



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
February 20, 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 February 6, 2018 regular meeting
- 4) Worksession: Ground Floor Commercial requirements within Overlay Districts
- 5) Worksession: Multifamily Housing Design Standards
- 6) CED Director's Report
- 7) Planning Commission Comments (including suggestions for next meeting agenda)
- 8) 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 February 6, 2018
Regular Meeting

Members present: Tej Basra, Roxie Chapin, Tom Dantzler, Pam Pollock, Brandon Pinto, Stanley Tombs
Members absent: Jim Todd (excused)
Staff present: Jeff Robinson, CED Director; Steve Pilcher, Planning Manager; Al Torrico, Senior Planner; Kate Kaehny, Senior Planner

1. Call to Order

Vice-Chair Pollock called the meeting to order at 5:31 p.m.

2. Public Comment

None.

3. Approval of Minutes

Moved and seconded to approve the minutes of the January 16, 2018 meeting. **Passed 6-0.**

4. Public Hearing on proposed amendments to SMC Title 14, Subdivision Code

Planning Manager Steve Pilcher noted this item was last reviewed by the Commission at its January 2, 2018 meeting. Leading up to that, staff had reached out to all surveyors and engineers who had worked on short plat applications during the past 3 years. At a meeting held in early December, only one professional was in attendance. This public hearing was notified per standard procedures, but a special invite to the “stakeholders’ group” was not made.

The proposed amendments are intended to correct and streamline language within the Subdivision Code. A few standards that were deemed to be overly onerous are also proposed for elimination. In addition, submittal requirements are proposed to be removed from Code and instead, be established administratively.

Vice-Chair Pollock called for public testimony; there was none.

Moved and seconded to recommend approval of the changes as presented; passed 6-0.

5. Public hearing on proposed amendments to SMC 15.210 regarding the AVO & AVC zones

Senior Planner Al Torrico informed the Commission that these amendments are being proposed to implement the recently adopted Interlocal Agreement between the Port of Seattle and the City. The new ILA will become effective February 17, 2018 and these amendments to the Zoning

Code are necessary to ensure consistency. The Port has been advised of these proposed amendments.

Vice-Chair Pollock called for public testimony. There was none.

Moved and seconded to recommend approval of the changes as presented; passed 6-0.

6. Public Hearing on proposed amendments to SMC Title 15, Zoning Code, regarding mobile food vending

Planning Manager Steve Pilcher noted that there are two parts of the process to allow mobile food vending within SeaTac. The proposed changes to the Zoning Code will define where vending is allowed and address zoning standards such as parking. Other changes are being made to the Business License section of the Municipal Code, by creating a new Chapter 5.55 that addresses operational aspects of mobile food vending. Both items are planned to move forward to the City Council on March 13, 2018.

Mr. Pilcher stated that when discussing these amendments with the Land Use and Parks Committee of the City Council, the Committee voted 2-1 to have a “sunset date” for these changes. The Commission discussed the issue and determined this is not necessary.

Vice-Chair Pollock called for public testimony. There was none.

Moved and seconded to recommend approval of the changes as presented; passed 6-0.

7. Multifamily Housing Design Standards

Senior Planner Al Torrico presented draft changes to the current code, noting that these are still being discussed and developed by staff. He reviewed the reasons for having design standards and some of the difficulties the current standards have presented.

Mr. Torrico reviewed the proposed code structure, with seven main topical areas. He also noted a density limitation issue that staff is examining; possible changes would allow for at least some transfer of density from critical areas that may be located on a site. He also reviewed some of the basic site design and building orientation issues that are under discussion.

The Commission did not raise any concerns with the direction staff is taking.

8. Ground Floor Commercial requirements within Overlay Districts

Senior Planner Kate Kaehny introduced this topic. She noted that the Commission had recently considered amendments to reduce the ground floor commercial (GFC) requirement in multifamily housing projects built outside of designated overlay districts. At the time, the City Council had expressed interest in addressing GFC requirements within the overlay districts, considering this is where higher density growth is encouraged. This issue was addressed for the S. 154th St. Station Area last year, but remains to be done for the City Center and Angle Lake Station District.

Staff is suggesting a 50% requirement for high visibility streets within the City Center, rather than for all commercial frontages. Within the Angle Lake District, a 50% standard is proposed only within the District Center and then only along designated street sections.

The Commission expressed concern that a strict standard may result in too many vacant store fronts. It was noted that currently, SeaTac is not a very walkable city, which is an impediment to GFC. SeaTac may not be ready for too stringent of requirements.

Staff will finalize a draft proposal and present at the next Commission meeting.

9. CED Director's Report

CED Director Jeff Robinson presented an Economic Development Update.

