units typically house families, where an adult may be present during the daytime. Having a mixture of unit sizes can contribute to a more secure community.

1. Density Bonus. A ten percent (10%) increase in the allowed number of units shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.
2. Height Bonus. A five (5) foot increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.

D. Condominium/Owner-Occupied Housing

Encourage units to be constructed as condominiums, and remain owner-occupied through codes, conditions, and restrictions (CCRs) or other restrictive covenants, contributing to a sense of ownership, investment in the community, and stability in the resident population of multi-family areas.

1. Density Bonus. A thirty percent (30%) increase in the allowed number of units shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the development and restrict the number of units that may be used as rental properties. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.
2. Height Bonus. A fifteen (15) foot increase in the allowed building height shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the condominium and restrict the number of units that may be used as rental units. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.

E. Underground Parking

Promote the placement of parking underground in order to facilitate urban spaces, pedestrian orientation, and greater efficiency in use of land for housing and open space.

1. Density Bonus. A ten percent (10%) increase in the allowed number of units shall be permitted for developments where a minimum of seventy-five percent (75%) of the parking is placed underground.
2. Height Bonus. A five (5) foot increase in the allowed building height shall be permitted for developments where a minimum of twenty-five percent (25%) of the parking is placed underground.

F. Outdoor Recreation/Open Space

Encourage the placement of additional open space throughout multi-family developments in order to enhance outdoor recreational opportunities for residents.

1. Density Bonus. A ten percent (10%) increase in the allowed number of units shall be permitted when at least fifteen percent (15%) additional recreation and/or open space over what is required is provided within a multi-family development.
2. Height Bonus. A five (5) foot increase in the allowed building height shall be permitted when at least fifteen percent (15%) additional recreation and/or open space over what is required is provided within a multi-family development.

15.510.500 Multi-Family Properties in the City Center, Angle Lake Station Area, and S. 154th Street Station Area Overlay Districts

Purpose: To define standards for multi-family properties in the City Center Overlay District, Angle Lake Station Area Overlay District, and S. 154th Street Station Area Overlay District that allow for setback, density and open space standards appropriate to a more urban environment, while still providing for attractive open space amenities and neighborhood compatibility.

A. Applicability

Ensure that multi-family developments within the City Center Overlay District, S. 154th Street and Angle Lake Station Area Overlay Districts are subject to the same quality, compatibility and security principles and standards outlined in this chapter unless the specific purposes of the City Center Overlay District, S. 154th Street Station Area, or Angle Lake Station Overlay Districts create a need for a modified standard.

1. The following requirements shall be in addition to the multi-family standards contained in this chapter.
2. **Residential Mixed Use Parking.** Parking for residences on a mixed use site shall be clearly delineated and separate from parking for commercial uses.

B. City Center Overlay District.

1. The following City Center Overlay District Standards shall apply to all multi-family projects in the designated City Center:

Circulation:

SMC 15.300.100

Circulation

SMC 15.300.110

Vehicular Circulation Requirements

SMC 15.300.120

Pedestrian Circulation Requirements

Site Planning:

SMC 15.300.200

Site Planning and Building Orientation

SMC 15.300.210

Building Placement/Setbacks

SMC 15.300.230

Relation to Adjacent Development

SMC 15.300.250	Layout and Width of Streetfront Pedestrian Zone
Open Space:	
SMC 15.300.325	Incorporating Bow Lake as a Focal Point
Parking:	
SMC 15.300.400	Parking Standards
SMC 15.300.410	Off-Street Parking Requirements and Reductions
SMC 15.300.420	Off-Street Loading Requirements
SMC 15.300.430	Bicycle Parking
SMC 15.300.440	General Parking Design and Construction Standards
SMC 15.300.450	Surface Parking
Landscaping:	
SMC 15.300.500(B)	Surface Parking Lot Landscaping and Treatment of Perimeter

2. The following City Center Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated City Center:

Site Planning:	
SMC 15.300.220	Development Abutting Two (2) or More Street Frontages
Open Space:	
SMC 15.300.300	Open Space and Amenities
SMC 15.300.310	Minimum Open Space Area Required
SMC 15.300.320	Front Yard Open Space
Building Design:	
SMC 15.300.610(A)	Ground Floor Transparency Requirements
SMC 15.300.610(B)	Pedestrian Weather Protection along Building Facades
SMC 15.300.620	Pedestrian Building Entries
SMC 15.300.630(B)	Treatment of Blank Walls
Mixed Use:	
SMC 15.300.710	Mixed Use Development Standards
SMC 15.300.720	Definition of Mixed Use
SMC 15.300.730	Ground Floor Uses in Mixed Use Projects

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

1. The following S. 154th Street Station Area Overlay District Standards shall apply to all multi-family projects in the designated S. 154th Street Station Area:

Circulation:	
SMC 15.305.100	Circulation
SMC 15.305.110	Vehicular Circulation Requirements
Site Planning:	

- SMC 15.305.200 Site Planning and Building Orientation
- SMC 15.305.210 Building Placement Setback and Pedestrian Zone Width
- SMC 15.305.230 Projects on or Near the Edge of an Urban Low Density Residential (UL) or Medium Density Residential (UM) Zone

Parking:

- SMC 15.305.400 Parking Standards
- SMC 15.305.410 Off-Street Parking Requirements and Reductions
- SMC 15.305.450 Surface Parking

Landscaping:

- SMC 15.305.500 Landscape Standards

2. The following S. 154th Street Station Area Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated S. 154th Street Station Area:

Site Planning:

- SMC 15.305.220 Development Abutting Two (2) or More Street Frontages

Open Space:

- SMC 15.305.300 Open Space and Amenities
- SMC 15.305.310 Minimum Open Space Required
- SMC 15.305.320 Location and Design of Open Space
- SMC 15.305.330 Open Space Maintenance

Building Design:

- SMC 15.305.600 Building Design
- SMC 15.305.610 Street Level Design
- SMC 15.305.620 Pedestrian Building Entries
- SMC 15.305.630 Building Facades

Mixed Use:

- SMC 15.305.700 Mixed Use Development Standards
- SMC 15.305.710 Definition of Mixed Use

D. Angle Lake Station Area Overlay District.

1. The following Angle Lake Station Area Overlay District Standards shall apply to all multi-family projects in the designated Angle Lake Station Area:

Circulation:

- SMC 15.310.100 Circulation
- SMC 15.310.110 Vehicular Circulation Requirements
- SMC 15.310.120 Pedestrian Circulation Requirements

Site Planning:

- SMC 15.310.200 Site Planning and Building Orientation
- SMC 15.310.210 Building Placement/Setbacks

SMC <u>15.310.220</u>	Development Abutting Two (2) or More Street Frontages
SMC <u>15.310.250</u>	Layout and Width of Streetfront Pedestrian Zone
SMC <u>15.310.260</u>	Driveway Design
SMC <u>15.310.280</u>	Exterior Lighting
Parking Standards:	
SMC <u>15.310.400</u>	Parking Standards
SMC <u>15.310.410</u>	Off-Street Parking Requirements and Reductions
SMC <u>15.310.430</u>	Bicycle Parking Requirements
SMC <u>15.310.440</u>	General Parking Design and Construction Standards
SMC <u>15.310.450</u>	Surface Parking
SMC <u>15.310.460</u>	Structured Parking

