



# CITY OF SEATAC

## PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
April 3, 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 March 20, 2018 regular meeting (EXHIBIT A)
- 4) Continued Public Hearing: Ground Floor Commercial requirements in Multifamily developments within Overlay Districts (EXHIBIT B)
- 5) Election of officers
- 6) Worksession: Sign Code amendments re: content neutrality (EXHIBITS C & C1)
- 7) Worksession: Multifamily Housing Design Standards (EXHIBIT D)
- 8) CED Director's Report
- 9) Planning Commission Comments (including suggestions for next meeting agenda)
- 10) 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 March 20, 2018**  
**Regular Meeting**

**Members present:** Roxie Chapin, Tom Dantzler, Brandon Pinto, Jim Todd and Stanley Tombs  
**Members absent:** Tej Basra, Pam Pollock (excused)  
**Staff present:** Jeff Robinson, CED Director; Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner; Brianna Burroughs, Associate 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 March 6, 2018 meeting. **Passed 5-0.**

**4. Public Hearing: Ground Floor Commercial requirements in Multifamily Developments within Overlay Districts**

Senior Planner Kate Kaehny introduced the topic, noting it had been reviewed at two prior worksessions. The goal of these amendments is to complete revisions to mixed use/multifamily code standards per the direction of the City Council and to better implement the City Center and Angle Lake Station District plans' goals to promote commercial, retail and residential uses.

Ms. Kaehny noted that staff is suggesting that retirement apartments be subject to the same standards under consideration for other types of multifamily housing. The proposal is to require 50% of a building frontage to be constructed suitable for commercial uses, along specifically identified street frontages. In the Angle Lake Station District, staff is also suggesting that chapter of code be amended to include the mixed use standards as found elsewhere in the Zoning Code.

The Chair asked if there was any member of the public who wished to testify.

Cathy Boysen-Heiberg questioned the need to apply these standards to retirement apartments, as this could be too onerous and would discourage their development.

The Commission expressed concerns that retail space might remain vacant for a long period of time. It also discussed the proposed designated street frontages and corners within the Angle Lake District where these standards would apply. It was suggested that perhaps all corners within the District center should be designated, thereby creating flexibility for property owners.

Rick Forschler, SeaTac City Councilmember, agreed that the all corner lots within the District Center should be eligible. He stated that retail shouldn't be required on the corner per se.

The Commission discussed whether commercial should be focused on International Blvd., rather than S. 200<sup>th</sup> St.

It was agreed to continue the hearing to the next meeting; additional public comment will be permitted.

#### **5. Worksession: Sign Code amendments regarding Content Neutrality**

Associate Planner Brianna Burroughs reviewed the nature of the U.S. Supreme Court decision that served as the genesis for the proposed changes. She also advised the Commission of a recent Ninth District Court of Appeals ruling, which determined that commercial speech can be treated differently than noncommercial speech.

Ms. Burroughs then reviewed staff's proposed changes for addressing noncommercial signs within the public right-of-way.

There was some concern expressed regarding the length of time that signs would be allowed (180 days). Ms. Burroughs responded that this is to ensure political signs can remain from primary through general election seasons.

There was also a concern about allowing an unlimited number of signs; a minimum spacing criteria was suggested. Staff will discuss these issues with the Legal Dept. and get back to the Commission at a future worksession.

#### **6. City Center Plan briefing**

Senior Planner Kate Kaehny gave a thorough overview of the existing City Center Plan, which was adopted in 1999. She noted that the 2017 Comprehensive Plan amendments included direction to review the Plan in the near future, recognizing it is 20 years old. Ms. Kaehny then reviewed the history of the planning process, including subsequent amendments and the adoption and eventual repeal of the SeaTac Airport Station Area Plan. Her presentation concluded with a series of the questions for the Commission to consider.

The Commission discussed the Plan in general and past efforts to encourage development in this area.

#### **7. Director's Report**

CED Director Jeff Robinson advised the Commission upcoming events, including a Town Hall meeting and this year's Citizen Academy.

#### **8. Adjournment**

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:59 p.m.

# *PUBLIC HEARING (continued):*

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



Planning Commission

April 3, 2018

# 1) Project Goals

## Complete code updates started in 2017 per Council Request in order to:

- **Maximize potential for ground floor commercial/retail uses** in multi-family & retirement apartment projects
- **Refocus ground floor commercial requirements** to locations where most likely to be successful
- **Better implement City Center & Angle Lake Station Area plan goals**

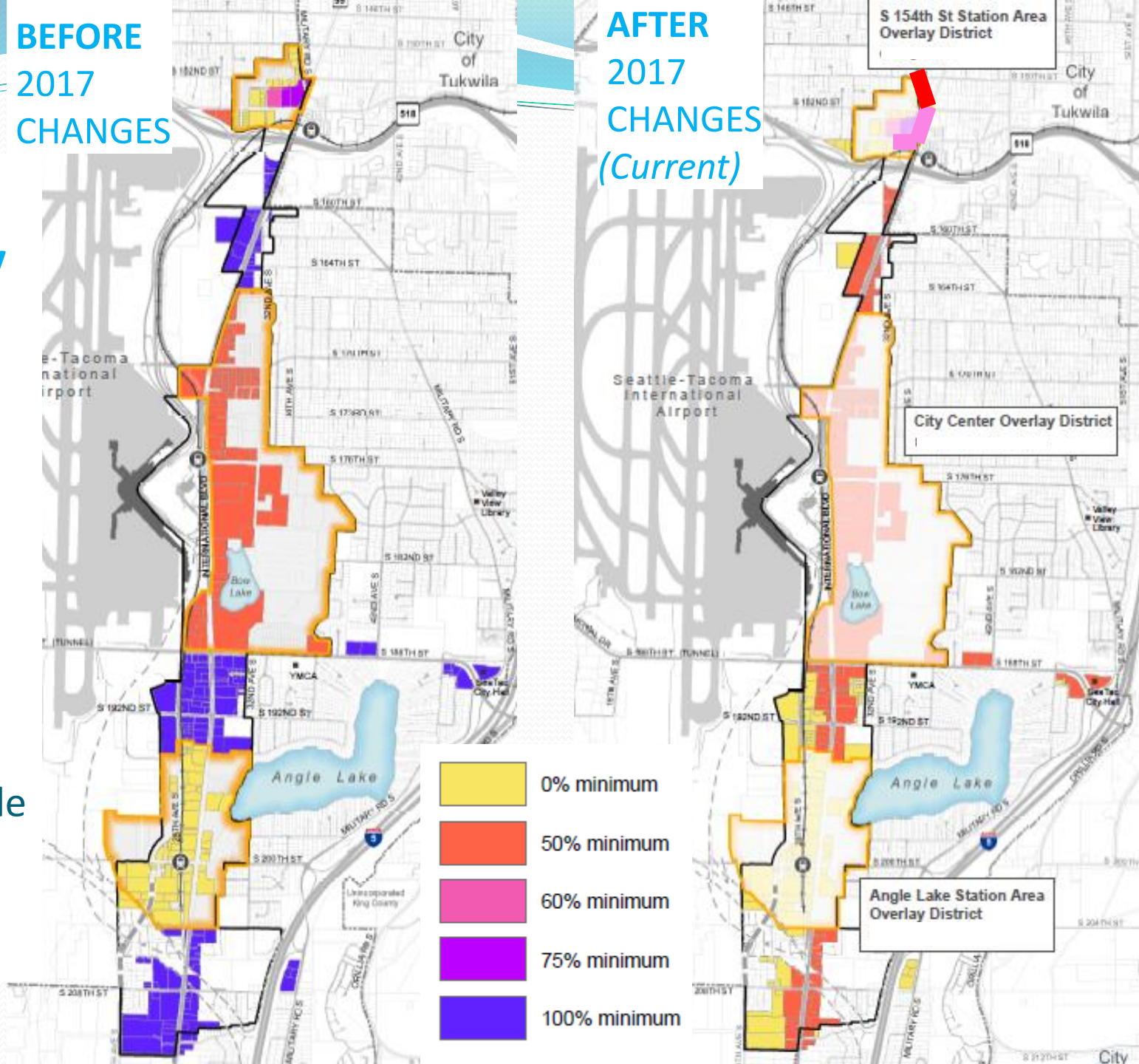
**BEFORE  
2017  
CHANGES**

**AFTER  
2017  
CHANGES  
(Current)**

# 2017 Multi-Family Code Changes:

## Changes:

- Reduced amount of required commercial uses
- Refocused requirements to highly visible locations



## 2) Reviews to Date

### Planning Commission:

- 2/6/2018
- 2/20/2018
- 3/20/2018 Public Hearing

### Department of Commerce:

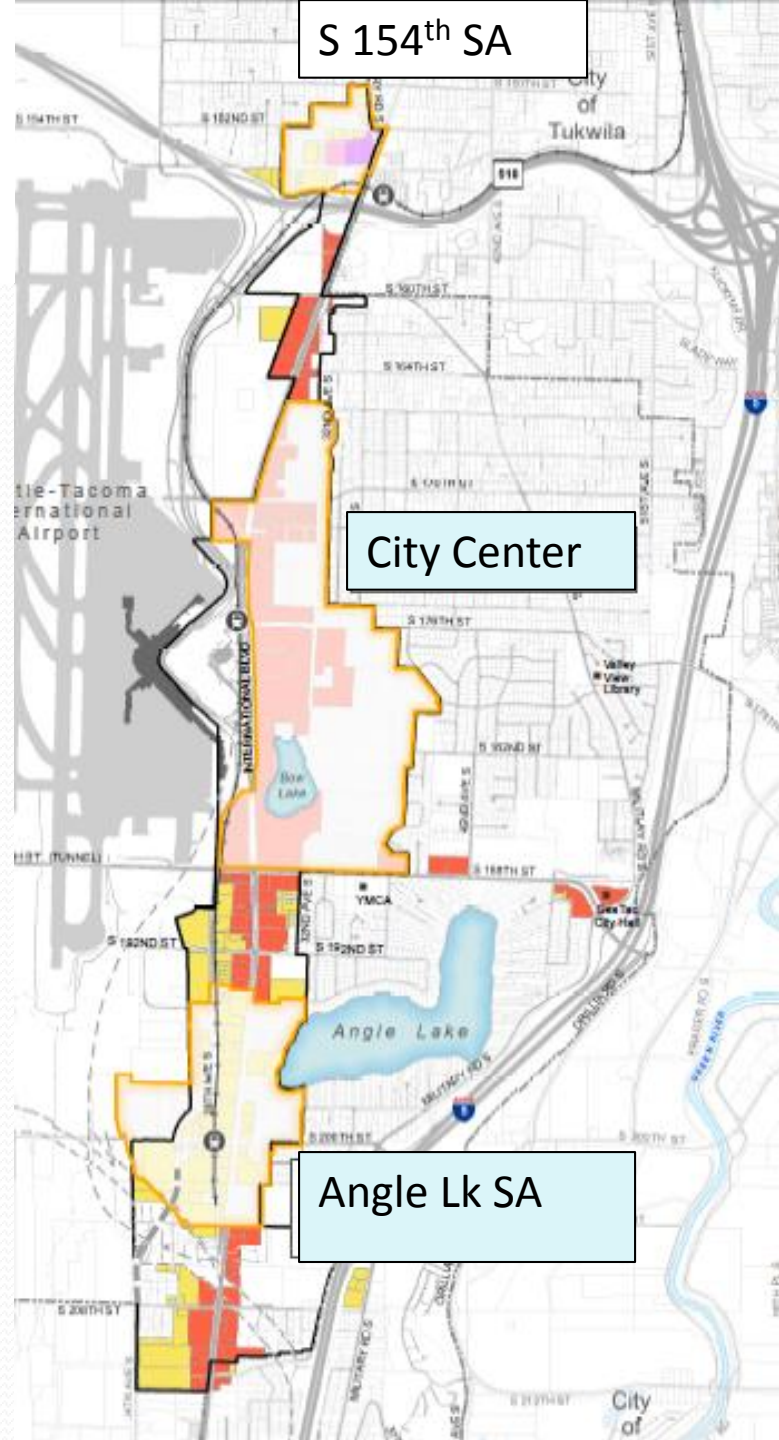
- 3/12/2018: Review completed

### SEPA Environmental Review:

- No comments received

### 3) Proposal: Overview

- This proposal was initiated to implement Council direction to reconsider ground floor commercial requirements for multi-family uses in Commercial Zones in the:
  - **City Center Overlay District**
  - and
  - **Angle Lake Station Area Overlay District**