10. Adjournment

Moved and seconded to adjourn. Motion passed 6-0. The meeting adjourned at 7:07 p.m.

Work Session #2:
**Ground Floor Commercial Uses
in Multi-Family Residential Projects:
City Center & Angle Lake Station Area**



Planning Commission
February 20, 2018

Discussion Items

- 1) Recap Project Goals**
- 2) Complete Review of Proposed Code Amendments**
- 3) Confirm Next Steps**

1) Project Goals

Complete multi-family 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

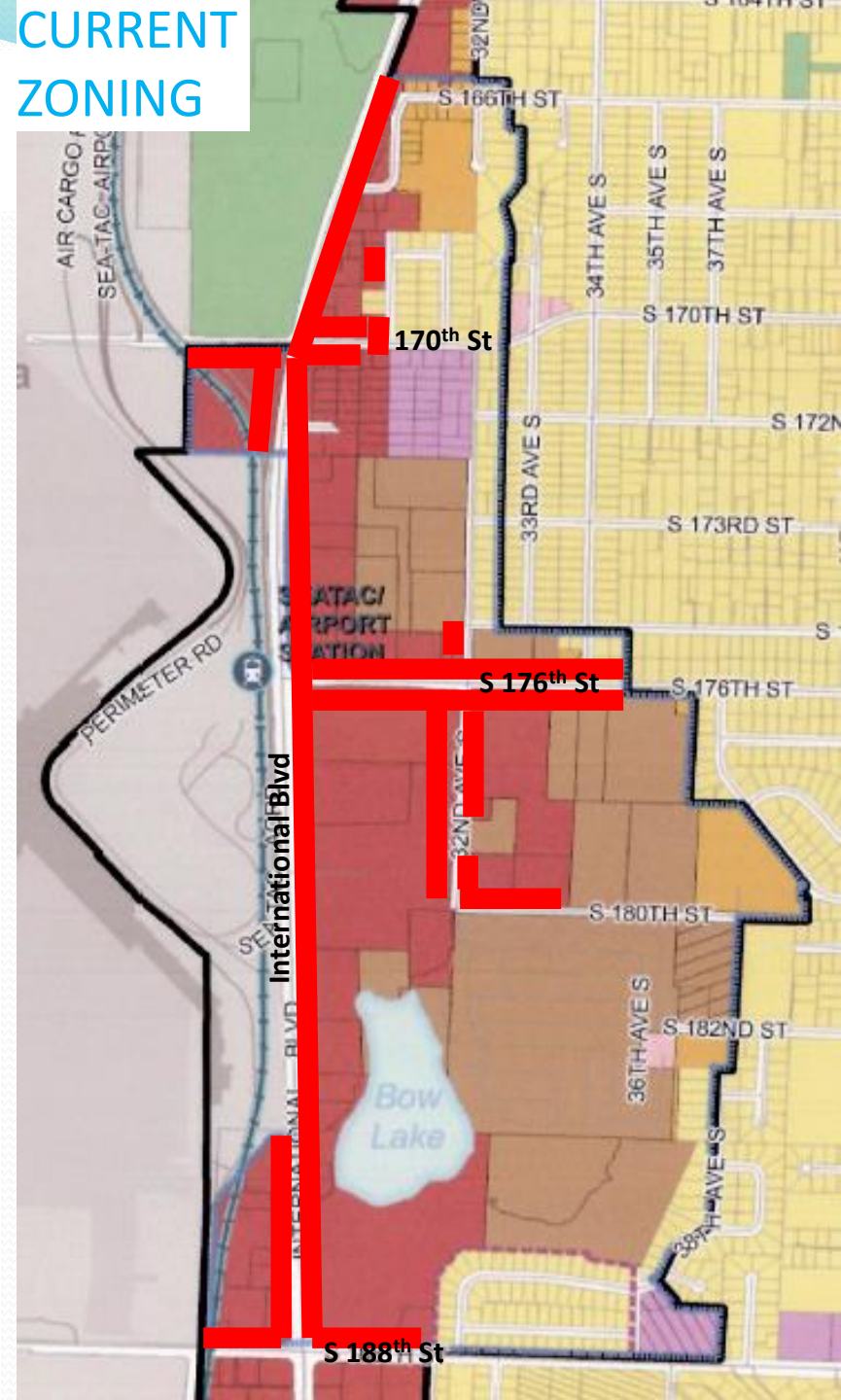
2) Review City Center Overlay District Current Requirements For Multi-Family Projects

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




City Center Overlay District


Proposal: Reduce & refocus requirements

50% ground floor commercial in multi-family projects on high visibility streets

 Community Business in Urban Center (CB-C)