2. The following Angle Lake Station Area Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated Angle Lake Station Area:

Open Space:	
SMC <u>15.310.300</u>	Open Space and Amenities
SMC <u>15.310.310</u>	Minimum Open Space Area Required
SMC <u>15.310.320</u>	Location and Design of Open Space
Building Design:	
SMC <u>15.310.610</u>	Street Level Design
SMC <u>15.310.620</u>	Pedestrian Building Entries
SMC <u>15.310.630</u>	Building Facades
Mixed Use:	
SMC <u>15.310.710</u>	Mixed Use Development Standards
SMC <u>15.310.720</u>	Definition of Mixed Use

15.510.600 Open Space in the City Center, S. 154th Street and Angle Lake Station Area Overlay Districts

Intent: Provide standards for recreation and open space for multi-family properties located within the City Center, S. 154th Street and Angle Lake Station Area Overlay Districts that allows achievement of urban densities while still providing an attractive streetscape and comfortable open space amenities for residents, including play space for children.

- A. **Minimum Common Open Space.** For developments located within the designated City Center, S. 154th Street and Angle Lake Station Area Overlay Districts, a minimum of sixty (60) square feet per unit of common outdoor space shall be required. Such open space shall be allocated according to the requirements of:

SMC <u>15.510.510(B)</u>	Multi-Purpose Outdoor Recreation and Open Space
SMC <u>15.510.520</u>	Play Space for Children
SMC <u>15.510.530</u>	Location and Layout of Recreation and Open Space

SMC <u>15.510.540</u>	Courtyards and Plazas
SMC <u>15.510.550</u>	Maintenance
SMC <u>15.510.560</u>	Cash Contribution in Lieu of On-Site Recreation

- B. For residential mixed use development in the City Center, S. 154th Street and Angle Lake Station Area Overlay Districts, the following commercial open space requirement shall be applied to that proportion of the site that is commercial, based on building square footage:

Within City Center Overlay District:

SMC <u>15.300.310</u>	Minimum Open Space Area Required
-----------------------	----------------------------------

Within S. 154th St. Station Area Overlay District:

SMC <u>15.305.300</u>	Open Space and Amenities
SMC <u>15.305.310</u>	Minimum Open Space Area Required
SMC <u>15.305.320</u>	Front Yard Open Space
SMC <u>15.305.330</u>	Alternative Methods for Meeting Usable Open Space Requirement
SMC <u>15.305.340</u>	Open Space Design Standards
SMC <u>15.305.350</u>	Open Space Maintenance

Within Angle Lake Station Area Overlay District:

SMC <u>15.310.300</u>	Open Space and Amenities
SMC <u>15.310.310</u>	Minimum Open Space Area Required
SMC <u>15.310.320</u>	Location and Design of Open Space

1. **Waiving Commercial Open Space Requirements.** Commercial open space requirements may be waived for ground floor retail, or service uses specified in SMC 15.300.730 and 15.305.057, at the discretion of the Director, to encourage the inclusion of retail and service uses that will serve the multi-family development and immediate neighborhood. The commercial open space requirement shall not be waived for ground floor uses such as hotel/motel and other commercial uses that generate significant demand for open space.



Community & Economic
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MEMORANDUM

Date: February 2, 2018

To: Planning Commissioners

From: Kate Kaehny, Senior Planner

Re: **Packet Materials for Proposed Code Amendment Project:**
Ground Floor Commercial Requirements for Multi-Family Projects in the City Center & Angle Lake Station Area Overlay Districts

The purpose of this memo is to provide you with an overview of the review materials available for the 2/6 work session on ground floor commercial requirements for multi-family projects in the City Center and Angle Lake Station overlay districts.

The following information is provided either as part of this packet, or on the City's Website:

Materials in this Packet Materials:

- This memo
- Presentation slides to be reviewed and discussed on 2/6

Materials on the City's Website:

- [SeaTac Station Area Market Study, 2009, by StreetSense \(this study is referenced in the PowerPoint, and can be accessed by clicking here\)](#)

Work Session #1:
Ground Floor Commercial Uses
in Multi-Family Residential Projects:
City Center & Angle Lake Station Area



Planning Commission
February 6, 2018

Discussion Items

1) Background:

- What are “ground floor commercial use” requirements &
- Why are we doing this project?

2) Current Project Goals

3) Preliminary Proposals

4) Anticipated Next Steps



Project on SR99 in Shoreline

1) Background: What?

Examples of “Ground Floor Commercial Use” Requirements for Multi-Family Projects:

To preserve opportunities for commercial uses & activate streets, many cities require street level commercial or retail uses in multi-family residential projects.

Typical Requirements:

- Provide 50%-100% of ground floor facing the street as space for retail or commercial uses
- Minimum depth of space: 15'-30'
- Minimum ceiling height: 10'-15'

SeaTac’s requirements depend on a project’s location

Mercer Island multi-family project with 100% ground floor commercial “storefront”



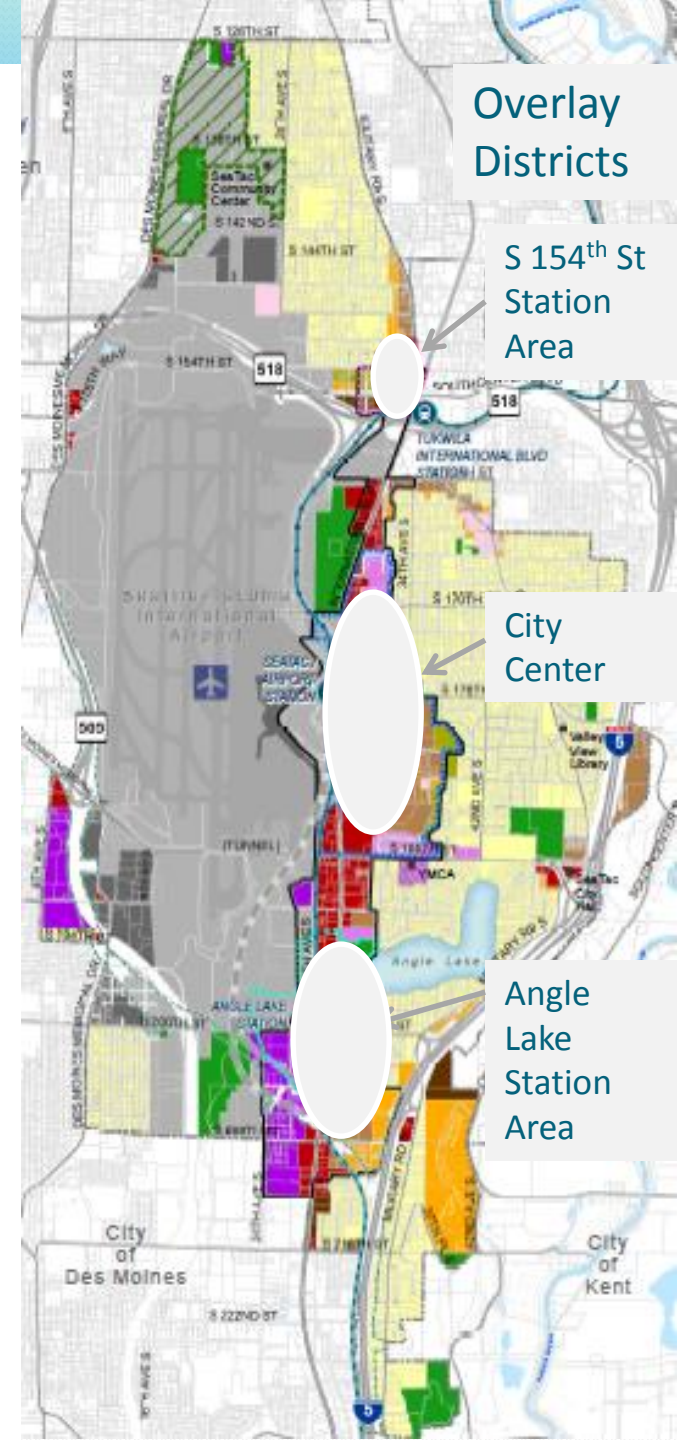
1) Background: Why?