# 3) Proposal: City Center Overlay District

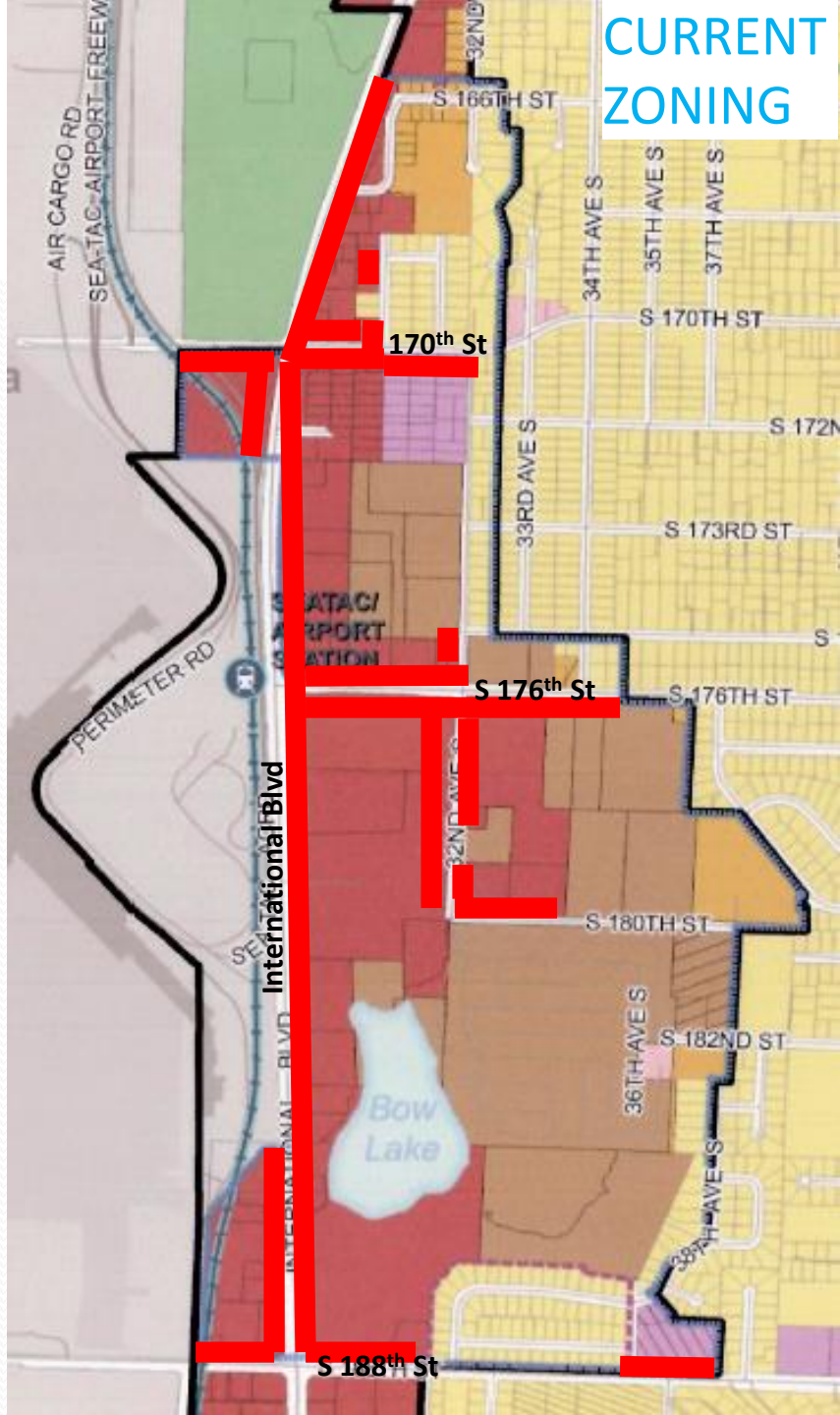
Current Requirements:  
Multi-Family Projects

Minimum 50% ground floor commercial (in Commercial zones)

-  Office/Commercial/Mixed Use (O/C/MU)
-  Office/Commercial Medium (O/CM)
-  Community Business in Urban Center (CB-C)

Optional (in Urban High residential zones)




-  UH-1,800
-  UH-900
-  UH-UCR



# Current Requirements: Retirement Apartments

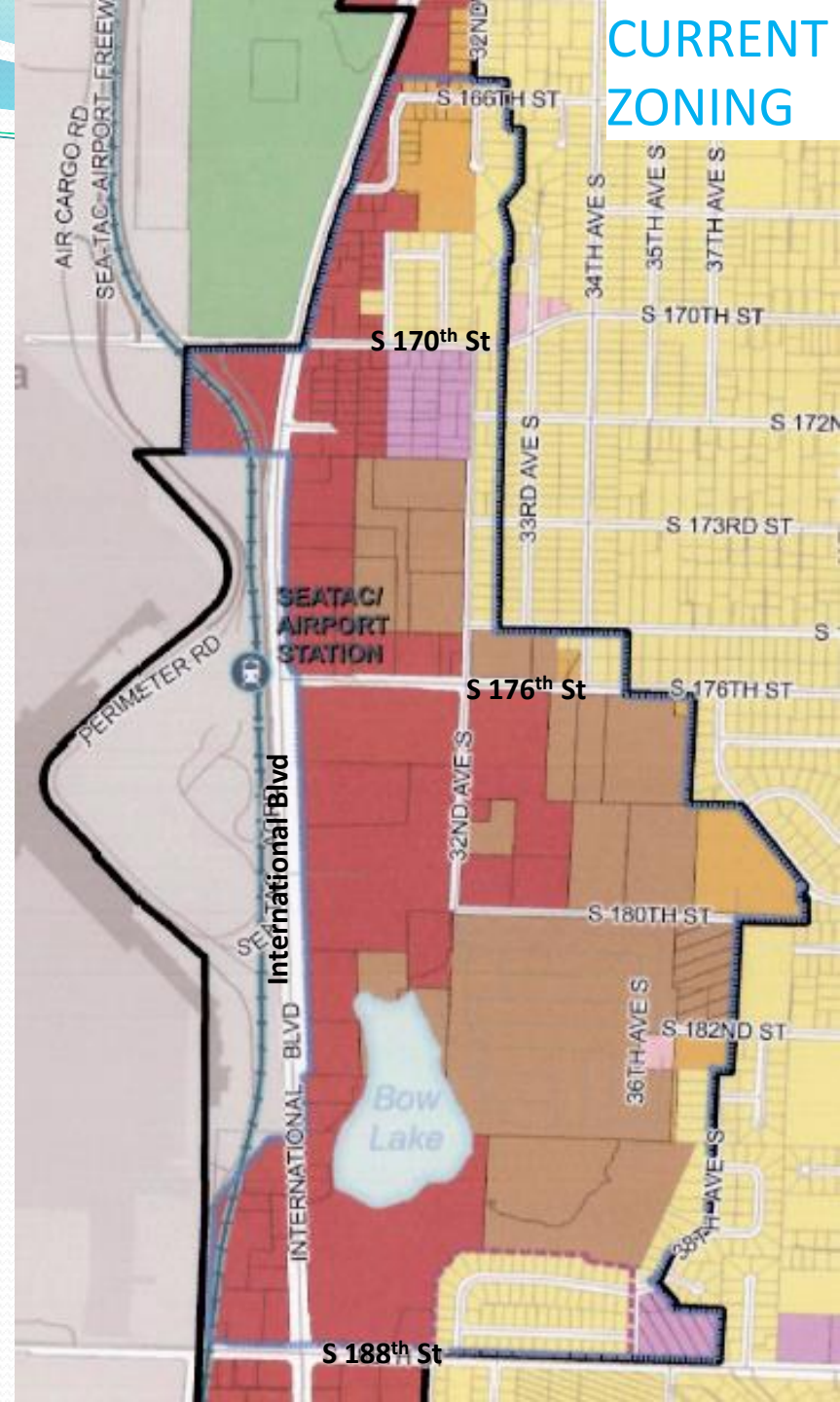
Ground floor commercial uses

Optional (in Commercial zones)

-  Office/Commercial/Mixed Use (O/C/MU)
-  Office/Commercial Medium (O/CM)
-  Community Business in Urban Center (CB-C)

Optional (in Urban High residential zones)

-  UH-1,800
-  UH-900
-  UH-UCR



PROPOSED




# City Center Overlay District

## Proposal:

Minimum 50% ground floor commercial for multi-family & retirement apartment projects