Optional

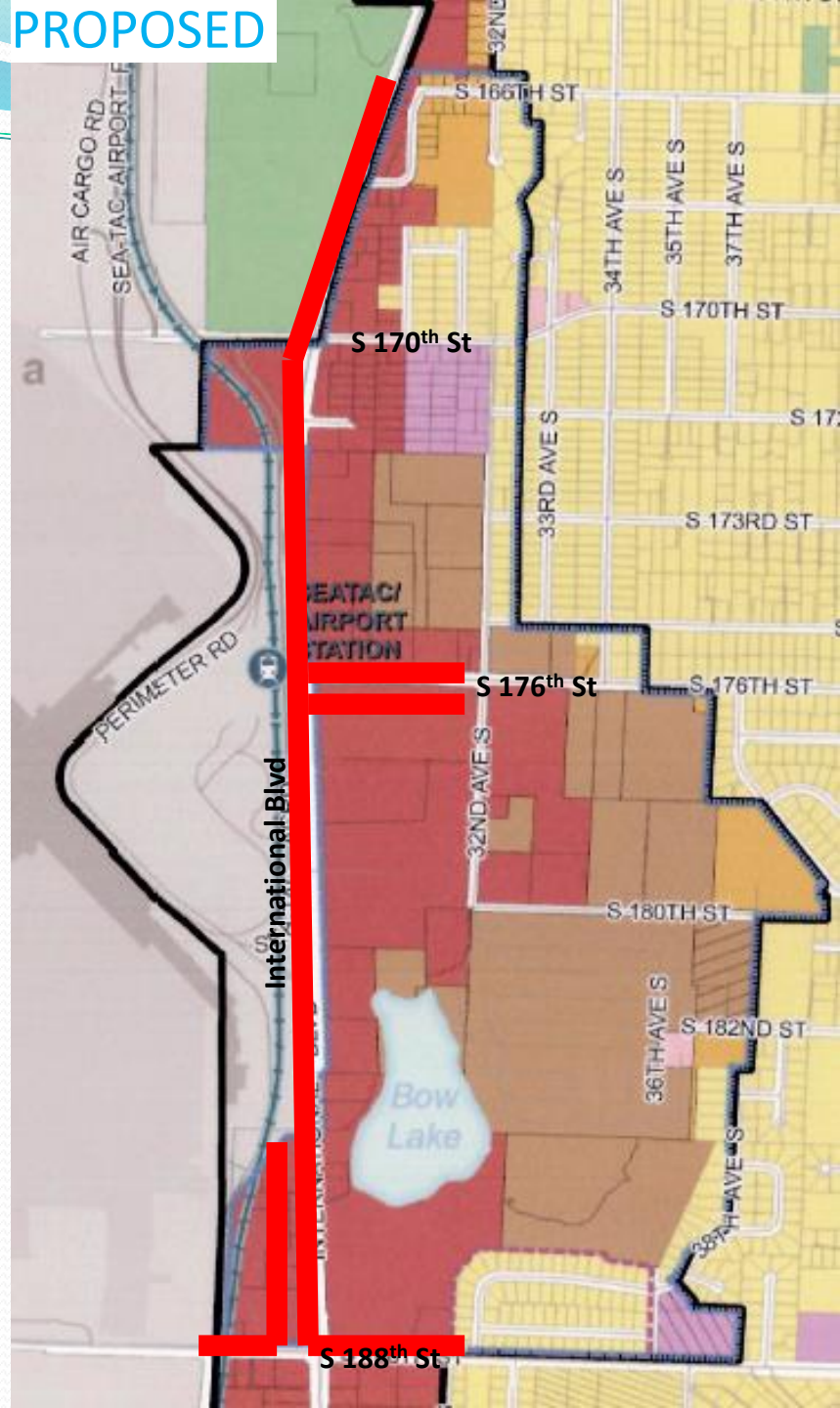
 Office/Commercial Medium (O/CM)

 Office/Commercial/Mixed Use (O/C/MU)