2017 Multi-Family Code Amendments:

Changes adopted *outside of Overlay Districts* intended to:

- **Address inconsistencies** in commercial requirements for multi-family projects within & outside of overlay districts
- **Reduce barriers** to development
- **Give property owners/developers more flexibility**

Note: Separate project addressed these issues in S. 154th Overlay District



Additional Background: Economic Considerations for Multi-Family & Commercial/Retail Uses

SeaTac Station Area Market Study, 2009, by StreetSense

“The City must attract from a broader base of residential consumers in order to support more retail and office density here.”

“Three Criteria for Successful Retail:

- Consumer demand
- Access/visibility
- Co-tenancy”



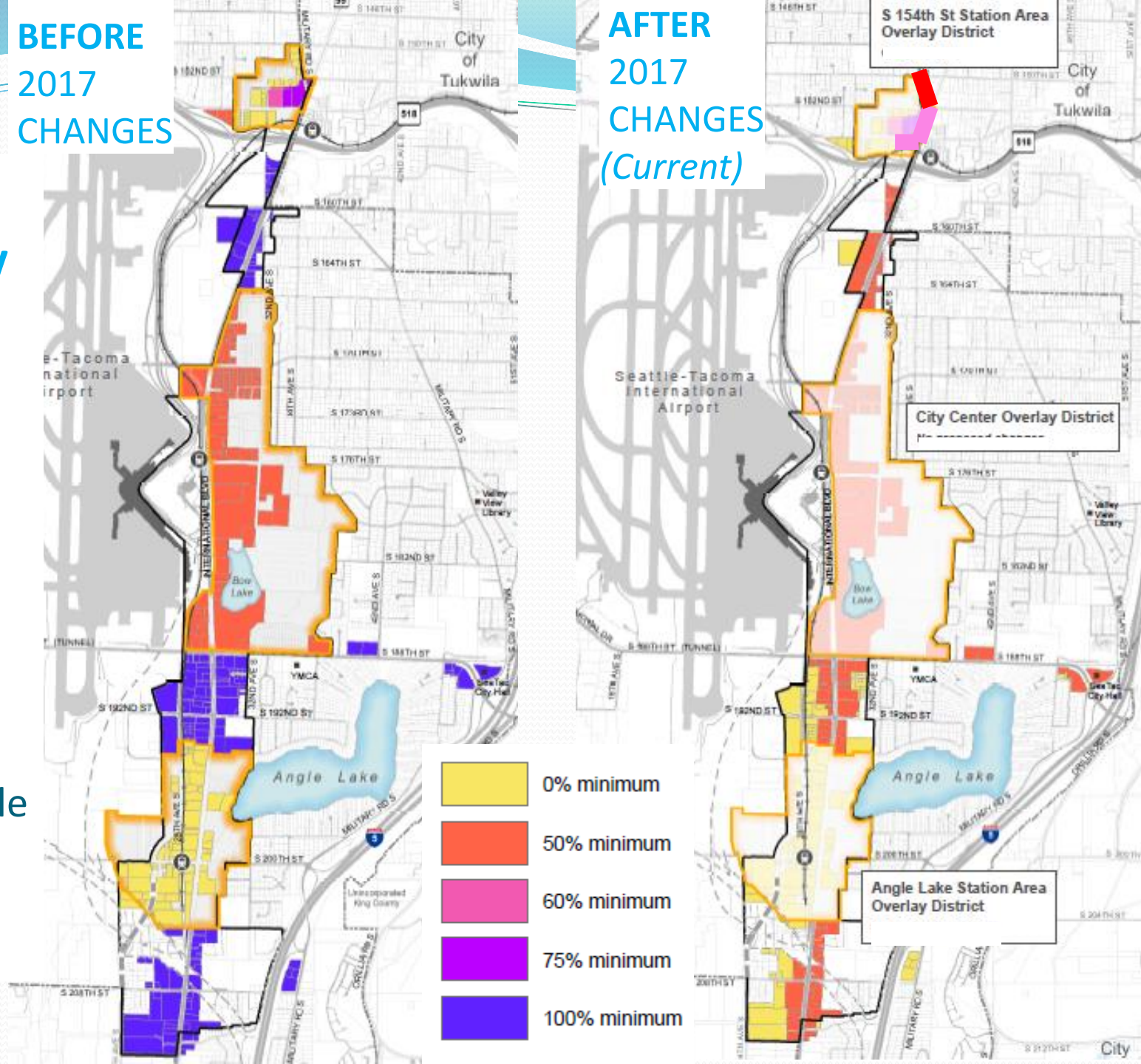
*Burien Town Square: 124 multi-family units,
19,718 sf commercial*

**BEFORE
2017
CHANGES**

**AFTER
2017
CHANGES
(Current)**

**2017
Multi-Family
Code
Changes:**

- Reduced amount of required commercial uses
- Refocused requirements to highly visible locations



2) Current Project Goals

Complete multi-family/ground floor commercial code updates started in 2017 in order to:

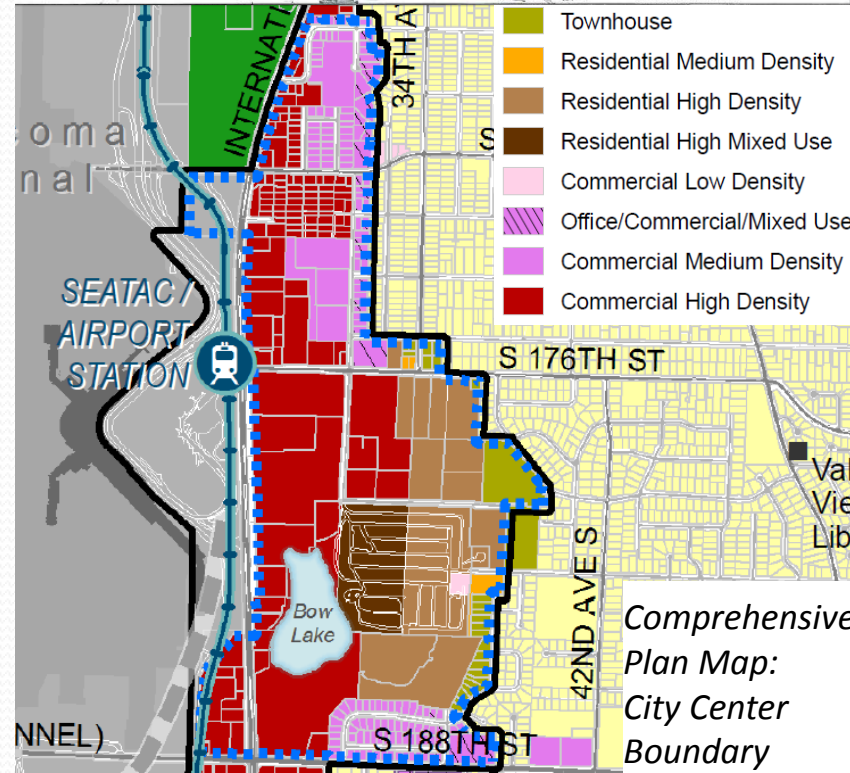
- **Maximize potential for ground floor commercial/retail uses** in multi-family projects
- **Refocus ground floor commercial requirements** to locations where most likely to be successful
- **Better implement City Center & Angle Lake Station Area plan goals** to promote commercial, retail & residential uses

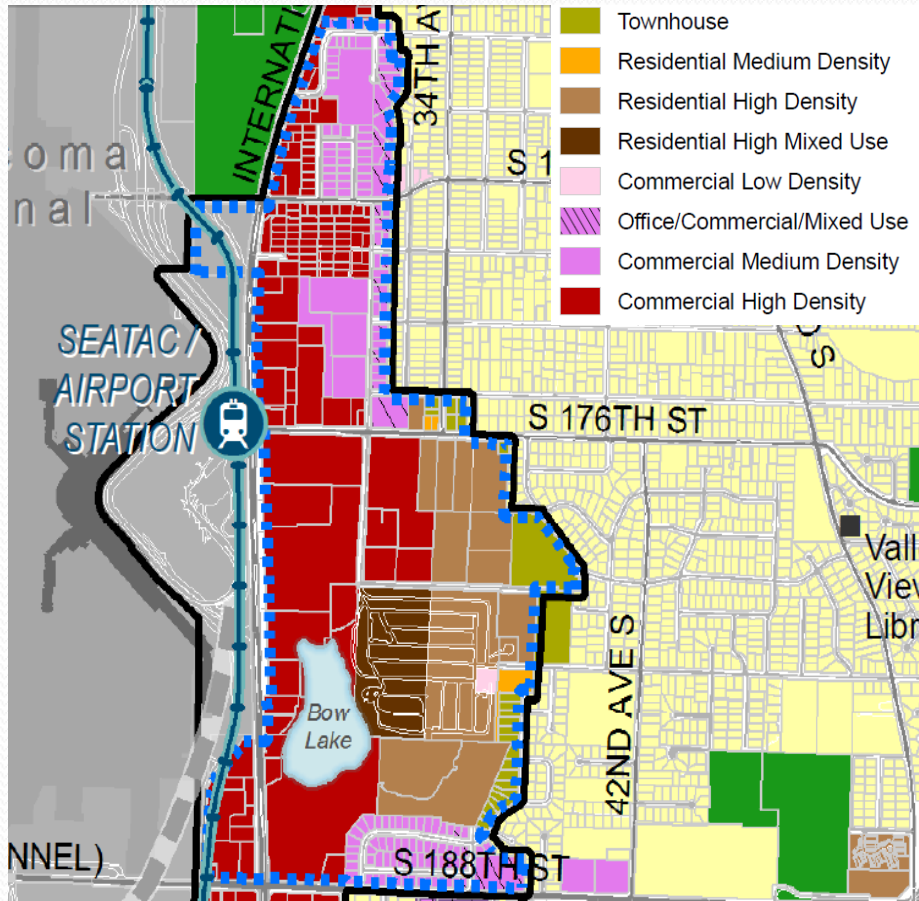
City Center Plan Goals

(Summary)

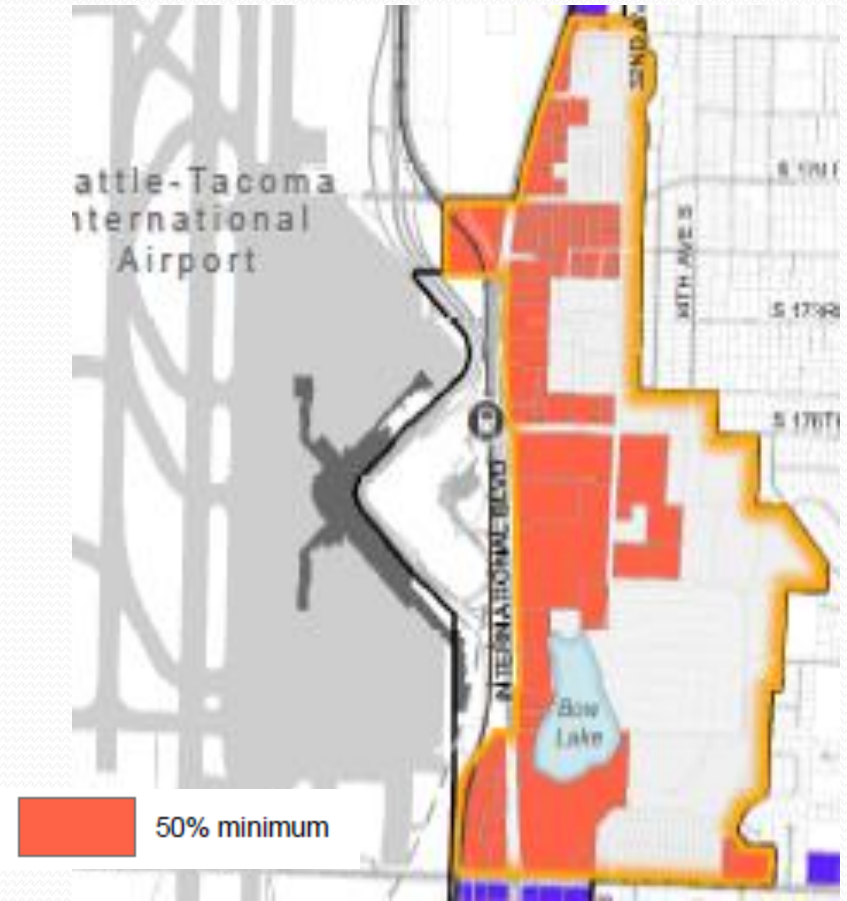
- High density hospitality district & city center with opportunities for commercial, retail & residential development