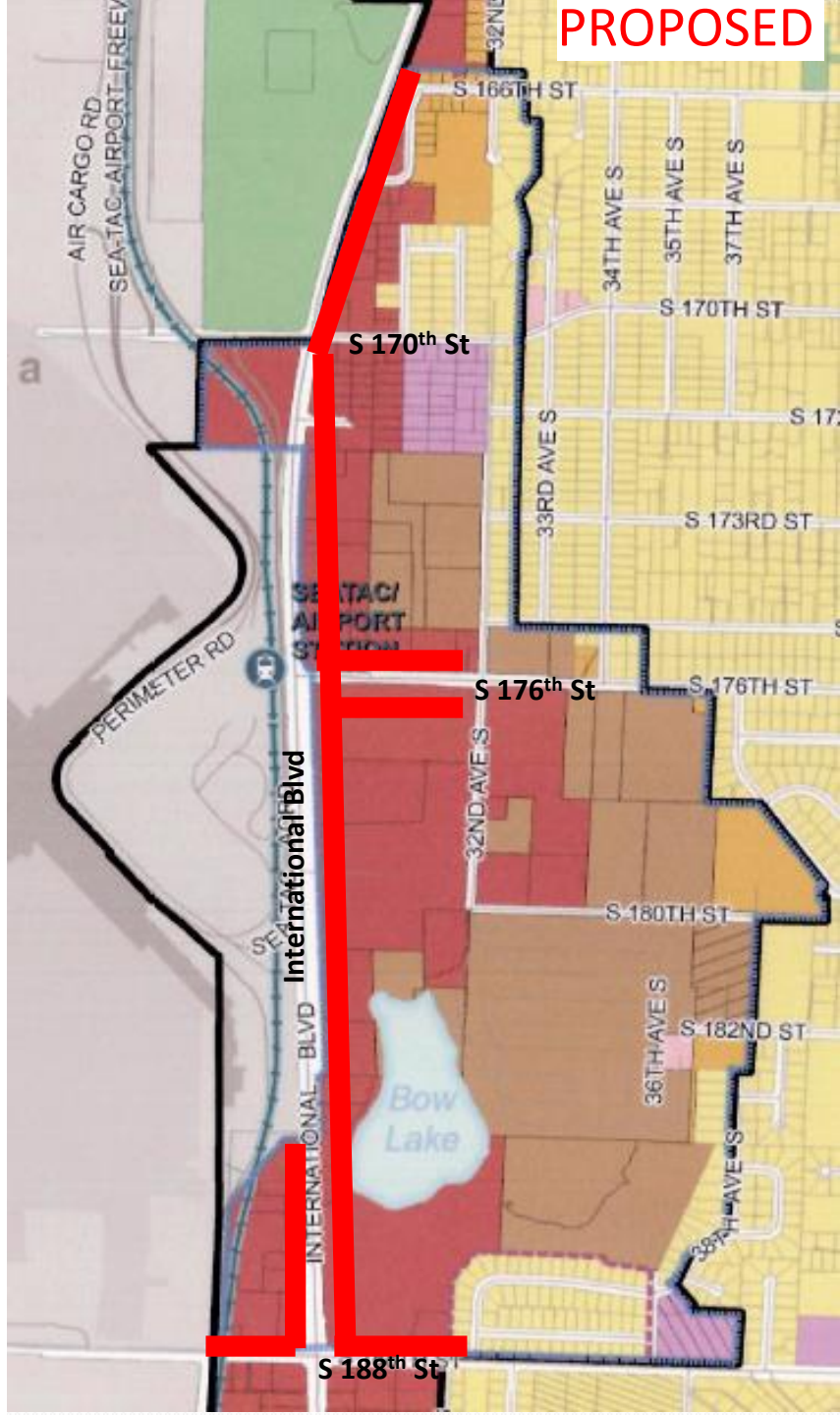
- *Only in CB-C Zone*
- *Only on high visibility streets*
- *Optional in other commercial & high density residential zones*

### Commercial Zones

-  Office/Commercial/Mixed Use (O/C/MU)
-  Office/Commercial Medium (O/CM)
-  Community Business in Urban Center (CB-C)

### High Density Residential Zones

-  UH-1,800
-  UH-900
-  UH-UCR



# 4) *Proposal*: Angle Lake Station Area Overlay District

## Plan Goals:

- **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.”

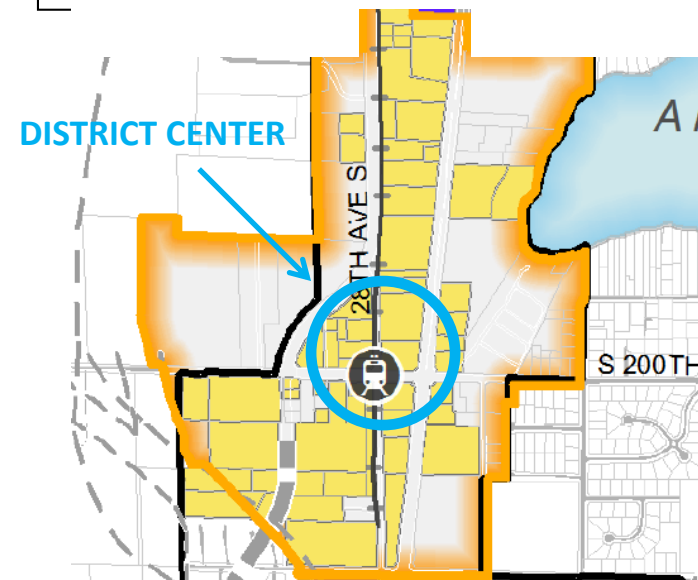
*Changes to ground floor commercial requirements must implement Plan's goals*



*Before: S 200<sup>th</sup> & IB*



*After: S 200<sup>th</sup> & IB*





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

# 4) Proposal: Angle Lake Station Area Overlay District

Current Requirements:  
Multi-Family Projects & Retirement Apartments

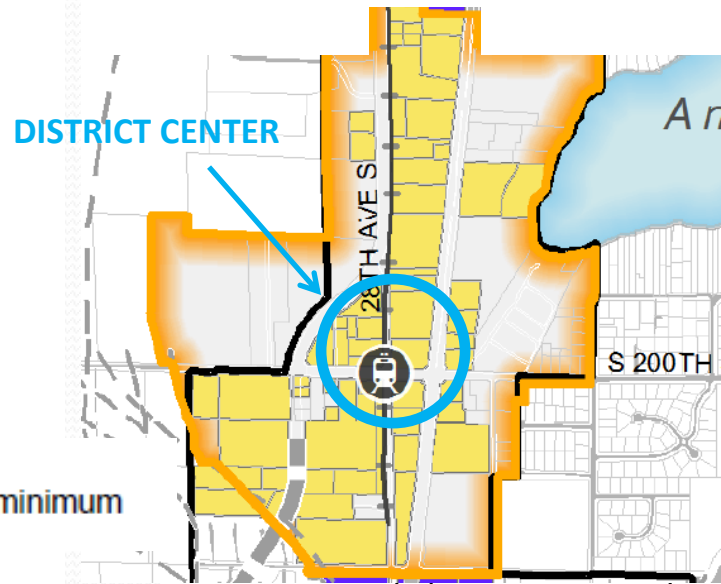
No minimum required/Optional in all zones

## Commercial Zones

-  Community Business in Urban Center (CB-C)
-  Regional Business Mix (RBX)

## High Density Residential Zones

-  UH-1,800
-  UH-900
-  UH-UCR



 0% minimum

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

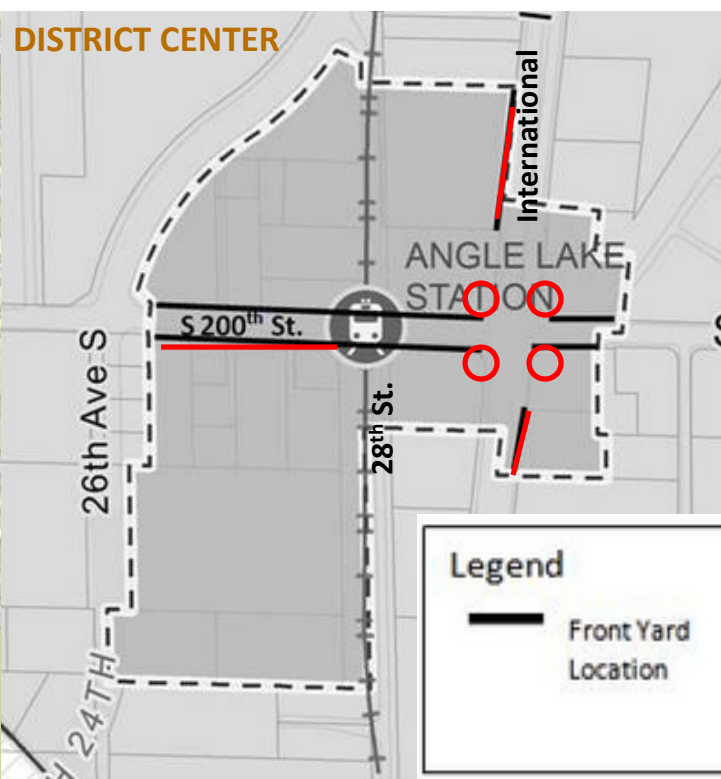
# Angle Lake Station Area Overlay District

## Proposal for Multi-Family & Retirement Apartment Projects:

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






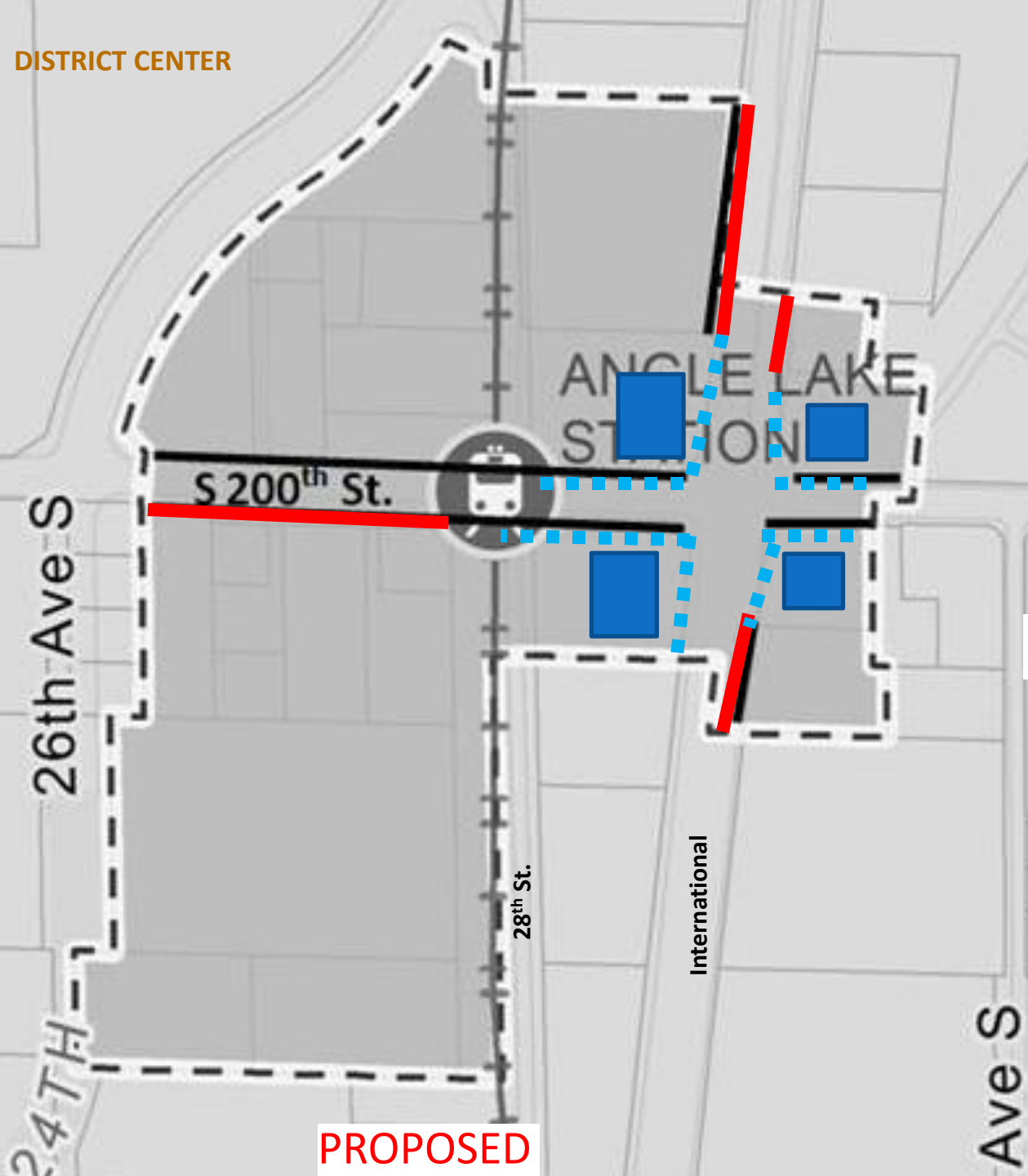
PROPOSED



DISTRICT CENTER

# High Level Massing Diagram:

-  Minimum 50% ground floor commercial use
-  Corner lots: 50% minimum commercial use may be allocated to either or both streets adjacent to the corner (*intersection must be included*)
-  Potential building location