 UH-1,800

 UH-900

 UH-UCR



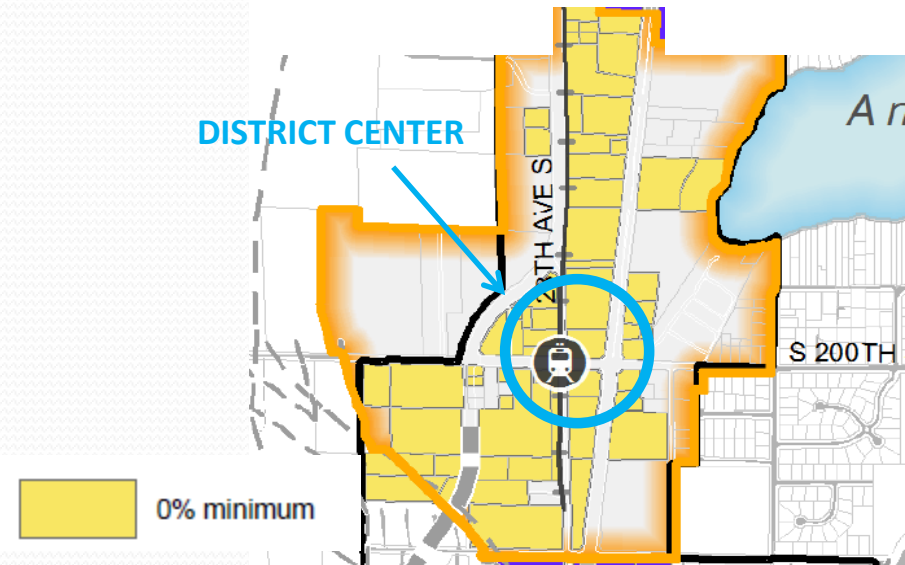
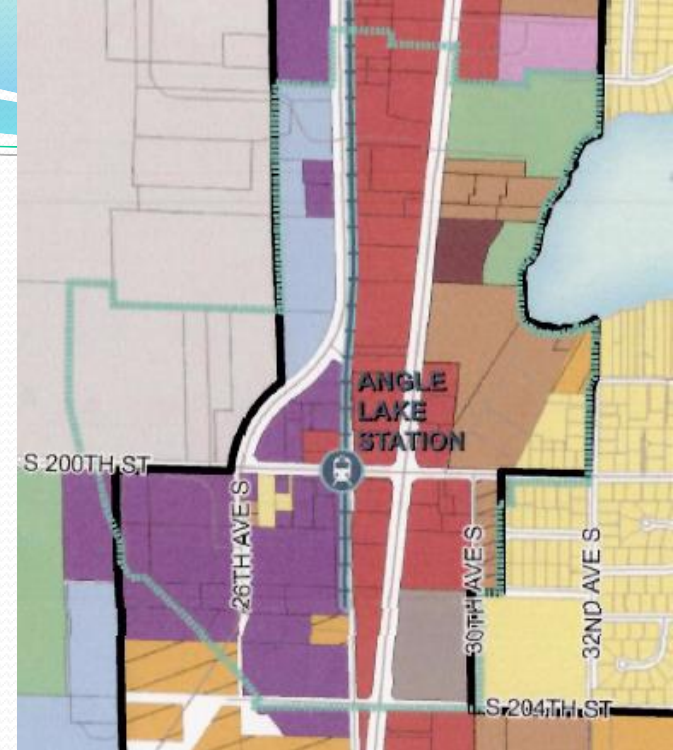
Angle Lake Station Area Overlay District

Current

Ground Floor Commercial in Multi-Family Requirements

No minimum required/Optional in all zones

-  Community Business in Urban Center (CB-C)
-  Regional Business Mix (RBX)
-  UH-1,800
-  UH-900
-  UH-UCR



Current Ground Floor Commercial in Multi-Family Required (none)

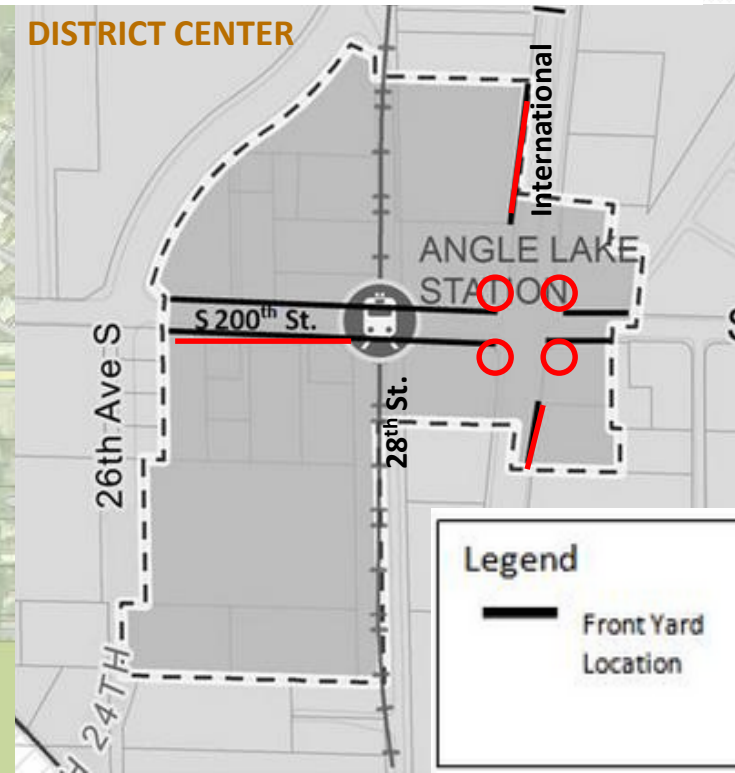
Angle Lake Station Area Overlay District Multi-Family Projects