Changes to ground floor commercial requirements must implement Plan's goals





Comprehensive Plan Map: City Center Boundary






Current Ground Floor Commercial in Multi-Family Required

CURRENT ZONING

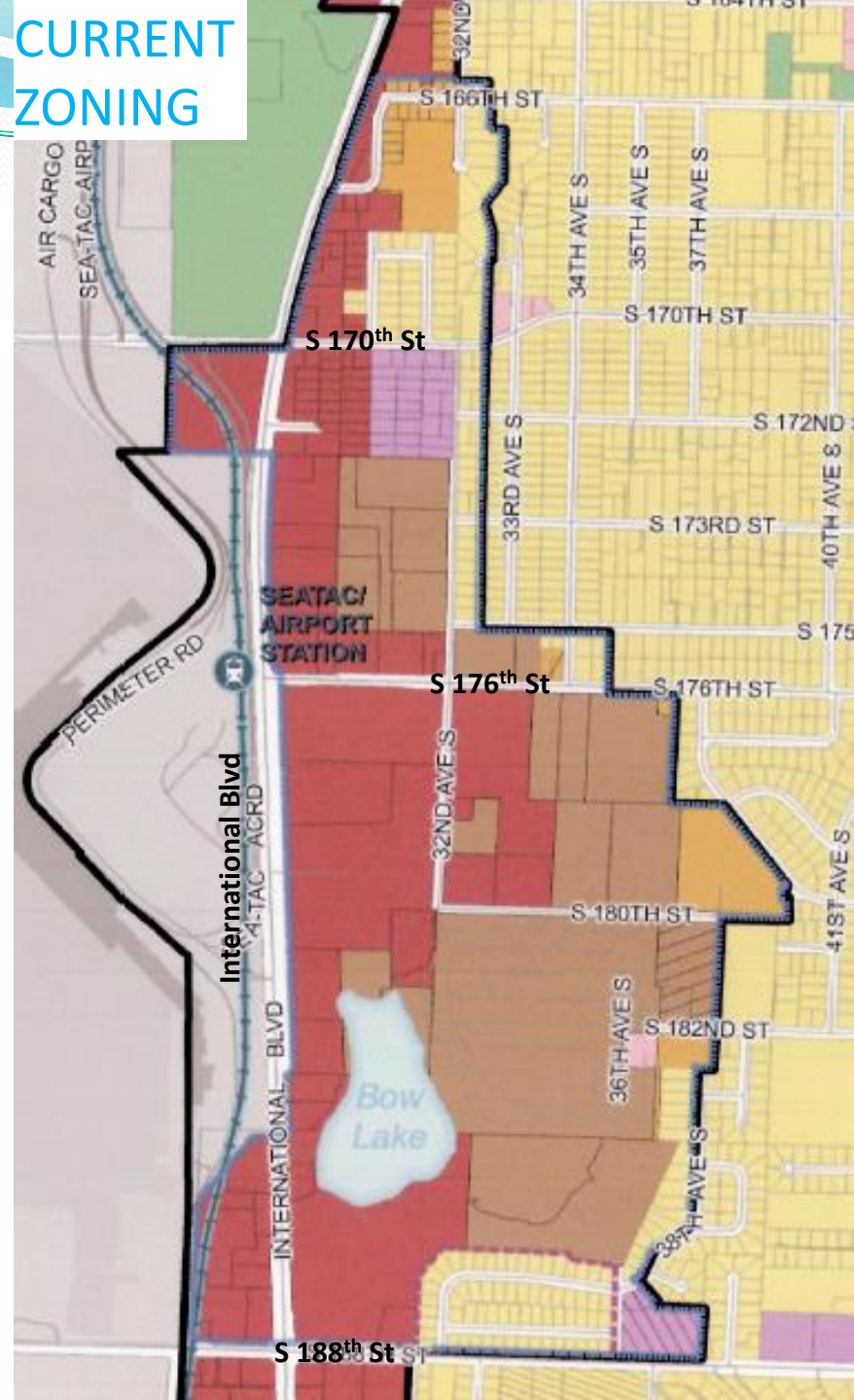
City Center Overlay District Current Requirements For Multi-Family Projects

50% ground floor commercial
(in commercial zones)

-  Community Business in Urban Center (CB-C)
-  Office/Commercial Medium (O/CM)
-  Office/Commercial/Mixed Use (O/C/MU)

Optional (in Urban High residential zones)




-  UH-1,800
-  UH-900
-  UH-UCR



CURRENT ZONING

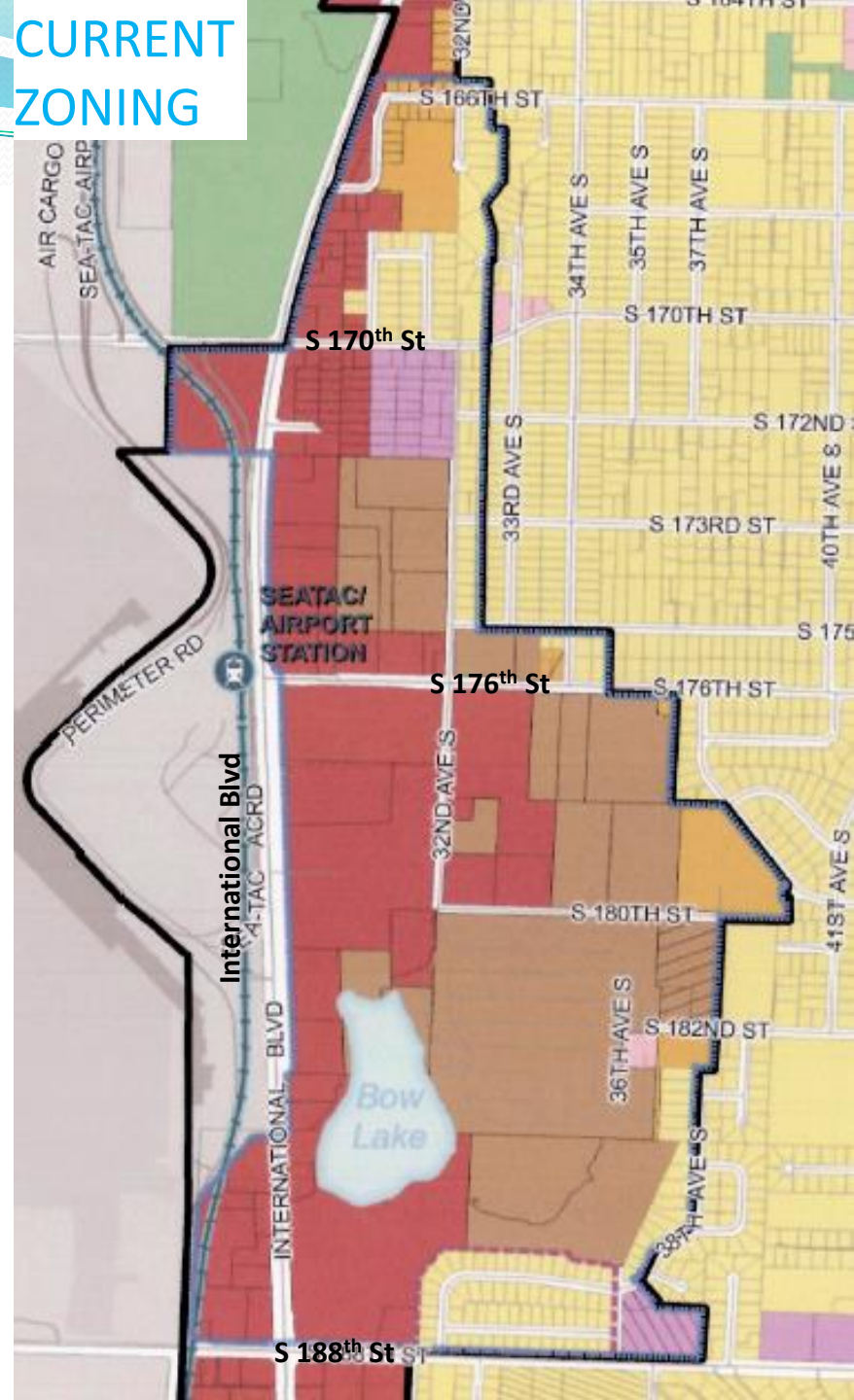
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-  Office/Commercial/Mixed Use (O/C/MU)