PROPOSED

# Angle Lake Station Area Overlay District:

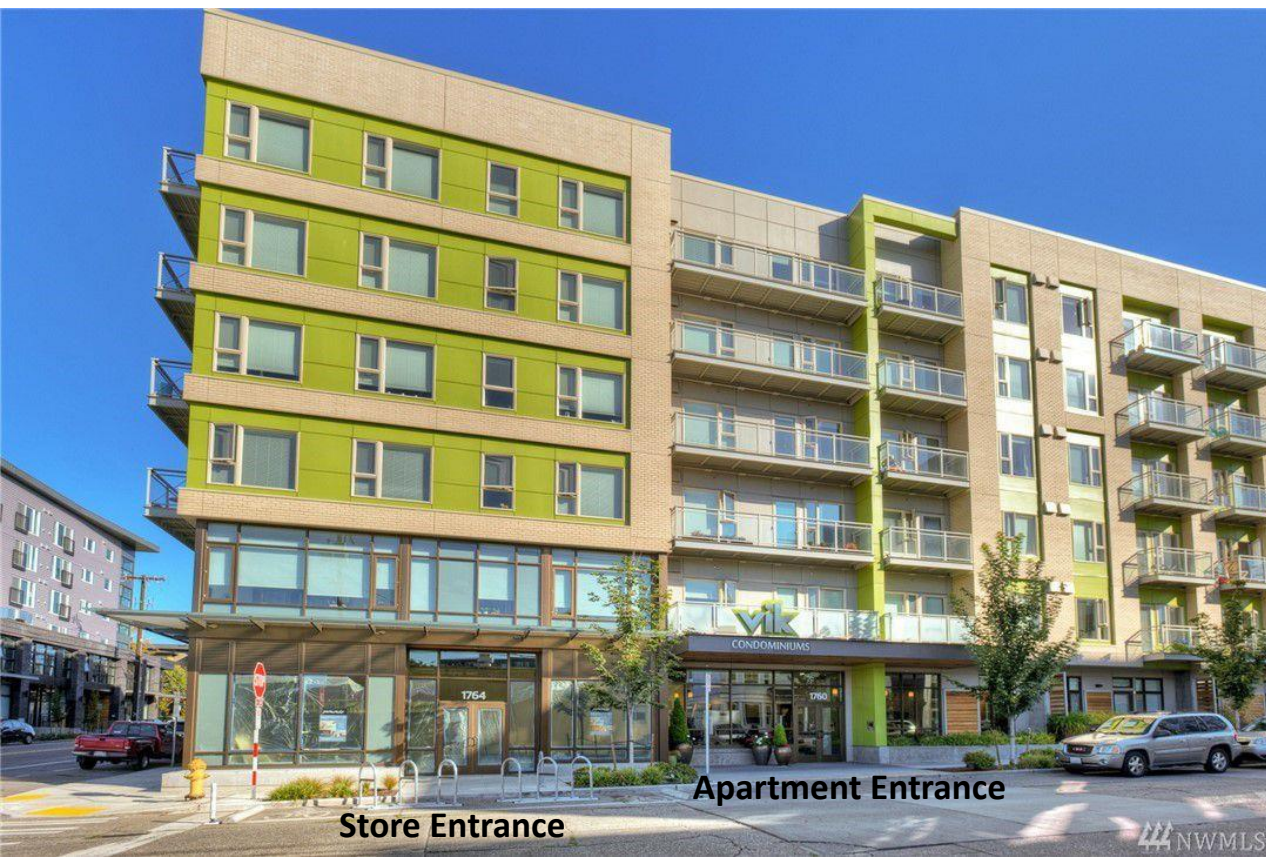
## **Proposal:**

### **Add mixed use design standards**

(consistent with all mixed use projects citywide)

### **Proposed mixed use standards include:**

- *Clarifying type of retail, commercial & service uses allowed*
- *Differentiating commercial and residential architecture and entrances*





## 5) Next Steps

### ANTICIPATED AMENDMENT SCHEDULE

<b>March</b>	3/20 4/3	<ul style="list-style-type: none"><li>• Public Hearing</li><li>• Continued Public Hearing &amp; PC Recommendation</li></ul>
<b>April</b>	4/5	<ul style="list-style-type: none"><li>• LUP Review &amp; Recommendation</li></ul>
<b>May</b>	5/8	<ul style="list-style-type: none"><li>• City Council Meeting</li></ul>

**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
<b>RESIDENTIAL</b>										
Multi-Family	P	P <del>(1)</del>	P <del>(1)</del>	C	P <del>(2)</del>	P <del>(2)</del>	P <del>(2)</del>			<p><del>(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.</del></p> <p><del>(2) Permitted only as part of a mixed-use development. For designated parcels fronting International Blvd, S 176<sup>th</sup> St, or S 188<sup>th</sup> 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.</del></p>
<b>RESIDENTIAL, RETIREMENT AND ASSISTED LIVING</b>										
Retirement Apartments	P	P	P	C	P <del>(1)</del>	P	P			<p><del>(1) For designated parcels fronting International Blvd, S 176<sup>th</sup> St, or S 188<sup>th</sup> 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.</del></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**



Ground Floor Use Requirement

**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
<b>RESIDENTIAL</b>							
Multi-Family	P	P	P	P(1)	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.
<b>RESIDENTIAL, RETIREMENT AND ASSISTED LIVING</b>							
Retirement Apartments	P	P	P	P(1)	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

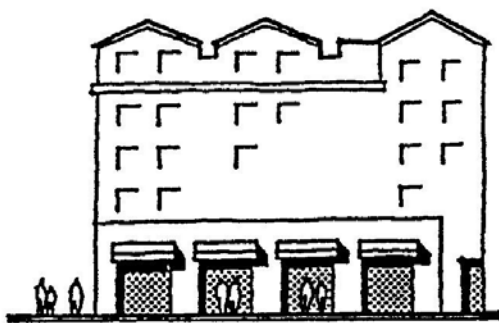
#### 15.310.710 Mixed Use Development Standards

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)

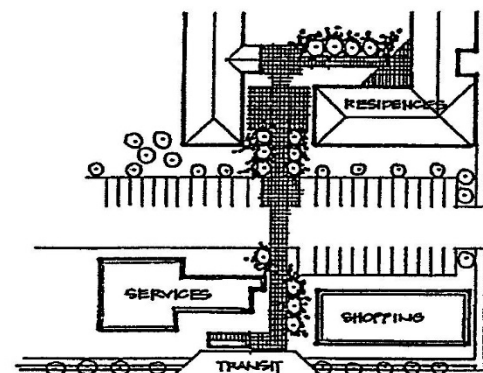
#### 15.310.720 Definition of Mixed Use

“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

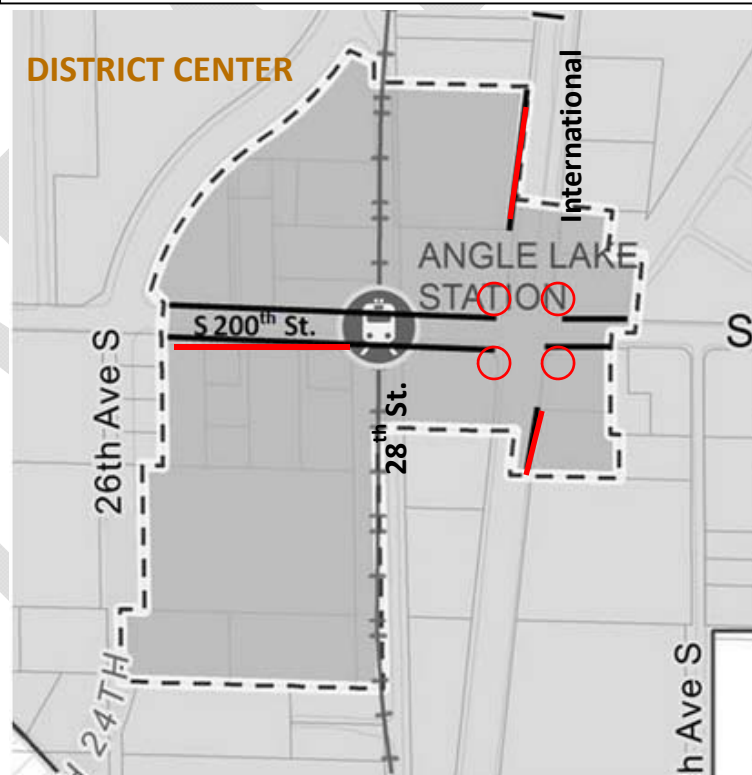
**15.310.730 Ground Floor Uses in Mixed Use Projects**

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.

Figure 15.310.730A: Required Ground Floor Uses



— Ground Floor Use Requirement

○ Corner Lot Ground Floor Use Requirement

**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.





Community & Economic  
Development Department  
4800 South 188<sup>th</sup> Street  
SeaTac, WA 98188-8605  
Phone: 206.973.4750  
Fax: 206.973.4809

## MEMORANDUM

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**Date:** March 29, 2018  
**To:** Planning Commission  
**From:** Brianna Burroughs, Associate Planner  
**Subject:** Sign Code Amendment Briefing

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The attached document includes a portion of the SMC Sign Code pertaining to “temporary signs on private property” which will be discussed in detail with the Planning Commission during the meeting of April 3, 2018.

During the discussion, staff will explain where the code calls out temporary signs and how these standards will be affected by the Reed v Town of Gilbert content neutrality decision, as well as items within the code that remain to be addressed.

### Discussion Outline:

- Code update- Temporary Signs in the ROW - Fences
- Code overview- Temporary Signs on Private Property
  - 15.600.050 Single Family Residential Zone Classification Signs
  - 15.600.070 Secondary Signage
    - D) Temporary Signs, Displays and Other Secondary Signage
    - E) Grand Opening and Special Event Signs
  - 15.600.080 Political Signs
  - 15.600.110 Exempt Signs
- What are other Cities doing to address these issues?
  - Covington Example
  - Sammamish Example
- Items still to be addressed:
  - Code wrap-up for Temporary Signs
  - Non-Commercial Signs- Permanent

# SIGN CODE: CONTENT NEUTRALITY

## Non-Commercial Temporary Signs on Private Property

The yellow highlights below indicate code language pertaining to non-commercial temporary signs on private property.

### 15.600.050 Single-Family Residential Zone Classification Signs

A. In individual dwelling units within the residential UL and T zones, a sign with the occupant's name two (2) square feet is permitted.