Proposal:

Add minimum requirement to better implement District Center goals for ground floor commercial activity on streets

Standards for Consideration:

- **50%** on designated streets in District Center
- **Corner Lots:** Can choose how to comply with standards as long as corner included



Angle Lake Station Area Overlay District:

Additional Design Standards for Consideration:

Clarify existing mixed use requirements (especially those which apply to ground floor commercial uses)

Add new standards (which already exist within City Center) regarding:

- **Differentiating commercial and residential architecture and entrances**



3) Next Steps

ANTICIPATED REVIEW & AMENDMENT SCHEDULE

<u>Feb</u>	✓ 2/6 2/20 2/22	<ul style="list-style-type: none">• Planning Commission Review #1• Planning Commission Review #2• 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

15.300.055 City Center Overlay District Use Chart

ZONES:

UM – Urban Medium

UH – Urban High

UH-UCR – Urban High-Urban Center Residential

NB – Neighborhood Business

CB-C – Community Business in the Urban Center

P – Permitted Use; C – Conditional Use Permit required

O/CM – Office/Commercial Medium

O/C/MU – Office/Commercial/Mixed Use

T – Townhouse

P – Park

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
RESIDENTIAL										
Multi-Family	P	P (1)	P (1)	C	P (2)	P (2)	P (2)			<p>(1) Ground floor retail/commercial or service uses, as described in SMC 15.300.730, Ground Floor Uses in Mixed Use Projects, are allowed, but not required in the UH and UH-UCR zones.</p> <p>(2) Permitted only as part of a mixed use development, For designated parcels fronting International Blvd, S 176th St, or S 188th St (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730. Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.300.720, Definition of Mixed Use.</p>
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING										
Retirement Apartments	P	P	P	C	P (1)	P	P			<p>(1) For designated parcels fronting International Blvd, S 176th St, or S 188th St (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.</p>

Ch. 15.300 City Center Overlay District

15.300.720 Definition of Mixed Use

Mixed use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one (1) of the following ways:

- A. **Vertical Mixed Use.** A single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses.
- B. **Horizontal Mixed Use – Attached.** A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.
- C. **Horizontal Mixed Use – Detached.** Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.

15.300.730 Ground Floor Uses in Mixed Use Projects

(For ground floor use requirements relative to parking structures, see SMC 15.300.460(D), Ground Floor Uses in Parking Structures.) (Editor's Note: This requirement relocated to "E" of this section)

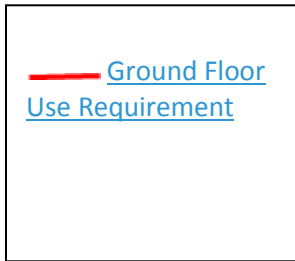
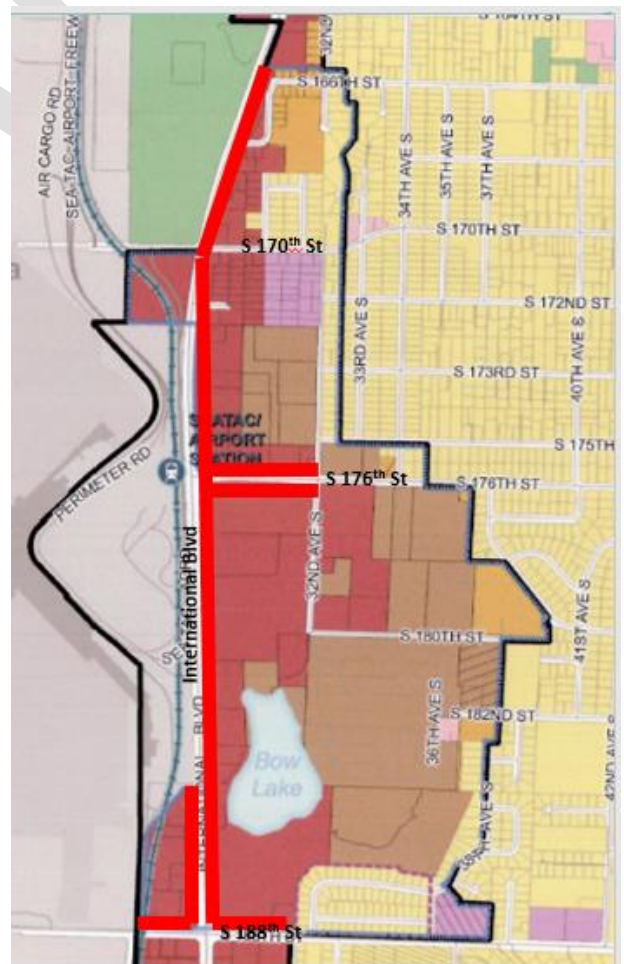
The following shall apply to vertically mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback (see SMC 15.300.720, Definition of Mixed Use, for definitions of mixed use types):

- A. **Minimum Ground Floor Use Requirements.** A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street(s), excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a retail/commercial or service use on street frontages identified in Figure 15.300.730A.

