



# CITY OF SEATAC

## PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
June 19, 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 June 5, 2018 regular meeting (EXHIBIT A)
- 4) Worksession: Multifamily Housing Design Standards (EXHIBIT B, B-1, & B-2)
- 5) Worksession: Review and approval of July 2018 – June 2019 Work Plan (EXHIBIT C)
- 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 June 5, 2018**  
**Regular Meeting**

**Members present:** Tej Basra, Roxie Chapin, Tom Danztler, Brandon Pinto, Jim Todd and Stanley Tombs

**Members absent:** Pam Pollock, (excused)

**Staff present:** Jeff Robinson, CED Director; Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner; Brianna Burroughs, Associate Planner; Florendo Cabudol, City Engineer

**1. Call to Order**

Chair Basra called the meeting to order at 5:33 p.m.

**2. Public Comment**

Council Member Rick Forschler suggested a joint meeting between the Council's PED (Planning & Economic Development) committee and the Commission. The Commission agreed it should occur as part of one of their meetings, perhaps their next meeting on June 19th. PED committee will discuss at their meeting on 6/6.

**3. Approval of Minutes**

Moved and seconded to approve the minutes of the May 15, 2018 meeting. **Passed 6-0.**

**4. Briefing on Transportation Improvement Program**

City Engineer Florendo Cabudol reviewed the purpose of the 6-yr. Transportation Improvement Program (TIP). He noted that Public Works staff looks for opportunities to coordinate with other agencies and cities. Not all projects are currently budgeted, but the City will be preparing its biennial budget this year. The TIP aligns with the Capital Improvement Program and other factors.

Mr. Cabudol reviewed the list of projects being proposed from 2019-2024, including sidewalks, street overlays, Commute Trip Reduction, pedestrian crossings and intelligent transportation systems (ITS). He highlighted certain projects, including Military Rd/S. 152nd; S. 166th St. sidewalk project; 34th Ave. S from 160th to 166th; S. 200th Shared Use Path Project; WSDOT SR 509 mitigations; Sound Transit Federal Way Link Extension/SR 509 Int'l Blvd. crossing. Mr. Cabudol also reviewed potential funding sources and next steps in the process.

In response to a question, Mr. Cabudol noted that the City's Sidewalk Committee does not support sidewalks on only one side of the street, even to provide more on street parking. He noted that citizens have complained about parking problems that have arisen after sidewalk projects have been constructed.

Mr. Cabudol reviewed the next steps in the process for adoption of the TIP, which includes a public hearing held by the City Council.

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

Associate Planner Brianna Burroughs reviewed the work that has been accomplished to date. She noted that discussion has primarily focused on noncommercial signs in the ROW. Since the last worksession, staff has reviewed other cities' codes and is now recommending increasing the size and height allowed, plus prohibiting attaching signs to a fence.

Ms. Burroughs reviewed how current code addresses temporary signs and the strategy for moving forward regarding signage on private property. Staff is recommending combining temporary signs and grand opening sign standards.

Ms. Burroughs reviewed the issue of how zones are currently combined in the code into three broad categories. Staff is recommending regulating signs based upon zone, not land uses. She noted that the Supreme Court decision applies to all noncommercial signs, not just those in the ROW. Staff is trying to draft the code to avoid creating nonconforming situations.

Ms. Burroughs reviewed the schedule for moving forward. It was agreed to discuss this matter again at the July 3<sup>rd</sup> meeting.

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

Senior Planner Kate Kaehny overviewed what's been done to date and the path for moving forward. She noted a couple of issues from previous meetings. Staff is recommending that the density calculation in regards to wetlands/fee-in-lieu will follow a separate track and will be incorporated later. In regards to the issue of building orientation and maximizing views for apartment projects, Ms. Kaehny noted that most codes have view corridor preservation standards, but do not favor this as opposed to requiring orientation to the street. Staff feels this issue can be addressed through departures, if necessary.

Ms. Kaehny reviewed the goals of the various amendments and discussed some options for ensuring neighborhood compatibility. She presented a series of figures depicting methods for reducing building height next to single family areas and also placement of windows that face these uses. Ms. Kaehny overviewed the interface of land use designations within the city and where these provisions might apply.

The Commission discussed how planning and zoning can change the character of areas by allowing higher density housing, greater building heights, etc. and how that relates to market forces. The Commission also discussed whether the setback from the property line should be increased from 15 to 20 feet.

Ms. Kaehny then reviewed proposed methods to address sloped sites; pedestrian circulation; vehicle access and parking. The Commission asked that revisions to ground floor structured parking standards be removed from the proposal.

In regards to standards for stand alone parking garages, the Commission concurred with proceeding as staff recommends.

Ms. Kaehny then reviewed upcoming schedule for completing review of the code changes..

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

Planning Manager Steve Pilcher inquired about meeting dates in July and August. The Commission agreed to maintain the regular July 3<sup>rd</sup> meeting date and to meet only on the first Tuesday of August.