Optional (in Urban High residential zones)

-  UH-1,800
-  UH-900
-  UH-UCR



City Center Overlay District

Preliminary Proposal:

Reduce & refocus requirements

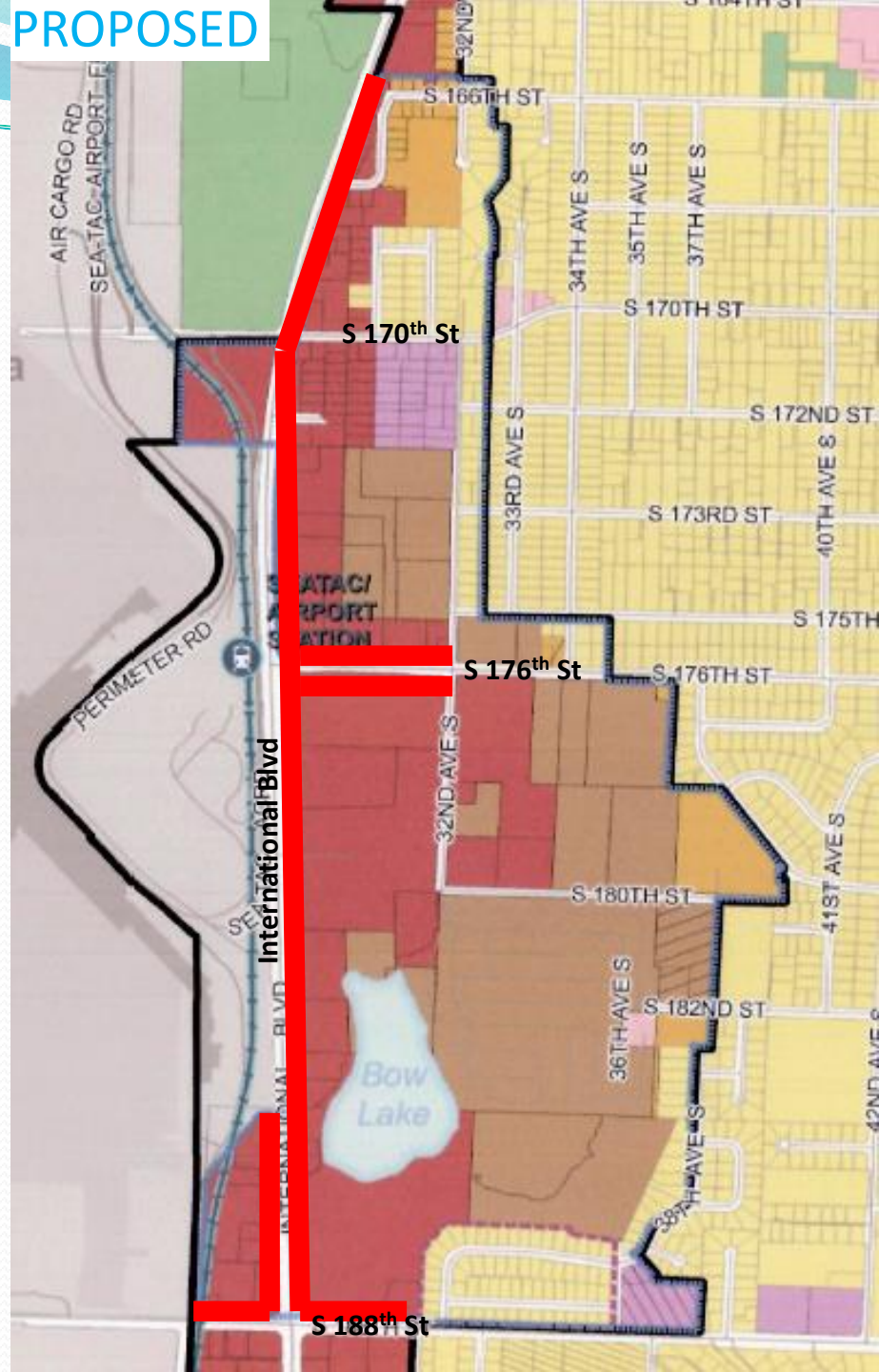
50% ground floor commercial in multi-family projects

