

Multi-Family Housing Design Standards Update Work Session: Final Review Process - #1



Planning Commission
May 15, 2018

1

Discussion Items

PURPOSE: Begin final review of proposed changes to multi-family code

AGENDA

- 1) Project Recap
- 2) Work Session - Confirm following sections:
 - Purpose
 - Authority and Application
 - Density Calculations
 - Site Design and Building Orientation
- 3) Next Steps

Project Recap

Preliminary Review Process

- ✓ Initial review of draft code changes

Today's Review:

- **Purpose Statement, Authority & Application**
- **Site Design & Building Orientation**

Future Reviews:

- **Neighborhood Compatibility** (*part of Site Design section*)
- **Pedestrian Access**
- **Parking & Vehicular Access**
- **Recreation Space**
- **Landscaping**
- **Building Design**
- **Special Standards** (*Overlay Districts, Development Incentives*)

Work Session: “Final Review” Method

Focus of Reviews:

- Focus will be on changes to code since Planning Commission's “Initial” review process

Note on Why Changes Made:

Changes made based on double check of:

- Problems/issues with code based on multi-family projects constructed or underway in SeaTac
- Review of other cities' multi-family codes – especially local suburban cities (like Renton & Shoreline)

Purpose Statement: Exhibit B-2, p. 2

15.510.005 Purpose

The following design standards are intended to implement the City's vision for high quality multi-family housing development as set forth in the City of SeaTac Comprehensive Plan. The standards serve three (3) basic-main purposes: to promote quality development building and site design, to increase neighborhood compatibility, and to enhance security, to enhance the streetscape and to ensure compatibility with neighboring communities.

- A. **Quality Building and Site Design.** A quality development is ~~one that is~~ functional, safe and pleasant for its residents as well as the public. ~~Such a development starts with an investment in quality materials that will not rapidly decay, and design that ensures ample privacy as well as amenities for residents.~~ Well-designed environments will orient outward to the community, provide high quality architecture and create comfortable and attractive places for residents to meet, ~~and visit and live,~~ open spaces located to take advantage of sunny exposures, and safe places for children to play.
- B. **Enhanced Streetscape.** A high quality development will also contribute to an attractive streetscape by connecting to the community and providing buildings with architectural detailing, welcoming and easily identifiable entries ~~that present themselves with an air of pride~~, and landscaping that adds color, texture and comfort to a neighborhood.
- ~~BC.~~ **Neighborhood Compatibility.** Good design ~~also~~ ensures neighborhood compatibility by appropriate scale and massing adjacent to existing housing. Landscaping and the careful placement of windows and balconies for privacy help to create a pleasant environment.

Note:
Language slightly updated to better align with chapter

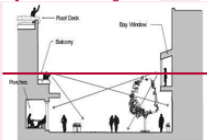
Meaning largely the same

Purpose Statement (cont.): p. 3

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

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

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



2. **Natural Access Control.** The placement of walkways, building entrances, fences, landscaping, and lighting to discourage access to crime targets and create the perception of risk to offenders. Natural access control enhances safety through design, which reduces or supplements the use of more costly access control such as security guards and mechanical devices.
3. **Territorial Reinforcement.** Extending the sense of ownership from the private residence to the nearby areas outside the dwelling through physical improvements such as fencing, pavement, landscaping and lighting. Clearly defined territory deters entrance by those with criminal intent and makes their actions more visible and likely to be reported by those who recognize the territory as their own.
4. **Maintenance.** Ensuring that buildings and grounds are maintained for resident safety, neighborhood aesthetics, and to reflect building management. Maintenance serves as an expression of ownership and allows for continued use of the space for its intended purpose. Maintenance prevents a reduction of visibility from landscaping and obstructed or inoperative lighting. A clean and well-maintained site tells offenders that residents care about their surroundings and criminal behavior will not be

Note:
"Enhanced Security" section to be deleted because of redundancies with existing SMC Title 18 CPTED chapter.

