



# CITY OF SEATAC

## PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
March 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 February 20, 2018 regular meeting (EXHIBIT A)
- 4) Worksession: Multifamily Housing Design Standards (EXHIBIT B)
- 5) Report on Aviation Noise & Emissions Symposium
- 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 20, 2018**  
**Regular Meeting**

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

**1. Call to Order**

Chair Todd 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 February 6, 2018 meeting. **Passed 6-0.**

**4. Worksession: Ground Floor Commercial requirements within Overlay Districts**

Senior Planner Kate Kaehny reviewed the purpose of these proposed amendments, noting that when the S. 154<sup>th</sup> St. Station Area regulations were updated, this issue was addressed. Therefore, these proposals apply to the City Center and Angle Lake Station District only.

In the City Center, the concept is to reduce the areas in which ground floor commercial is required to only “high visibility streets.” Ms. Kaehny explained the map depicting these areas. For these locations, 50% of the ground floor of multifamily buildings will be required to be reserved for ground floor commercial uses.

In the Angle Lake Station District, there currently is not a requirement for any ground floor commercial. The proposal is to establish a requirement for 50% of the ground floor only for designated streets in the District Center. For certain corner lot properties, a developer can choose either S. 200<sup>th</sup> or International Blvd., or both, to meet the standard. Ms. Kaehny also noted that staff is recommending including the building design language used elsewhere in the code.

The Commission had a robust discussion of whether to allow the market dictate the use of ground floor commercial or whether regulations should make it a standard. The Commission reviewed the City Council’s desire to address this issue and that it will take time for these areas to become more walkable.

The Commission agreed to move this item forward to public hearing on March 20.

### **5. Worksession on Multifamily Housing Design Standards**

Senior Planner Al Torrico handed out updated materials from those that had been included in the packet. He noted that Planning staff continues its internal discussion of the draft regulations, which has or may result in some proposed changes. For example, staff is discussing how to address allowable “density transfers” from portions of a site impacted by wetlands.

Mr. Torrico then reviewed the various changes staff is recommending in the previously reviewed areas of building orientation, pedestrian circulation and open space.

The Commission then reviewed proposed amendments to address the areas of building height, bulk, scale and neighborhood compatibility. The Commission was satisfied with the approach being taken.

### **6. CED Director’s Report**

None.

### **7. Commissioners’ Report**

The Commission discussed potential “hide and ride” issues around the Angle Lake Station. They also discussed exploring the possibility of allowing smaller single family lot sizes.

### **8. Adjournment**

Moved and seconded to adjourn. Motion passed 6-0. The meeting adjourned at 6:58 p.m.

EXHIBIT B  
DATE: 03/06/18

# City of SeaTac

Planning Commission

March 6, 2018



# Multi-Family Housing Design Standards Workshop



# 15.510.300 Architectural Design



# 15.510.300(A) – Architectural Details

- Architectural elements and variations shall not be restricted to a single façade.
- All sides of a building shall display proportionate level of quality and architectural interest.
- Examples: Decorative treatment of windows and doors; landscaped trellis near building entries; use of brick or stone; use of other buildings materials that create visual interest, etc.

# 15.510.300(A) – Architectural Details Examples





# 15.510.300(B) – Building Materials

- ❖ **Intent:** Building exteriors shall be constructed of durable and maintainable materials that provide texture, pattern and lend themselves to a high quality of detailing.
- Focusing on climate appropriate materials
- Materials that provide texture, scale and architectural interest
- Use contrasting trim details or contrasting shades of color to distinguish ground from upper floors

# 15.510.300(B) – Building Materials



Multiple materials



# 15.510.300(C) – Pedestrian Building Entries

- ❖ **Intent:** Provide pedestrian entries that are prominent and highly visible from other buildings and public areas and consider safe alignments of sidewalk paths.
- Entries from a street shall be clearly marked with weather protection, canopies, architectural elements, ornamental lighting or landscaping.
- Pedestrian paths. Clear pedestrian paths separate from parking areas shall connect building entrances to sidewalks.

# 15.510.300(C) – Pedestrian Building Entries - Examples



# 15.510.300(D) – Privacy Considerations

❖ **Intent:** Orient buildings to provide privacy, to the extent practical, both within the project and for adjacent residential uses.

## How?

- ✓ Stagger windows to avoid alignment with facing or adjacent windows.
- ✓ Use landscaping and open space to enhance privacy.
- ✓ Separate decks and patios with fencing, walls or screens.

# 15.510.300(D) – Privacy Considerations - Examples



# 15.510.300(E) – Screening of Dumpsters and Service Areas

- ❖ **Intent:** To reduce visual impact and provide screening of trash, service, loading and storage, multi-family projects shall provide a designated area for service elements.

## How?

- ✓ Locate to minimize the negative visual, noise, odor and physical impacts away from the street, adjacent residents or pedestrian areas.
- ✓ Provide screening with masonry, wood, planting areas or a combination of all three.
- ✓ Design enclosures to be compatible with the design of the primary structure.
- ✓ Shield exterior mechanical devices from view
- ✓ Utility meters, electrical conduit, and other service utility apparatus shall be located to minimize their visibility from the street.

# 15.510.300(E) – Screening of Dumpsters and Service Areas - Examples





# 15.510.300(F) – Design of Structured Parking

## ❖ Staff discussed and concluded:

1. Stand alone parking structures are expensive and not practical to build for a multi-family project.
2. Parking would either be located at-grade to the rear or side, exposed with residential units on top when grades are favorable or below-grade.

Staff will revise this section and review with the Commission for your input.

# Planning Commission – Future Topics

- ❑ **Review changes to the draft standards as a result of internal staff review**
  
- ❑ **Review the following sections:**
  - **15.510.400 – Incentives**
  - **15.510.500 – Multi-family Properties in the City Center, Angle Lake Station Area, and S. 154<sup>th</sup> Street Station Area**
  - **15.510.600 – Open space in the City Center, S. 154<sup>th</sup> Street and Angle Lake Station Area Overlay Districts**