B. Each residential dwelling shall display and maintain on-premises street address number identification.

C. Each subdivision, development of five (5) or more units in a townhouse zone, or senior citizen multi-family complex is permitted a monument/freestanding sign at its major entrances, not to exceed thirty-five (35) square feet per face and a total of seventy (70) square feet.

D. Churches, schools, community uses, and agricultural crop sales located within the UL and T zones shall be allowed the signage described and regulated under SMC 15.600.040, Multi-Family Residential Zone Classification Signs, and 15.600.070, Secondary Signage.

E. Any home occupation shall be allowed the signage described and regulated in SMC 15.465.500(C), Home Occupations.

F. Any daycare, bed and breakfast, or specialized instruction school (other than a specialized instruction school located at a former school district facility) within the UL or T zones shall be allowed a nine (9) square foot sign.

G. Electronic signs are not allowed, except as permitted by SMC 15.600.130, Electronic Signs.

H. Internally illuminated signs are not allowed except as permitted and regulated by SMC 15.600.040, Multi-Family Residential Zone Classification Signs, for churches, schools, community uses and agricultural crop sales.

I. One (1) temporary freestanding sign is allowed while a property is for sale, for rent, or under construction, per SMC 15.600.070(D)(3)(b).

J. Portable off-premises signs on private property no more than four (4) square feet in surface area and two (2) feet in height are allowed with the permission of the owner, if such signs are authorized under SMC 15.600.070(E)(4), grand opening/special events, SMC 15.600.080, Political Signs, SMC 15.600.090, Real Estate Signs, and SMC 15.600.100, Garage and Yard Sale Signs. (Ord. 15-1018 § 1)

## **15.600.070 Secondary Signage**

### **A. General.**

1. In addition to the primary signage allowed, the following secondary signage shall be allowed within the parameters specified for each site in the commercial/office/industrial zones, multi-family residential zones, and for churches, schools, community uses, and agricultural crop sales in the single-family residential zones.

2. **Permits.** Signs and displays that meet the standards of this subsection do not require a permit, if they are not illuminated, except that the placement of pole-mounted banners and decorative flags shall be approved through a sign permit to ensure code compliance.

### **3. Illumination of Secondary Signage.**

a. Secondary signage shall not be illuminated, except as set forth in the following section.

b. The following secondary signage may be illuminated; provided, that such illumination is approved through issuance of an electrical permit and meets the standards of SMC 15.600.030(A) for commercial/office/industrial zones and SMC 15.600.040(A) for multi-family zones.

i. Illumination of permanent directional and informational signs.

ii. External illumination of decorative flags.

c. Secondary signage shall not be electronic.

4. Readerboard signs shall not be allowed as secondary signs.

### **5. Quality and Condition.**

a. All signs under this section must appear to be professionally produced and must be maintained in an appearance of newness, free of tears, holes, mold, dirt, decay, chipped paint, fading, sagging, and other signs of wear.

b. The City may, at its discretion, and without notice, remove any temporary or portable sign not in compliance with this section.

**B. Informational Signs.** Informational signs are not included in the number of primary signs so long as the following conditions are met:

1. **Interior Informational Sign.** The sign shall not exceed nine (9) square feet in surface area.

2. **Perimeter Informational Sign.** The sign shall not exceed three (3) square feet in surface area, and the number of perimeter informational signs shall not exceed one (1) per street frontage.

Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director.

3. The sign shall be located on the subject site, and meet all other standards of the code. If an informational sign is portable, or constructed of nonrigid materials, it is subject to the limitations on number and placement of portable and banner signs per this section, except that an interior

informational sign only may be portable in excess of the limits on portable signs if necessary for orderly site operations.

C. **Directional Signs.** Directional signs are not included in the number of primary signs so long as the following conditions are met:

1. **Interior Directional Sign.** The sign shall not exceed nine (9) square feet in surface area.
2. **Perimeter Directional Sign.**
  - a. The sign shall not exceed six (6) square feet in surface area;
  - b. Business identification shall comprise no more than twenty-five percent (25%) of the sign;
  - c. The number of perimeter directional signs shall not exceed one (1) per entrance to a site, except that two (2) such directional signs shall be allowed if necessary for safety and oriented to traffic approaching the entrance from two (2) different directions.

Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director.

3. The sign is located on the premises to which the sign is intended to guide or direct pedestrian or vehicular traffic, and meets all other standards of the code. If a directional sign is portable, or constructed of nonrigid materials, it is subject to the limitations on number and placement of portable and banner signs per this section, except that an interior directional sign only may be portable in excess of the limits on portable signs if necessary for orderly site operations.

4. Where a property lacks direct street frontage, an off-premises directional sign may be approved through a variance process described in SMC 15.600.200, Variance from Sign Code.

D. **Temporary Signs, Displays and Other Secondary Signage.** The signage or displays described in this section are allowed within the limits described in each category; provided, that no more than three (3) categories shall be concurrently displayed.

1. **Portable Signs on Private Property.** One (1) portable sign per street frontage displayed on the site it advertises, provided it meets the requirements of this section.

a. **Size.** The sign may not exceed nine (9) square feet in surface area or three and one-half (3-1/2) feet in height. Only one (1) side of a double-faced temporary portable sign will be counted.

b. **Placement.** The sign shall be placed within three (3) feet of a vehicular or pedestrian entrance, and shall not obstruct traffic, pedestrian circulation, or access for the disabled.

c. **Hours Displayed.** Portable signs shall be displayed only during the hours of business operation. If displayed after dusk, portable signs shall be displayed only in well-lighted areas.

2. **Building and Fence-Mounted Banners.** One (1) banner per site per street frontage within the following limitations:

a. Banners must be constructed of nonrigid materials suitable for an exterior environment, such as fabric, vinyl, or plastic;

b. **Size.** Banners may not be greater than thirty-two (32) square feet;

c. No banner sign shall be allowed on a street frontage where there is a temporary freestanding sign displayed on that frontage; and

d. **Placement.** Banners may only be placed in the following manner:

i. On buildings, securely mounted at four (4) corners, and not blocking any window;

ii. On fences, stretched tightly and fastened at four (4) corners;

iii. For a new business only, over an existing monument or fixed sign for a maximum of sixty (60) days.

**3. Temporary Freestanding Sign.** One (1) temporary freestanding on-premises sign per site, per street frontage, under the following circumstances:

a. A temporary freestanding sign is allowed for a maximum of sixty (60) days for a new business awaiting permanent signage; or

b. A temporary freestanding sign is allowed during the time a property is under construction, remodel, or for sale or rent; and

c. No temporary freestanding sign shall be allowed on a street frontage where there is a banner sign displayed on that frontage; and

d. Such signs shall be constructed of durable, rigid materials and mounted securely into the ground; and

e. In commercial, industrial and multi-family zones, no temporary freestanding sign shall exceed thirty-two (32) square feet in surface area or ten (10) feet in height, nor be located closer than five (5) feet from the property line, or closer than ten (10) feet from the property line of the abutting owner; and

f. In single-family residential and townhouse zones, no temporary freestanding sign shall exceed eight (8) square feet of surface area, six (6) feet in height, or be located closer than ten (10) feet from the property line of the abutting owner, except that a new subdivision may be allowed one (1) sign thirty-two (32) square feet in surface area, located no closer than ten (10) feet from the property line of the abutting owner. All signs shall comply with SMC 15.400.350, Sight Distance Requirements.

**4. Pennants.** Pennants without text or logos; provided, that they are made of nonreflective material. The maximum length of all such strings of pennants shall be no greater than the linear footage associated with the perimeter of the site. Each pennant may not exceed twelve (12) inches in height or width. Pennants shall be mounted a minimum of thirteen and one-half (13-1/2) feet above any vehicular way, as measured from the ground level of the vehicular way to the string or rope from which the pennant is suspended.

**5. Strings of Flags.** Strings of flags of a governmental or noncommercial institution; provided, that they are made of nonreflective material. The maximum length of all such strings of flags shall be limited to the linear footage associated with the perimeter of the site. Each flag may not exceed

twelve (12) inches in height or width. Strings of flags shall be mounted a minimum of thirteen and one-half (13-1/2) feet above any vehicular way, as measured from the ground level of the vehicular way to the string or rope from which the flag is suspended.

**6. Decorative Flags or Decorative Pole-Mounted Banners.** Decorative flags or decorative pole-mounted banners, but not both, shall be allowed to be displayed on a site.

a. **Decorative Flags.** Decorative flags, without text or corporate logos, limited to one (1) flag per fifty (50) feet of street frontage. The allowable number of flags shall be grouped together within fifty (50) feet of an entrance. The flag shall not exceed twenty (20) square feet, nor be smaller than five (5) square feet in surface area, shall be pole-mounted on one (1) side only, shall be no greater in its vertical dimension than in its horizontal dimension, and shall be left loose to fly in the breeze. The flag shall be mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of mounting. The pole shall be a maximum of twenty (20) feet in height.

b. **Decorative Pole-Mounted Banners.** Decorative banners, without text or corporate logos, mounted on poles and secured at the top and bottom, limited to one (1) per fifty (50) feet of street frontage, placed along the street frontage at a minimum distance fifty (50) feet apart. Decorative banners may not be illuminated. Decorative banners may be a maximum dimension of two and one-half (2-1/2) feet wide by six (6) feet high and mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of the banner. The pole shall be a maximum of twenty (20) feet in height.

**7. Special Directional Sign.** One (1) permanent on-site directional sign per street frontage, no greater than nine (9) square feet, which may include business identification up to fifty percent (50%) of the sign.

#### **E. Grand Opening and Special Event Signs.**

1. Otherwise prohibited posters, banners, strings of lights, clusters of flags, balloons, as limited by subsection (E)(3) of this section, and up to three (3) off-premises portable directional signs as limited by subsection (E)(5) of this section are permitted for four (4) weeks only (twenty-eight (28) consecutive days) to announce the opening of a completely new enterprise or the opening of an enterprise under new management, and for two (2) weeks (fourteen (14) consecutive days) twice per year for any business to advertise a special event or sale; provided, that no site shall have more than four (4) weeks (twenty-eight (28) days) total of grand opening or special event display in any one (1) calendar year.

2. A limit of one (1) inflatable object, such as a blimp or large air balloon, shall be allowed as part of a grand opening or special event, provided such object is attached to the ground and approved by the City for safety purposes as to placement and design. The maximum height of an inflatable object, when installed, shall be thirty (30) feet. A party must submit an application for an inflatable object sign permit at least two (2) weeks prior to the grand opening or scheduled event.

3. Balloons may be displayed only as part of a grand opening or special event, provided they are no greater than eighteen (18) inches in diameter with a tether no longer than thirty-six (36) inches and must be securely attached to a structure. No more than two (2) displays with a maximum of five (5)

balloons per display (or ten (10) individual balloons) are permitted per site. Displays are only allowed from dawn to dusk.

4. Any grand opening or special event shall register with the City by filing a registration form. All such material shall be removed immediately upon the expiration of the allowed period. Use of the above-described devices within the limits specified shall be an exception to the general prohibition on these devices as set forth in SMC 15.600.120(E). However, such displays are subject to all other code requirements.

5. Three (3) off-premises portable signs advertising the grand opening or special event are allowed; provided, that such signs shall not exceed four (4) square feet in area nor two (2) feet in height, and shall be displayed only from dawn to dusk.