The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.

(Editor's Note: This requirement relocated to "C(1)" of this section.)

Figure 15.310.730A: Required Ground Floor Uses



B. Permitted Retail/Commercial/Service Uses. A partial list of permitted retail/commercial or service uses are specified below (for a detailed listing of permitted uses, refer to the City Center use charts):

1. **Retail/Commercial.** Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels/motels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.
2. **Services.** General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.

C. Design Requirements.

1. **Depth.** The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet. *(Editor's Note: This is existing code relocated from 15.300.730(A))*
2. **Ceiling Heights.** The minimum clear interior ceiling height standard for the retail/commercial or service use portion of mixed use buildings shall be a minimum ten (10) feet for all street level building space.
3. **Architecture and Entrances.** Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.

D. Signs. Ground floor businesses shall provide business identity signs that fit with the architectural character of the site and shall conform to all other applicable sign requirements identified in the SeaTac Municipal Code.

E. Ground Floor Uses in Parking Structures. For ground floor use requirements relative to parking structures, see SMC 15.300.460(D), Ground Floor Uses in Parking Structures. *(Editor's Note: This is existing code relocated from 15.300.730.)*

15.310.055 Angle Lake Station Area Overlay District Use Chart

ZONES:

UM – Urban Medium

UH – Urban High

UH-UCR – Urban High-Urban Center Residential

P – Permitted Use; C – Conditional Use Permit required

RBX – Regional Business Mix

CB-C – Community Business in the Urban Center

I – Industrial

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
RESIDENTIAL							
Multi-Family	P	P	P	P	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building’s ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING							
Retirement Apartments	P	P	P	P	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building’s ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.

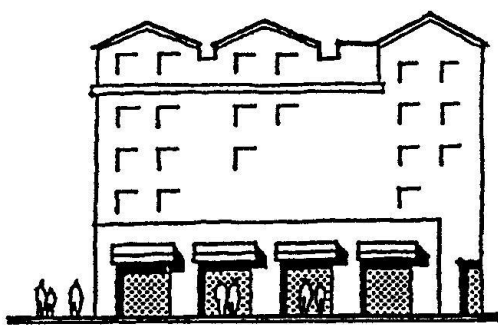
Ch. 15.310 Angle Lake Station Area Overlay District**15.310.700 Mixed Use and Multi-Family Development Standards****15.310.710 Mixed Use Development Standards**

Purpose: Incorporate a mixture of different types of uses in one (1) structure or in close proximity to encourage pedestrian circulation, maximize site development potential and create an active environment. Design ground floors to accommodate commercial uses that benefit from a high degree of pedestrian activity while upper floors are encouraged to be devoted to residential uses. The following regulations shall supersede the mixed use standards in SMC 15.520.300, Mixed Use in Residential Projects, and shall apply to Angle Lake developments proposing land uses specified as being part of a residential mixed use development in SMC 15.310.055, Angle Lake Station Area Overlay District Use Chart. (Ord. 16-1009 § 1)

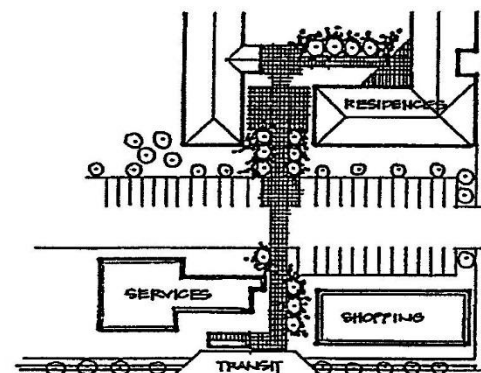
15.310.720 Definition of Mixed Use

“Mixed use” refers to the combining of retail/commercial and/or service uses located on the ground floor with residential use in the same building or on the same site in one (1) of the following ways:

- A. **Vertical Mixed Use.** A single structure with the above floors used for residential use and a portion of the ground floor for retail/commercial or service uses.
- B. **Horizontal Mixed Use – Attached.** A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential uses behind.
- C. **Horizontal Mixed Use – Detached.** Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential uses in separate structure(s) behind or to the side.