CPTED = Crime Prevention through Environmental Design

(Some portions of this section may be maintained if not sufficiently covered in other sections of code)

Authority & Application: p. 4

15.510.010 Authority and Application

- A. The provisions of this chapter shall apply to all multi-family development of three (3) units or more throughout the City. **These standards shall supersede existing regulations elsewhere in SMC Title 15 when in conflict with this chapter.**
- B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:
1. All new construction requiring building permits; and/or
 2. **Major Redevelopment.**
 - a. Additions or alterations to a building, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s), except for the South 154th Street Station Area.
 - b. **Major Redevelopment in the South 154th Street Station Area.** Additions or alterations to a building, excluding interior-only improvements, which total twenty-five percent (25%) or more of the gross square footage (GSF) of the existing building(s).
 - c. Only the portions of the building being altered or added to shall be required to integrate multi-family design standards into the design of the alteration or addition.

Note: The language highlighted in yellow will be addressed in future review sessions.

Note on Superseding Language:

Clarification still needed regarding which chapters supersede others

Departures: p. 5

Note: From recently updated S 154th St Station Area code

- 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. **Not Applicable.** 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.
 2. **Departure Criteria.** The applicant must show that the proposed development requesting a departure(s) meets all of the following criteria:
 - a. How the requested departure meets the intent of the applicable design standard.
 - b. How the requested departure will not have a detrimental effect on adjacent and nearby properties.
 - c. How the requested departure offers a significant improvement over what otherwise could have been built under the minimum design standards.
 - d. How the proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as whole.

Density Calculation: p. 6

15.510.050 Residential Density Calculation

Intent: Ensure appropriate densities on properties with sensitive environmentally critical areas.

- A. The maximum allowable density for a property shall be calculated as follows:

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

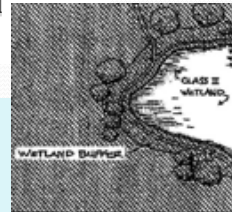
- B. For the purposes of this section, the net site area is the total site area minus any areas that are classified as one (1) of the following sensitive critical areas:

1. Class I, II or III wetlands;
2. Class I, II or III streams;
3. Slopes greater than forty percent (40%).

- C. **Buffers Included in Net Site Area.** Buffers for the above sensitive critical areas shall be considered part of the net site area but may only be altered per SMC 15.700 Critical Areas 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.

Note: This section will be relocated to Chapter 15.110 Calculations, Measurements and Lot Designations. This issue was previously discussed by Planning Commission.

Note: After reviewing other cities' codes, staff proposes maintaining existing requirements because comparable with other codes.



Site Design & Building Orientation

Sections to Review:

- Purpose
- Building Orientation
- Exterior Lighting
- Service Element Location & Design



Site Design Purpose Statement: p. 7

15.510.100 Site Design and Building Orientation

Purpose: Design multi-family sites to have both an external orientation to the streetscape, and an internal orientation to the residential environment with unifying ~~open space and~~ pedestrian pathways ~~and recreation and~~ open space. ~~Arrange sites to enhance the mutual relationship of buildings with each other, as well as with other site amenities, especially in multiple building complexes.~~ Design emphasis ~~should shall~~ be given to the pedestrian, rather than the auto environment through placement of parking in a less prominent locations. ~~The privacy and security of residents must be appropriately addressed and site design shall also promote compatibility with adjacent land uses.~~



Note:
"Purpose"
statement
updated to
better align
with sub-
sections

Building Orientation: p. 7 & 8

15.510.110 Building Orientation ~~with Respect to Streetscape~~

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

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

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

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

Note: Proposed code (below) is basically same but simplified - except that buildings now required to orient to any street (public or private)

A. Building Orientation. The front facade of building(s) shall be oriented to the street adjacent to the front property line, with a prominent entrance located on the front façade and clear connections to the sidewalk.