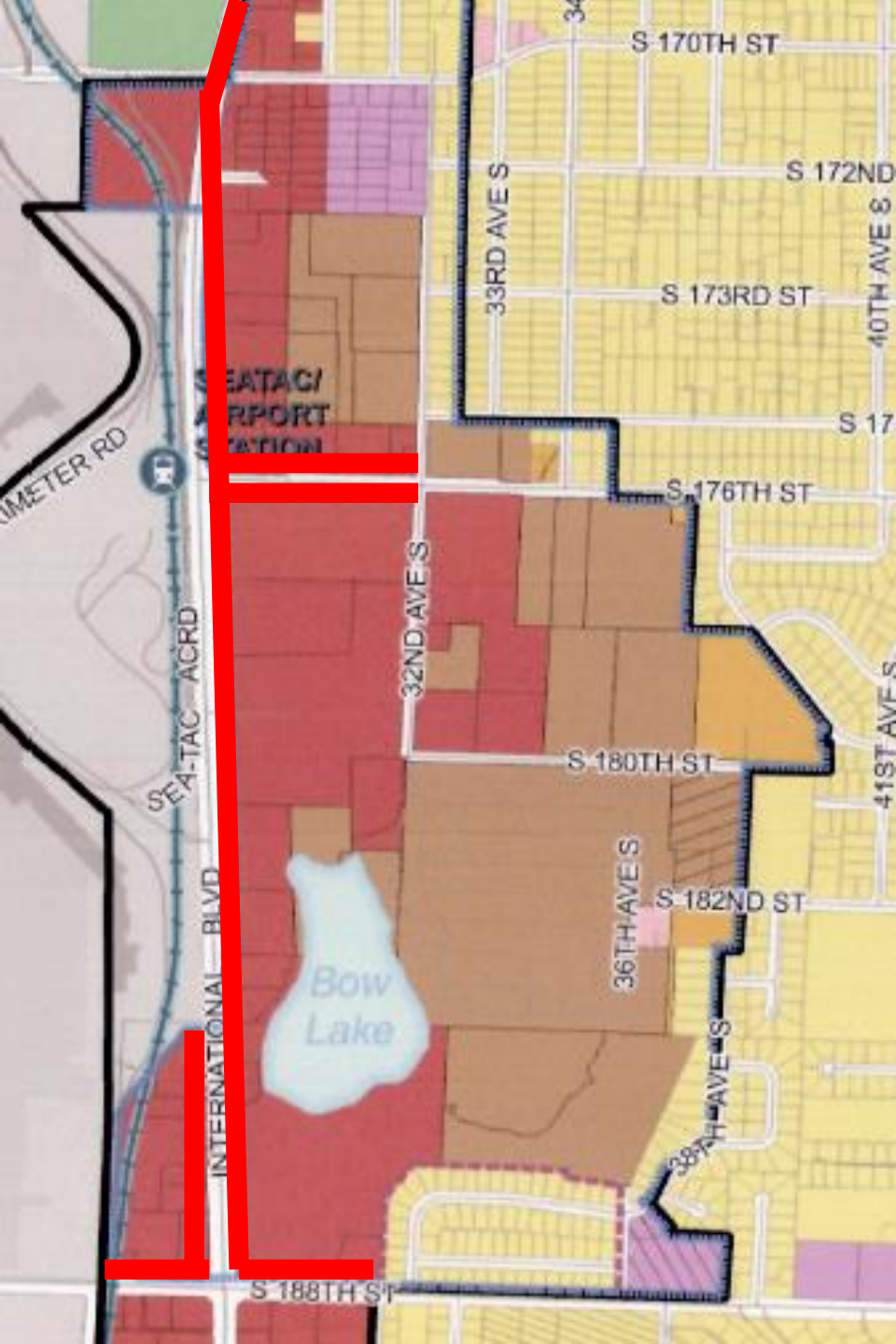
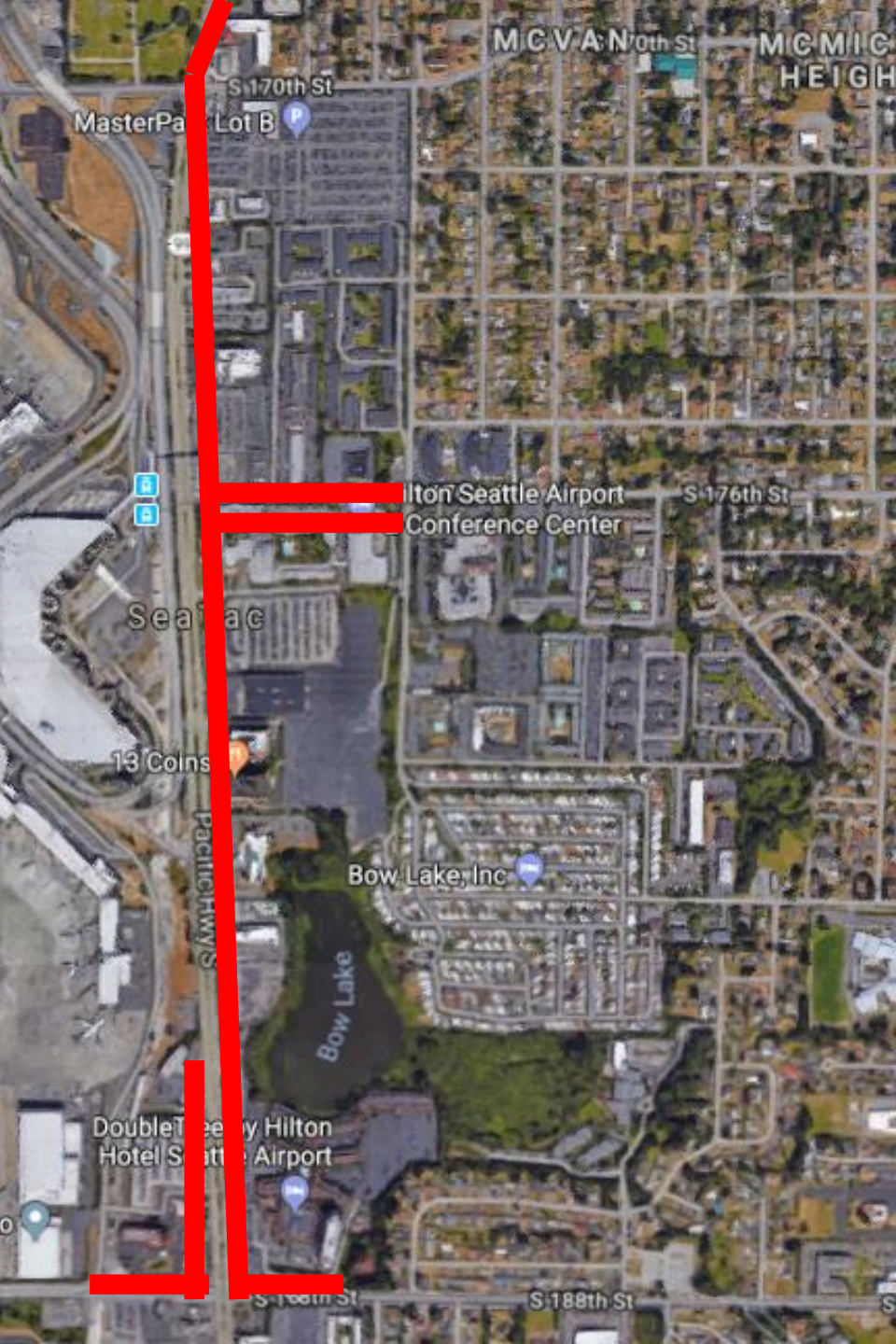
on high visibility streets

- Community Business in Urban Center (CB-C)
- Office/Commercial Medium (O/CM)

Optional

- Office/Commercial/Mixed Use (O/C/MU)
- UH-1,800
- UH-900
- UH-UCR





Angle Lake Station Area Plan Goal

(Summary)

- **High intensity job center** with opportunities for commercial & retail services & residential development

Key Strategies:

- “Concentrate commercial activity near the light rail station...”
- “Promote active ground floor uses (retail, commercial, or community spaces) in the District Center.”