VERTICAL MIXED USE



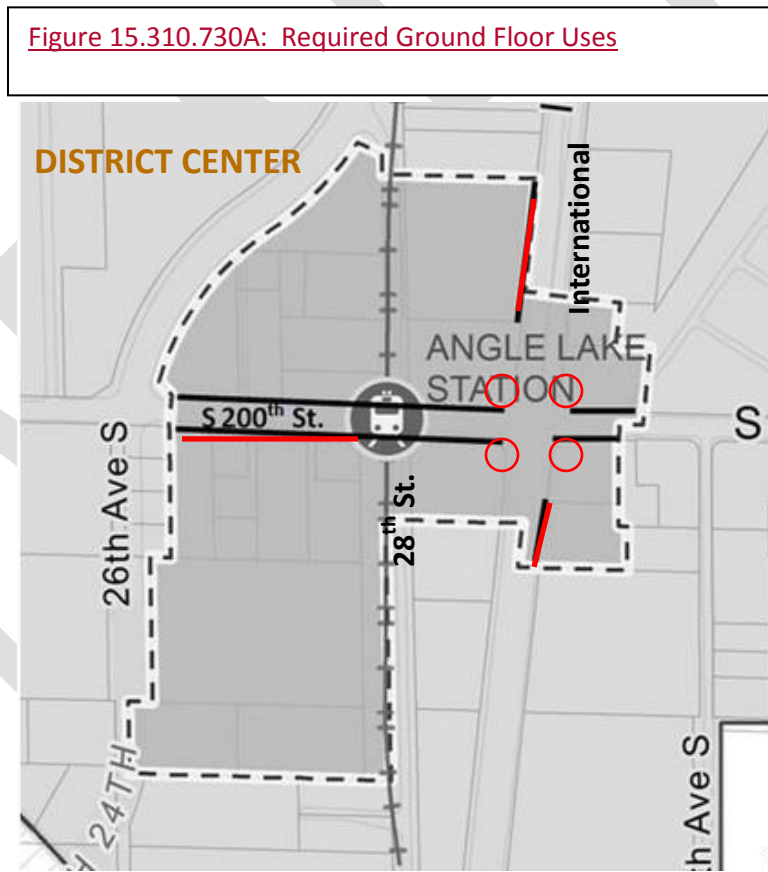
HORIZONTAL MIXED USE - DETACHED

15.310.730 Ground Floor Uses in Mixed Use Projects

The following shall apply to vertically mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback (see SMC 15.310.720, Definition of Mixed Use, for definitions of mixed use types):

A. **Minimum Ground Floor Use Requirements.** A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street, excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a retail/commercial or service use on street frontages identified in Figure 15.310.730A.

1. **Corner Lot Ground Floor Use Requirements.** For corner lots identified in Figure 15.310.730A, the 50% minimum retail/commercial/service use may be allocated to either or both streets adjacent to the designated corner, and must include the corner.



B. Permitted Retail/Commercial/Service Uses. A partial list of permitted retail/commercial or service uses are specified below (for a detailed listing of permitted uses, refer to the Angle Lake Station Area Overlay District use chart):

1. **Retail/Commercial.** Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.
2. **Services.** General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.

C. Design Requirements.

1. **Minimum Depth and Ceiling Heights.** See 15.310.610(B), Minimum Depth and Ceiling Heights for Street Nonresidential Uses.
2. **Architecture and Entrances.** Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.

D. Ground Floor Uses in Parking Structures. For ground floor use requirements relative to parking structures, see SMC 15.310.460(B), Ground Floor Uses in Parking Structures.

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

Quality Development

- Provide architectural interest that adds visual richness to the project and streetscape.

Neighborhood Compatibility

- Promote new construction that respects and responds to the character of the surrounding built and natural environments and is compatible with existing and evolving residential neighborhoods' site development patterns, mass and scale, and streetscape.
- Encourage greater variety of housing types, housing choices and density mixes in order to provide more diversity, while preserving the city's predominately single-family residential character.

Architectural Design

- High-quality durable materials will be used throughout new multifamily and mixed-use residential development.
- Unity of design treatment is expected on all sides of residential buildings, not just on the front facades.
- Ensure community longevity by designing projects and neighborhoods that will endure over time.
- Strengthen the pedestrian realm by encouraging landscaping and building elements, such as enhanced paving materials, accent lighting, streetscape furniture and adequate sidewalk space, which will contribute to pedestrian environments that are attractive.