1. Location of Primary Entrance. The primary entrance of the buildings shall be located on the front facade, facing the street with the highest roadway classification as delineated by the SeaTac Comprehensive Plan.



Meet Standards?

- Buildings orient to street?
- Main entrance on street?
- Pedestrian paths to public sidewalk?

Orientation & Multiple Buildings: p. 7 & 8

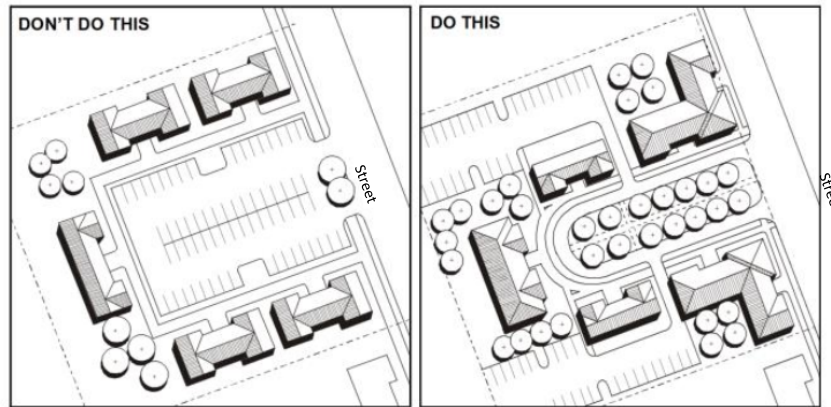
- ~~2.— In complexes with several buildings, those buildings shall be oriented in one (1) of the following manners:~~
- ~~a.— Buildings shall be oriented to the streetscape with prominent entries and walkways connecting directly to the public sidewalk; or~~
 - ~~b.— Buildings shall be oriented to an interior courtyard, or to a cohesive system of open space and pedestrian pathways with a prominent pedestrian entry to the site and walkway connecting directly to the public sidewalk.~~

Note: Proposed code is largely same but simplified - except -

- 2. Multiple Building Complexes.** In complexes with several buildings, after the street frontage building orientation requirements of 15.510.110(A) have been met, any additional buildings shall be oriented in one (1) of the following manners:
- a. Orient to Courtyard/Recreation Space.** Buildings shall be oriented to a courtyard, plaza or recreation space and include prominent pedestrian entries and walkways connecting directly to the public sidewalk.
 - b. Orient to Pedestrian System.** Buildings shall be oriented ~~to an interior courtyard,~~ or to a cohesive system of open space and pedestrian pathways with a prominent pedestrian entry to the site and walkway connecting directly to the public sidewalk.
- 3. Entries in Multiple Building Complexes.** In multiple building complexes, building entries shall be visible from the street, or if this is not possible, from other buildings and pedestrian walkways. *(Note: This is from City of Shoreline.)*

- Some buildings must orient to street
- Building entries now required to be visible from street or other buildings or walkways

Example: Orientation & Multiple Building Complexes



- ✓ Buildings oriented to street (*not parking lot*)
- ✓ Entrances oriented to street
- ✓ Pathways connecting buildings and recreation space (*Multiple building complexes can orient to recreation space/pathway system*)

Example: Orientation & Multiple Building Complexes



Exceptions to Orientation Standards: p. 8

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

Note: Only change made to “Exceptions” was removal of “existing trees” as reason for allowing change in orientation requirements

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



Site Layout: p. 9

- ✓ Deletion of existing section already reviewed by Planning Commission

Service Element Location & Design: p. 10

- ✓ New section already reviewed by Planning Commission
- ✓ No change to code since last review

Exterior Lighting: p. 11

- ✓ Existing section already reviewed by Planning Commission

<i>ANTICIPATED SCHEDULE</i>		
<u>May</u>	TODAY	PC Final Review Process #1
<u>June</u>	6/5	PC Final Review Process #2
	6/19	PC Final Review Process #3
<u>July</u>		Planning & Economic (PED) Development Committee review
	TBD	Public Hearing