Off-premises grand opening/special event signs may be located on private property with the permission of the owner of the property on which the sign is placed and within the public right-of-way; provided, that the signs do not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and are at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present. No signs shall be posted, tacked, nailed, or in any manner affixed upon any utility pole, tree or public or private sign.

### **15.600.080 Political Signs**

All signs which are displayed out-of-doors on real property relating to the nomination or election of any individual for a public political office, or advocating any measure to be voted on in any general or special election, shall be subject to the following regulations:

A. Such political signs shall not be displayed more than seven (7) days after the date of the election for which intended. In cases where a general election follows a primary election, those signs for candidates whose names will appear on the ballot in the general election may be displayed during the interim period and up to seven (7) days after the general election. In all instances herein in which political signs are required to be removed within seven (7) days after the election for which the political sign was displayed, it shall be the responsibility of the campaign officer or responsible campaign official to have the signs removed.

B. Political signs placed in single-family residential zones shall not exceed eight (8) square feet each in area. Signs in all other zones shall meet the requirements of those classification districts.

C. No political signs shall be erected upon any private property without the permission of the resident or owner thereof, and in cases where there is no occupied structure on the property, no political sign shall be placed thereon without the written consent of the owner of the property.

D. It is unlawful for any person to paste, paint, affix or fasten a political sign on any utility pole, street sign, lamp post, sidewalk, roadway, or other object situated upon any public street or right-of-way except that political signs are allowed on parking strips where such political signs are installed pursuant to the permission of the owner of the property abutting said parking strip and installed in such a manner as not to constitute a traffic hazard. (Ord. 15-1018 § 1)

## **15.600.110 Exempt Signs or Displays**

The following signs or displays are exempted from coverage under this code:

- A. Traffic or pedestrian control signs or signals, signs in the public right-of-way indicating scenic or historic points of interest, or signs which are erected or placed by or on the order of a public officer in the performance of public duty;
- B. Signs required by law;
- C. Noncommercial public service signs, providing such signs are nonilluminated, nonelectronic, do not exceed eight (8) square feet in surface area and six (6) feet in height, and are limited to one (1) sign per street frontage;
- D. Official public notices, official court notices or official sheriff's notices;
- E. The flag of a government, except that this exemption does not include flags of a government or noncommercial institution displayed in a series on a rope, wire or string;
- F. Plaques, tablets or inscriptions indicating the name of a building, its date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed three (3) square feet in surface area;
- G. Nonilluminated "No Trespassing," "No Dumping," "No Parking," "Private Property," "Fire Lane," "Handicapped Parking," and other on-site informational warning signs, which shall not exceed three (3) square feet in surface area;
- H. Reasonable seasonal decorations within the appropriate public holiday season. However, such displays shall be removed promptly at the end of the public holiday season;
- I. The flag of a commercial institution or noncommercial institution such as a school. No more than one (1) flag (excluding flags of nationality) is permitted per business premises. The flag shall be pole-mounted on one (1) side, not exceed twenty (20) square feet in surface area, nor be smaller than five (5) square feet, and shall be left loose to fly in the breeze. The flag shall be mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of mounting;
- J. Sculptures, fountains, mosaics and design features which do not incorporate advertising or identification;
- K. Sandwich-board signs worn by a person while walking the public ways of the City;
- L. Existing theater marquees (monument and/or building-mounted);
- M. Reasonable, nonilluminated temporary decorations and signs for the purpose of announcing or promoting a nonprofit sponsored community fair, festival or event. Such decorations and signs may be displayed no more than twenty-one (21) calendar days prior to and during the fair, festival or event.



# Multi-Family Housing Design Standards Update Work Session: Recreation Space



Planning Commission  
April 3, 2018

## Discussion Items

- 1) Project Recap
- 2) **Work Session: Recreation Space**
  - Refine Recommendations
- 3) Anticipated Next Steps



## Project Recap

### **Project Goals:**

- Update standards to ensure creation of quality multi-family projects while **streamlining** and **adding flexibility** to requirements.

## Commission Reviews to Date

### √ **Site Planning**

- Open Space\*
- Landscaping
- Parking

*\*Note: Open Space will be referred to as "Recreation Space"*

### √ **Building Design**

- **"Special" Requirements**
  - Mixed Use Development
  - Overlay District Standards: City Center & Station Areas
- **Development Incentives**

## Today's Work Session: Refine Recreation Space Recommendations

### Focus: Minimum Recreation Space Requirements

- Revisit Existing Requirements
- Analyze Initial Recommendations
- Discuss Potential Refinements to Code

## Revisit Existing Requirements

### What are current requirements?:

#### **REQUIRED: Common Recreation Space - outdoor**

- Plazas, courtyards, green space, rooftop decks, pedestrian-only corridors

#### **SOMETIMES REQUIRED: Play Areas**

- Only when 2+bedroom units

#### **OPTIONAL:**

- **Single Purpose Outdoor Space**
  - Tennis courts, pools
- **Indoor space (multi-purpose rooms)**
  - Doesn't count as recreation space in Overlay Districts



Recreation Space Required: Local Comparison			
	Existing SeaTac	Kent	Burien
<b>Total Required Recreation Space</b>	<b>Square Feet per Unit:</b> Studio: <u>120</u> 1 bedroom: <u>160</u> 2+ bedroom: <u>200</u>	<b>Square Feet per Unit:</b> All units: 150	<b>Square Feet per Unit:</b> All units: 200
<b>Total Required in Overlay Districts</b> (City Center & Station Areas)	<b>Overlay Districts Square Feet per Unit:</b> All units: <u>60</u>	Downtown ? Per Guidelines & Design Review Board	Downtown <b>Square Feet per Unit:</b> Studio: 85 1 bedroom: 100 2 bedroom: 130 3+ bedroom: 170

<b>REQUIRED:</b> <b>Common Recreation Space</b> – Outdoor	50% of total recreation space <i>Other Cities:</i> - Various approaches, most include minimum requirement
<b>SOMETIMES REQUIRED:</b> <b>Play Areas</b>	50% of total space required for 2+ bedroom units <i>Other Cities:</i> - Some allow play area to be optional, especially in highly urbanized areas
<b>OPTIONAL:</b> <b>Indoor Space</b> (Doesn't count in Overlay Districts) <b>Single Purpose Space</b>	Up to 50% of total space <i>Other Cities:</i> - Most allow indoor space as option in all areas, some require indoor space in highly urbanized areas
<b>Private Recreation Space</b> (Doesn't count, i.e. Balconies)	<i>Other Cities:</i> - Most count toward recreation space

## Analyze Initial Recommendations

### How? Look at SeaTac apartment projects.

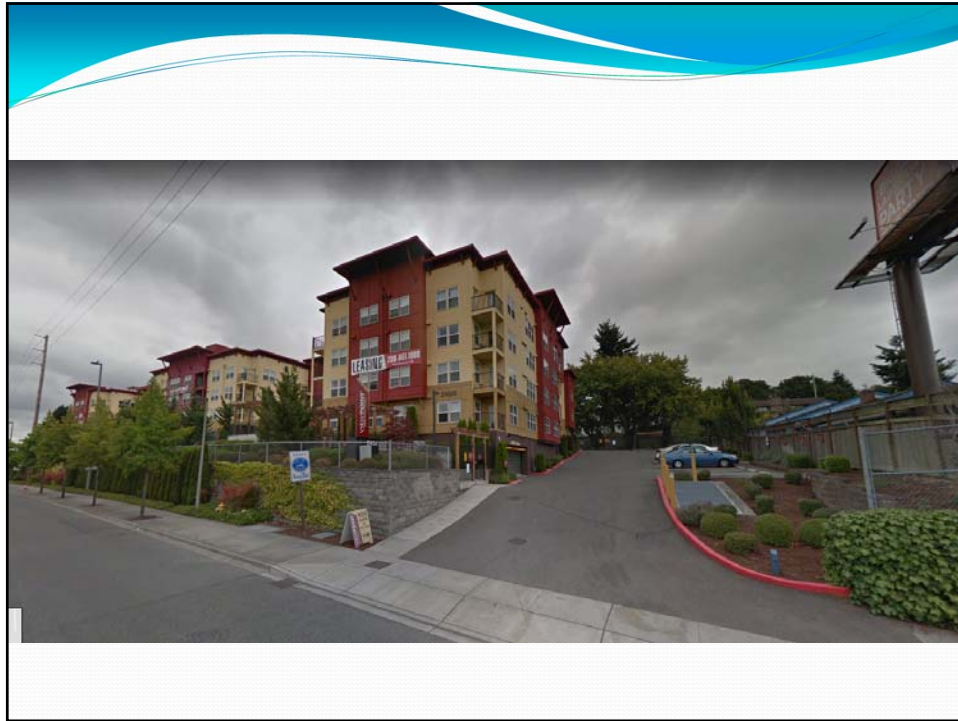
- Test initial recommendations by considering multi-family projects constructed with existing standards
  - **Viewpoint Apartments**, International Blvd & S 214<sup>th</sup>
  - **Avion Apartments**, City Center Overlay District
  - **The Reserve at SeaTac Retirement Apartments**, Angle Lake Station Area Overlay District

## Viewpoint Apartments

(S 214<sup>th</sup> & International Blvd)

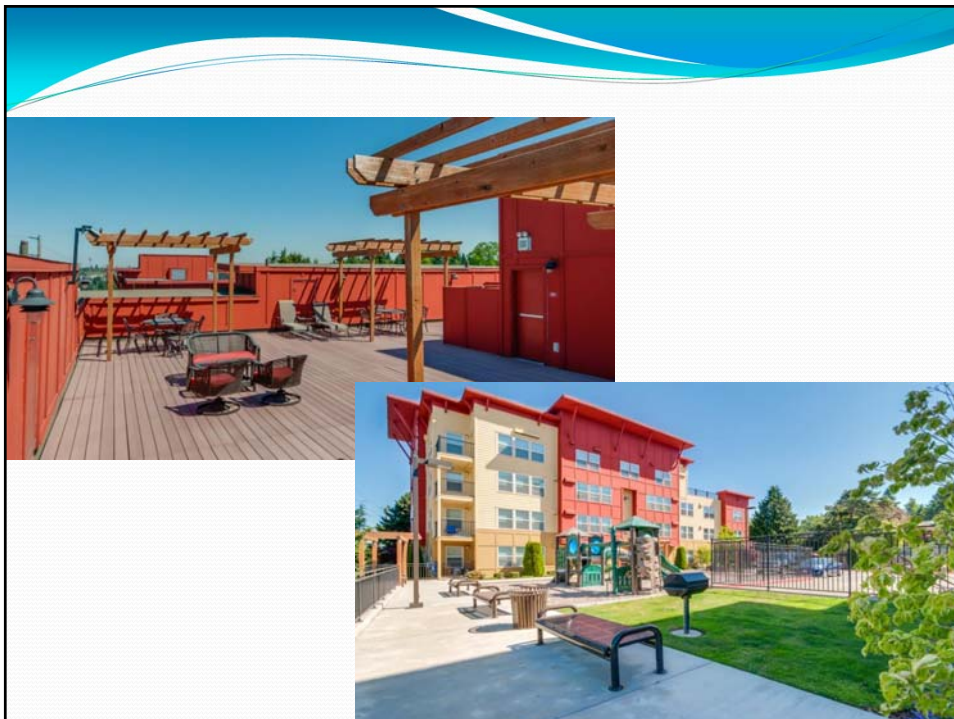
- Outside of Overlay District
- Zone: UH-900
- Constructed: 2010
- 3 buildings, 90 units
- Underground & surface parking

