

City of SeaTac

Planning Commission

February 20, 2018



Multi-Family Housing Design Standards Workshop



Changes to 15.510.005 - Purpose

- *Provided more guidance on design objectives*
- *Added Quality Development, Neighborhood Compatibility and Architectural Design headings*
- *Revised the note about applicability to CPTED requirements*

Changes to 15.510.050 - Purpose

- *Deleted density Calculation*
- *Staff will explore limited density transfer which would be located in SMC 15.700 Critical Areas*
- *The concept provides the ability to transfer a portion of the density (percentage) to the buildable area of a site.*
- *Increases base density by some percentage*

Changes to 15.510.100 – Building Orientation

- *Revised front façade and added an exception*
- *Clarified complexes with more than one (1) building and how those buildings shall be oriented*

Changes to 15.510.100 – Pedestrian Circulation

- *Changed the minimum sidewalk width from four (4) Feet to five (5) feet.*

Changes to 15.510.100 – Open Space

- *Added definitions for private and common open space*
- *For projects with 15 or fewer units, increased the percentage from 10% to 20% that multi-purpose or work out rooms or roof decks can count towards common open space*

Changes to 15.510.100 – Open Space

- Revised the common open space amenities list and reduced the number of required choices from 4 to 2.
- Reduced the minimum size of courtyards and patios from 20' x 50' to 20' x 20'
- Increased the percentage that multi-purpose, roof decks work out rooms and swimming pools can count toward common open space
- From 10% to 50% for projects with 16 or more units

15.510.200 Building Height, Bulk, Scale and Neighborhood Compatibility



15.510.200(A) - General Guidance: Height, Bulk and Scale

- General guidance provided to design teams on what the City is looking for to help reduce the height, bulk and scale of Multi-family buildings
- Encourages designers to use existing conditions to site projects
- Provides guidance for transitioning between zones.

15.510.200(B)(1) – Roofline Character

- ❖ **Intent:** Roofing forms, slopes, details, materials, and overall design should be compatible with the overall style and character of the structure.
- Dormers
- Roofline with Architectural Focal Point
- Roofline Variation
- Pitched Roof or Full Mansard
- Terraced Roof

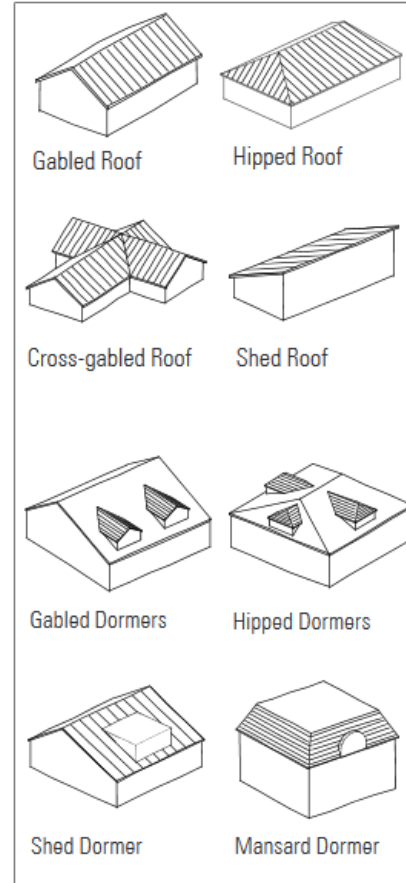
Roofline Character Examples



Roofline Character Examples



Rooflines can reinforce the architectural character of a street.



15.510.200(C) – Building Articulation

- Intent: To reduce the apparent size of buildings and create visual interest.

Building facades which include architectural elements that vary the appearance of a large building mass or to express the individuality of each dwelling unit

- Vertical building modulation;
- Horizontal modulation;
- Articulation of a building's top, middle and bottom

Building Articulation Examples

Minimum Depth of 36"



Building Articulation Examples



15.510.200(D) - Diversity of Building Types

Multi-building developments shall be required to provide different architectural designs to provide architectural interest and variety.



15.510.200(E) – Blank Walls

Intent: To ensure that buildings do not display unembellished walls visible from the street or public areas.

Blank Walls are building façade sections without windows or doors, greater than twenty (20) feet in length.

- Install vertical trellis in front of the wall with climbing vines or other plant materials over at least seventy (70) percent of the blank wall surface.
- Provide a decorative masonry pattern or other architectural feature over at least seventy (70) percent of the blank wall surface.
- Employ small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.

Avoiding Blank Walls



15.510.200(F) – Neighborhood Compatibility

Intent: 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.

- Increasing the building setback from the zone boundary at ground level;
- Reducing the bulk of the building's upper floors;
- Reducing the height of the structure;
- Use of a Type I, ten (10) foot landscape buffer;
- Modulation of bays;
- UM to UL: stepping down the height of structures from forty (40) feet to thirty-five (35) feet at the zone boundary;
- UH to UL: stepping down the height of structures from fifty-five (55) feet to forty-five (45) feet at the zone boundary.

Neighborhood Compatibility - Examples



smaller sub-volumes in the massing of a mixed-use buildings as a good transition in scale to an adjacent residential area

emphasis placed on the street to promote active, pedestrian-oriented uses

Planning Commission – Future Topics

- Discuss any changes to the draft standards as a result of internal staff review**
- Begin review of 15.510.300 – Architectural Design**