- B. 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 except townhomes. 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. 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:~~

$$\text{Net Site Area} / \text{Minimum Lot Size} = \text{Maximum \# of Allowed Units.}$$

~~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:~~

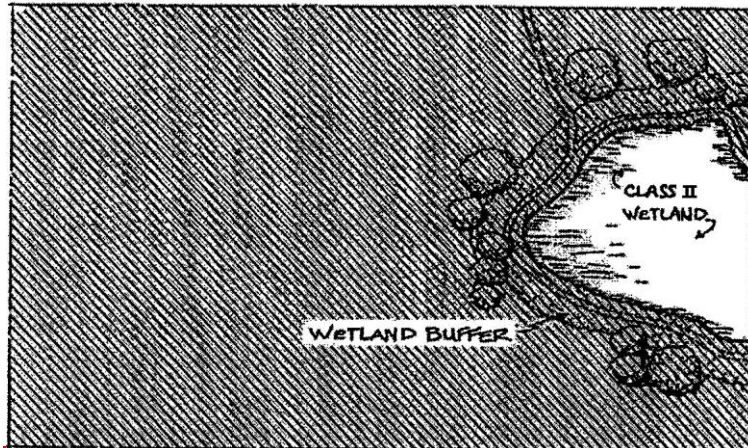
~~1. Class I, II or III wetlands;~~

~~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

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.

1. Front Façade. The front façade of primary building(s) shall be oriented toward the street adjacent to the front façade, including a clear connection to the sidewalk.

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

2. In complexes with more than one (1) building, the 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 prominent pedestrian entry to the site and walkway connecting directly to the public sidewalk.

B. Pedestrian Circulation

Intent: 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 five (5) 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. Vehicular Access

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

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.

D. Location of Parking

Intent: 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 location of parking shall meet the following hierarchy:

1. Surface parking located in the rear of the building hidden from the street.
2. Surface parking located to the side of a lot, provided that the parking is screened by landscaping, a berm, fence or a combination of all the previous elements.
3. Locate parking below grade.

E. 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. 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. 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.
2. Effective lighting for pedestrian areas and pathways shall be directed toward the ground.
3. Light fixtures shall be sited and directed to minimize glare around residences.
4. 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.

F. Open Space

Intent: 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. **Private Open Space.** An outdoor area of a dwelling unit or residential building for the exclusive use of the occupants.
2. **Common Open Space.** Land within or related to a development, not individually owned or dedicated for public use, that is designed and intended for the common use of the residents of the development.
3. Required landscape areas shall not count towards common open space.
4. Common open space shall be accessible to all residents.
5. Common open space shall be sited to maximize opportunities for creating useable space, be centrally located and well-integrated.
6. Common open space shall not be located adjacent to dumpster enclosures, loading/service areas or other incompatible uses.
7. 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, multi-purpose room located inside the building or roof decks may be counted towards the common open space requirement, provided they do not exceed twenty (20) percent of the 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 two (2) of the following amenities to accommodate a variety of ages and activities appropriate to the needs of the residents.

- Children play area;
 - Playfield;
 - Patios or courtyards , provided they have a minimum width of twenty (20) feet and a minimum length of fifty (50) feet;
 - Open lawn with trees;
 - Recreational trail system;
 - Sport courts such as tennis, basketball, or volleyball, etc.
- d. Common open space should include such amenities, where appropriate, as site furnishings (benches, tables or outdoor grills, etc.), pedestrian scale lighting, covered structures (gazebo, trellis or pergola, etc.), a water feature or special paving, such as colored or stained concrete, stone, brick, or other unit pavers.
8. Multi-family projects with sixteen (16) or greater units shall provide fifteen (15) percent of net land area for common open space or private 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 fifty (50) 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 two (2) of the following amenities to accommodate a variety of ages and activities appropriate to the needs of the residents.
- Children play area;
 - Playfield;
 - Patios or courtyards , provided they have a minimum width of twenty (20) feet and a minimum length of fifty (50) feet;
 - Open lawn with trees;
 - Recreational trail system;
 - Sport courts such as tennis, basketball, or volleyball, etc.
- d. Common open space should include such amenities, where appropriate, as site furnishings (benches, tables or outdoor grills, etc.), pedestrian scale lighting, covered structures (gazebo, trellis or pergola, etc.), a water feature or special paving, such as colored or stained concrete, stone, brick, or other unit pavers.

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
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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
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 <u>15.305.600</u>	Building Design
SMC <u>15.305.610</u>	Street Level Design
SMC <u>15.305.620</u>	Pedestrian Building Entries
SMC <u>15.305.630</u>	Building Facades
Mixed Use:	
SMC <u>15.305.700</u>	Mixed Use Development Standards
SMC <u>15.305.710</u>	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 <u>15.310.100</u>	Circulation
SMC <u>15.310.110</u>	Vehicular Circulation Requirements
SMC <u>15.310.120</u>	Pedestrian Circulation Requirements

Site Planning:

SMC <u>15.310.200</u>	Site Planning and Building Orientation
SMC <u>15.310.210</u>	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
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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
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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.

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