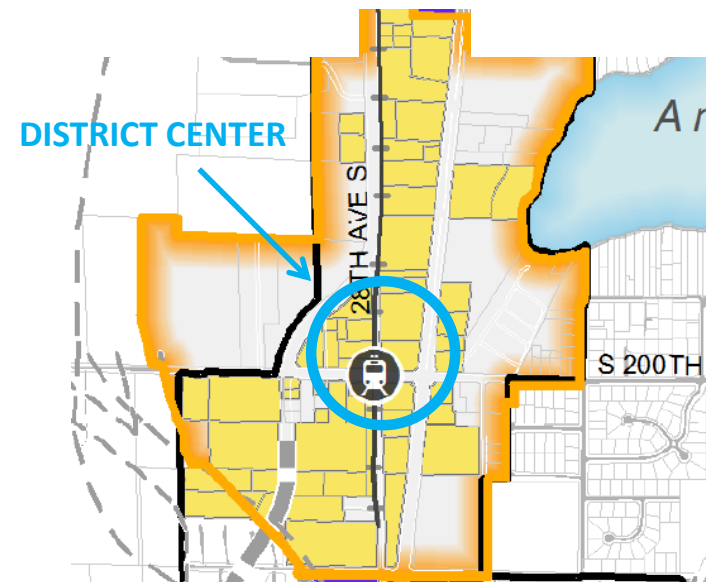
Changes to ground floor commercial requirements must implement Plan's goals



Before: S 200th & IB



After: S 200th & IB



Current Ground Floor Commercial in Multi-Family Required (none)

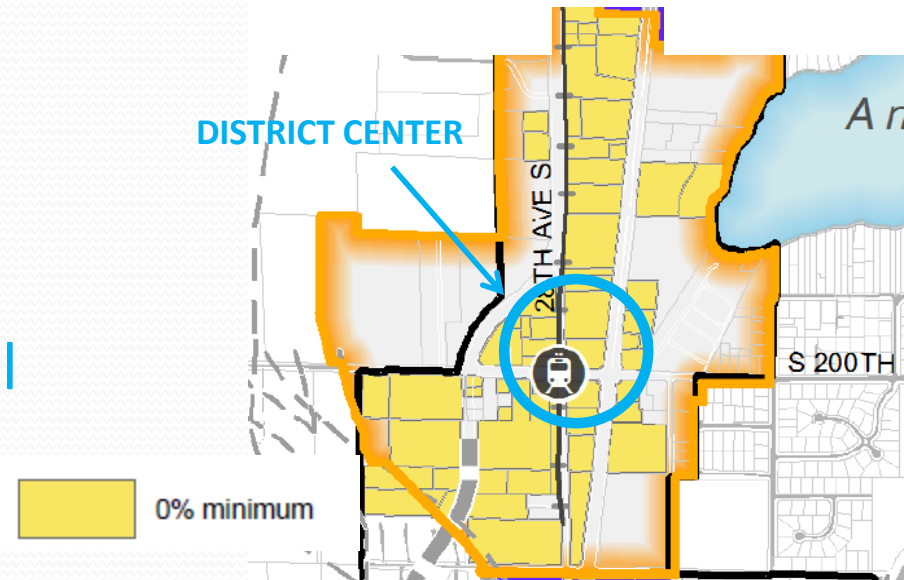
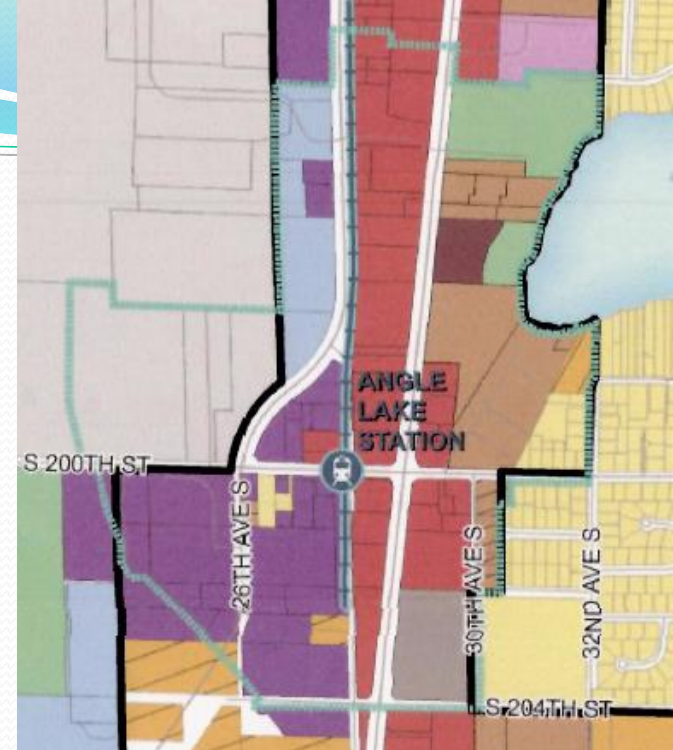
Angle Lake Station Area Overlay District

Current

Ground Floor Commercial in Multi-Family Requirements

-  Community Business in Urban Center (CB-C)
-  Regional Business Mix (RBX)
-  UH-1,800
-  UH-900
-  UH-UCR

No minimum required/Optional



Current Ground Floor Commercial in Multi-Family Required (none)

Angle Lake Station Area Overlay District Multi-Family Projects

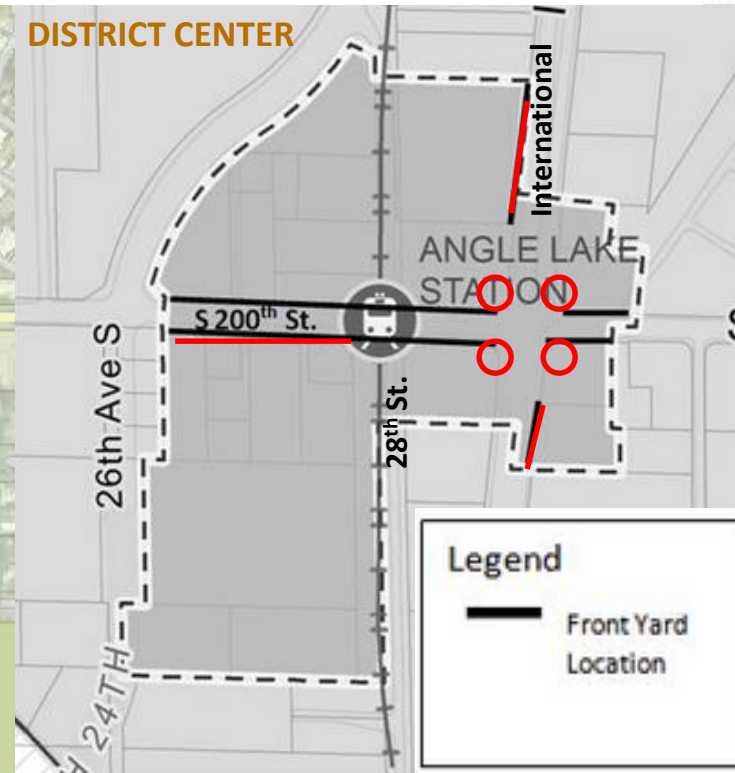
Preliminary Proposal:

Add minimum requirement to better implement District Center goals for ground floor commercial

Possible Standard for Consideration:

50%

Corner Lots: Can choose how to comply with standards as long as corner included



ANTICIPATED REVIEW & AMENDMENT SCHEDULE

<u>Feb</u>	2/6 2/20 2/21	<ul style="list-style-type: none">• Planning Commission Review #1• Planning Commission Review #2 (as needed)• LUP
<u>March</u>	3/20 3/20 3/22	<ul style="list-style-type: none">• Public Hearing• PC Recommendation – or 4/3• LUP Recommendation – or 4/26
<u>April</u> <u>or</u> <u>May</u>		<ul style="list-style-type: none">• Council Study Session• Regular Council Meeting