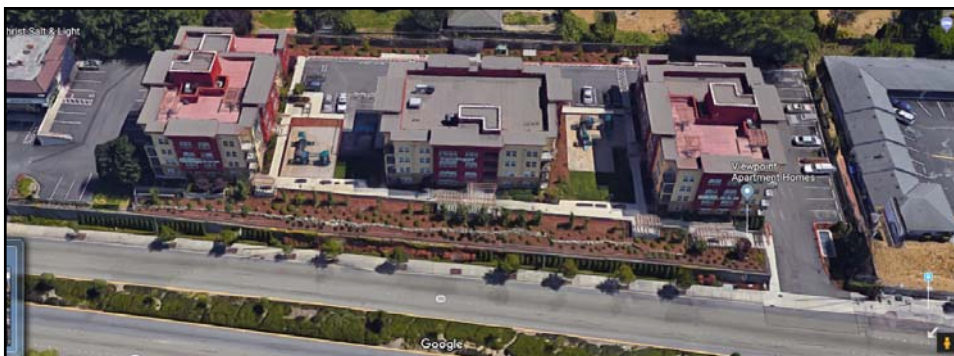
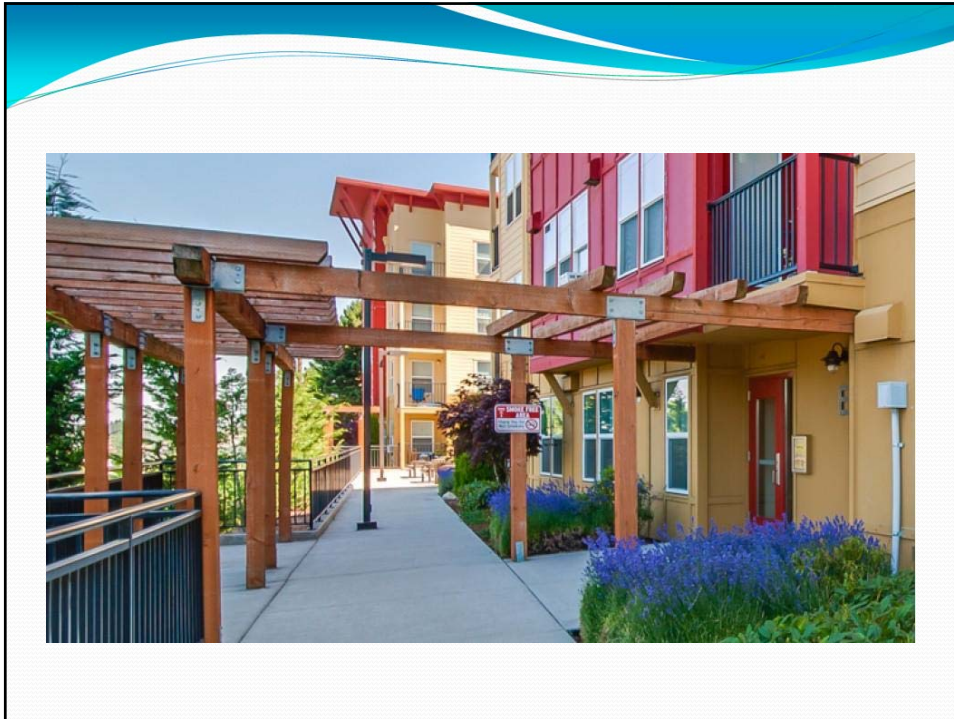




**Recreation Space Provided:**

- **Common Recreation Space**
  - Plaza, green space, pedestrian path
  - 2 Rooftop decks
- **2 Play Areas**





Recreation Space (Outside of Overlay Districts)

- **Outdoor Common Space**
  - **Required:** unknown
  - **Provided:** **approx. 8,600 SF**
- **Play Area** (50% of open space of 2-bedroom units)
  - **Provided:** approx. 4,500 SF

No indoor space provided.  
Some balconies provided, though not counted

**Initial  
Recommendation  
for Total Recreation  
Space:**

**15% of net land area  
SF lot x15%=9,855SF**





**Questions:**

- What do you think of the amount of recreation space?
- Anything superfluous here?
- Are 2 play areas necessary?

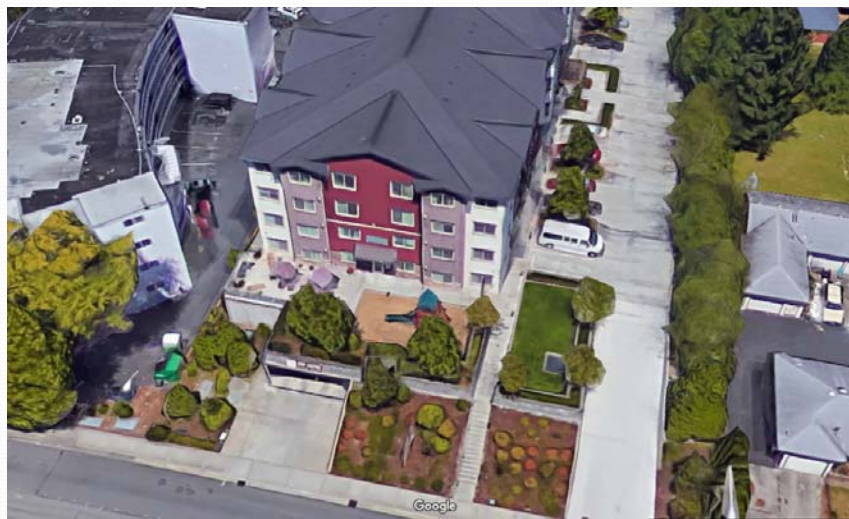
## Avion Apartments

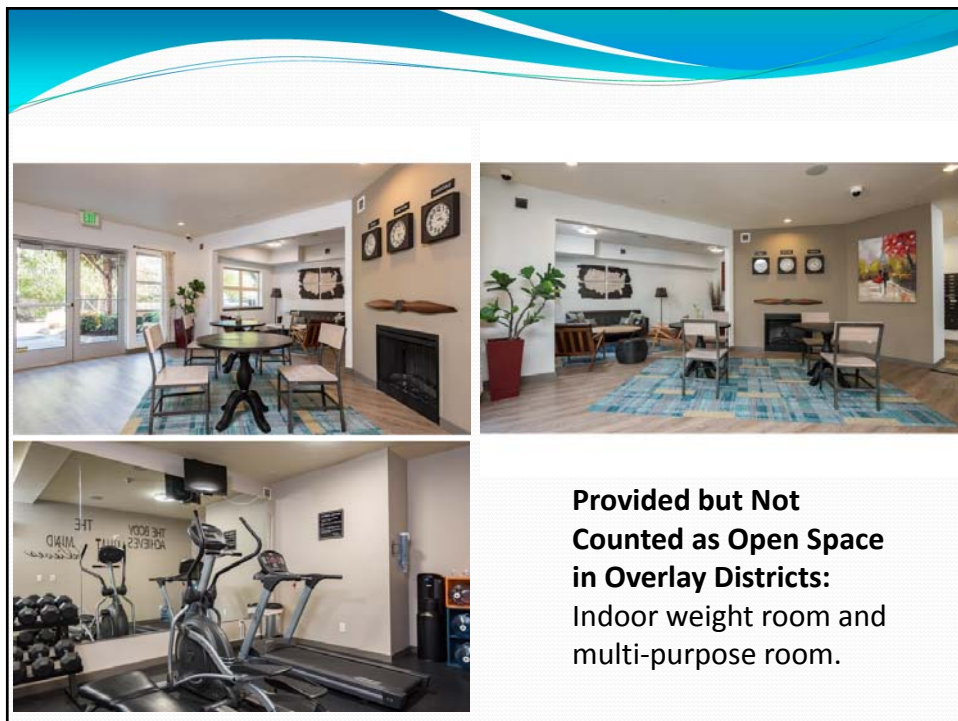
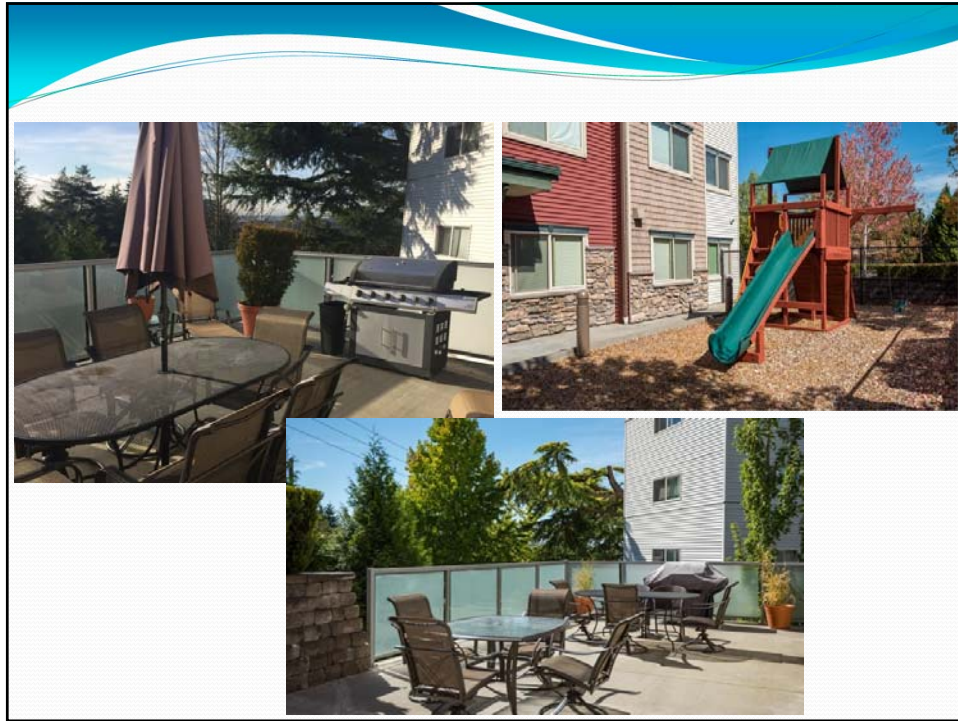
(S 176<sup>th</sup> & 33<sup>rd</sup> Ave S)

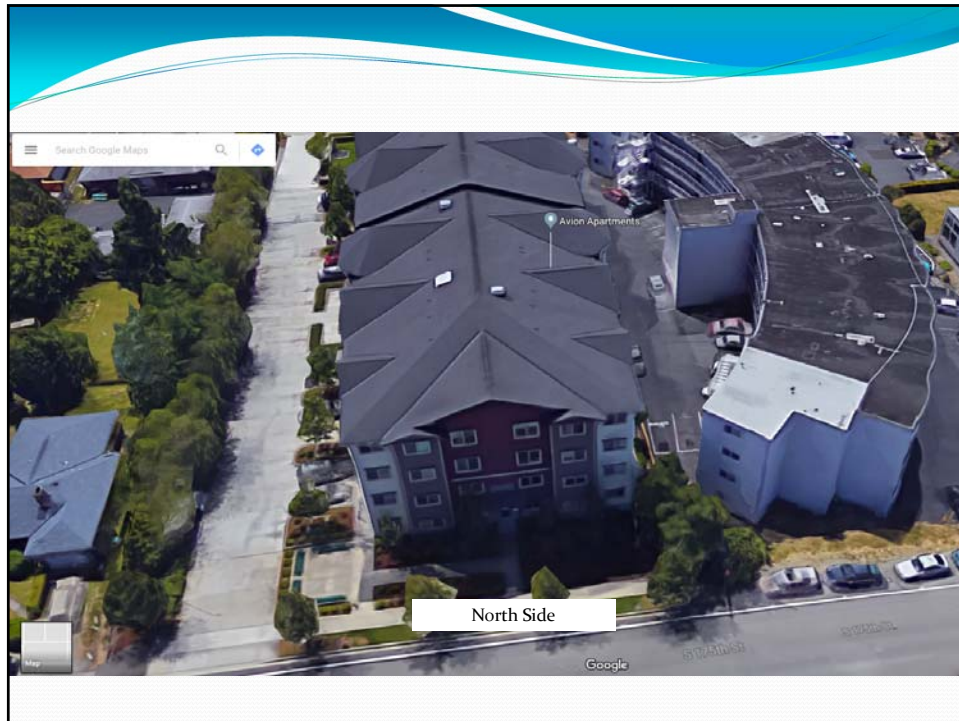
- City Center Overlay District
- Zone: UH-900
- Constructed: 2008
- 4 story, 55 units
- Underground & surface parking



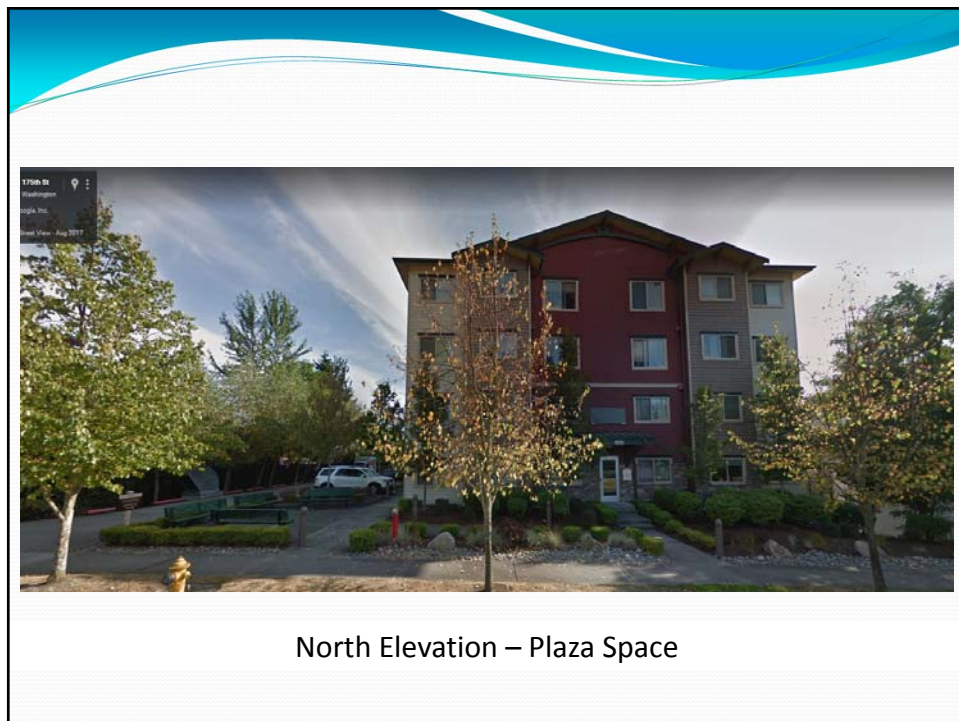
## The Avion Apartments (City Center)







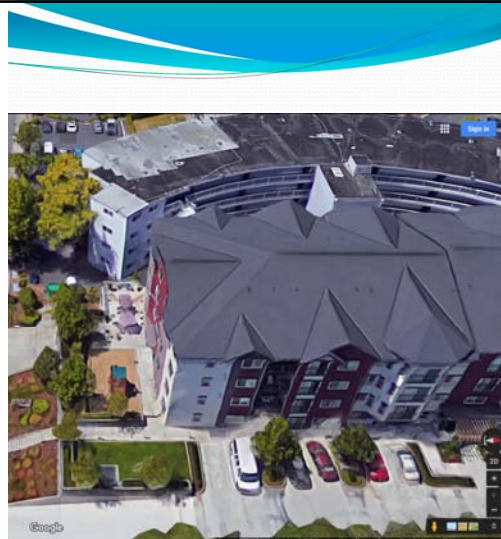
North Side



North Elevation – Plaza Space

Recreation Space in Overlay Districts

- **Outdoor Common Space**  
(60 SF per unit x 55 units)
  - Required: **3,300 SF**
  - Provided: **approx. 3,600 SF**
- **Play Area**
- (50% of open space of 2-bedroom units, # unknown)
  - Provided: **approx. 1,000 SF**



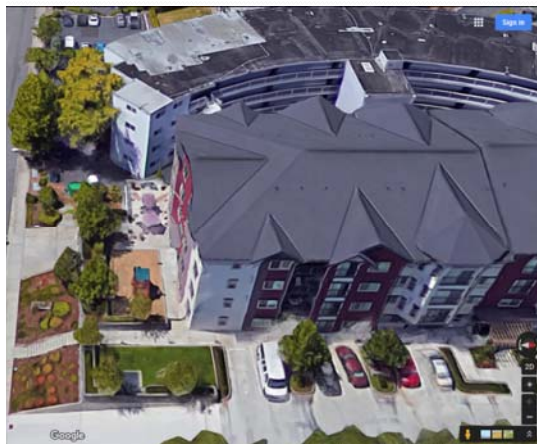
**Initial Recommendation for Total Recreation Space: 15% of net land area**  
41,403 SF lot x 15%=**6,210 SF**

**Questions:**

- What do you think of the amount of recreation space here?
- Anything superfluous?

**Ideas:**

- *What about counting Indoor Space? (Currently not allowed in City Center)*
- *What about counting Private Open Space (i.e. balconies)?*

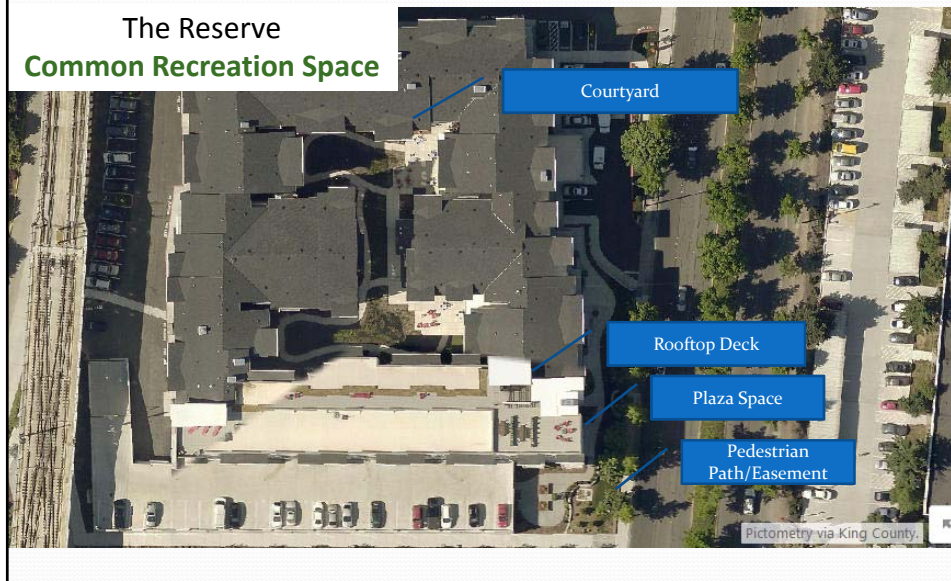


## The Reserve at SeaTac (Retirement Apartments)

- Inside Angle Lake Station Area Overlay District
- 19707 International Blvd Zone: CB-C
- Constructed: 2017
- 5 stories, 289 units
- Structured parking
- Within ¼ mile park/playground



### The Reserve Common Recreation Space





**Required Recreation Space Provided:**

**Common Recreation Space**

- Courtyard (internal)
- Rooftop Deck
- Plaza (at grade)
- Pedestrian Path (access easement)

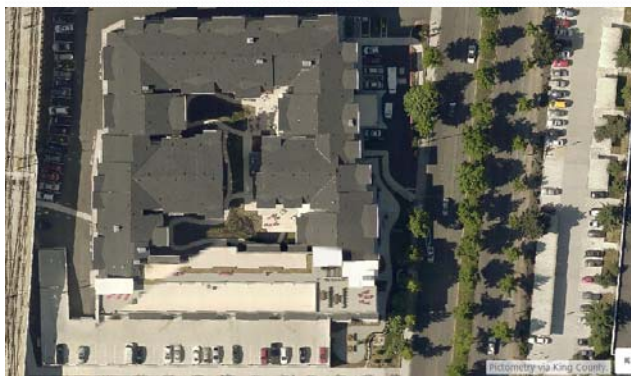
**NOT Required Recreation Space Provided:**

**Internal Space**

- Multi-Purpose Room

**Private Open Space**

- Balconies on most units



**Question:**

- *Should any recreation space have been waived because of proximity to Angle Lake Park?*

DISCUSS POTENTIAL	REFINEMENTS TO CODE
<p><b><u>REQUIRED:</u></b>  <b>Common Recreation Space – Outdoor</b>            50% of total recreation space</p>	<p><b><u>Additional Questions:</u></b></p> <ul style="list-style-type: none"> <li>• Should smaller projects be treated differently?</li> </ul>
<p><b><u>SOMETIMES REQUIRED:</u></b>  <b>Play Areas</b>            50% of total space required for 2+ bedroom units</p>	<ul style="list-style-type: none"> <li>• Should play areas always be required?</li> <li>• What if near City park with playground?</li> </ul>
<p><b><u>OPTIONAL:</u></b>            Up to 50% of total space  <b>Indoor Space</b>            (Doesn't count in Overlay Districts)  <b>Single Purpose Space</b></p>	<ul style="list-style-type: none"> <li>• Should "Indoor Space" count in Overlay Districts</li> </ul>
<p><b>Private Recreation Space</b>            (Doesn't count, i.e. Balconies)</p>	<ul style="list-style-type: none"> <li>• Should private recreation space count?</li> </ul>

<b>ANTICIPATED NEXT STEPS</b>	
<u>April</u>	<p><b>Review &amp; Refine Requirements for:</b></p> <ul style="list-style-type: none"> <li>• Site Planning (Landscaping &amp; Parking)</li> <li>• Building Design</li> </ul>
<u>May</u>	<p><b>Review Requirements for:</b></p> <ul style="list-style-type: none"> <li>• Mixed Use</li> <li>• Overlay Districts</li> <li>• Incentives</li> </ul>
<u>June</u>	<ul style="list-style-type: none"> <li>• Public Hearing</li> </ul>