Mr. Pilcher also handed out a draft work program for the upcoming year and asked the Commission to be prepared to discuss at the next meeting.

#### **8. Commissioners Report**

Commissioner Dantzler discussed a project in another city in which he had initially objected to a nearby marijuana store. He has noted there is lots of revenue being generated from this business, with no adverse impact to his business. He suggested the City should re-examine its current ban on recreational marijuana.

#### **9. Adjournment**

Move and seconded to adjourn; passed 6-0. The meeting then adjourned at 7:58 p.m.



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## MEMORANDUM

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**Date:** June 15, 2018  
**To:** Planning Commission  
**From:** Kate Kaehny, Senior Planner  
**Re:** Materials for Multi-Family Code Update Work Session

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The purpose of this memo is to provide you with information regarding the upcoming work session on the Multi-Family Code Update project scheduled for this Tuesday, June 19, 2018.

The main objective of the work session is to continue the final review of proposed changes to the Multi-Family code. On Tuesday, staff will review and request input on the proposed Recreation Space section.

To assist with the review, the following documents are included within this packet:

- **Exhibit B-1:** “Clean” version of proposed code changes for the code sections noted above (without showing edits).
- **Exhibit B-2:** Edited version of proposed code changes with all changes shown as underlined text or cross-outs.

Additional materials may be provided at Tuesday’s meeting.

**15.510.500 Recreation Space**

**Purpose:** Enhance livability and quality of life by providing adequate recreation space for residents of multiple-family dwellings, to separate such areas from automobile-oriented space, and to enhance the environmental quality of multiple-family residential districts.

**15.510.410 Minimum Recreation Space Requirements**

**Intent:** Provide opportunities for both passive and active recreation space in new residential development. . Recreation space shall include amenities appropriate for the ages of people likely to live in the residences and be located with regard to climate conditions, particularly solar access, and safety.

A. **Application.** Each multi-family building or complex of five (5) or more units shall provide a minimum area of recreation space, as designated in this chapter.

**B. Minimum Area Required.**

<b>Unit Size</b>	<b>Minimum Required Recreation Space</b>
2 bedroom or larger	200 square feet
1 bedroom	160 square feet
Studio	120 square feet
<b>Overlay Districts (City Center, S 154<sup>th</sup> &amp; Angle Lake Station Areas)</b>	60 square feet

C. **Type of Recreation Space Required.** The minimum amount of required recreation space by type is as follows:

	<b>General Requirements</b>	<b>Overlay Districts (City Center, South 154<sup>th</sup> Street &amp; Angle Lake Station Areas)</b>
<i>OUTDOOR RECREATION SPACE</i>		
<b>Outdoor Common Space</b>	Minimum 50%	Minimum 75 %
<b>Outdoor Single-Purpose Space</b>	Up to 50%	Not counted
<b>Play Areas</b>	Amount equivalent to 50% of minimum required recreation space for 2-bedroom+ units  *Not required for age restricted retirement apartments or assisted living facilities	Optional
<i>INDOOR RECREATION SPACE</i>		
<b>Indoor Common Space</b>	Up to 50%	Up to 25%
<i>PRIVATE RECREATION SPACE</i>		
<b>Private Balconies/Patios</b>	Up to 50%	Up to 25%

D. **Required Recreation Space in Phased Developments.** Multiple-family dwelling developments which are built in phases shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the complete development in the first phase of construction.

## 15.510.420 Location and Design of Recreation Space

**Intent:** Provide accessible, usable, safe, and maintainable recreation space for all residents.

- A. Outdoor Recreation Space.** Outdoor recreation space includes outdoor common space, outdoor single-purpose space and play areas.
1. **General Criteria.** Recreation space shall be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, landscaping and good lighting.
  2. **Not Counted.** The following shall not count toward outdoor recreation space requirements.
    - a. **Vehicle Facilities.** Driveways, parking or other vehicular uses.
    - b. **Setbacks.** Required front, side and rear yard setback areas.
    - c. **Landscaping.** Required landscaping such as building facade landscaping, rear/side yard landscaping, non-compatible use landscape buffers and parking lot landscaping.
    - d. **Critical Areas.** Critical areas and critical area buffers except for area of approved pedestrian trails.
  3. **General Location and Design Requirements.**
    - a. **Location.**
      - i. **Central/Accessible.** To the extent possible, recreation space shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units.
      - ii. **Not Adjacent to Service Areas.** Recreation space shall not be located adjacent to dumpster enclosures, loading/service areas or other incompatible uses.
    - b. **Design.**
      - i. **Maximum Slope.** No required recreation space shall have a slope greater than four percent (4%), unless the area has been developed with an enhanced accessibility system of ramps, stairs, terraces, trails, or other site improvements.
      - ii. **Landscape Buffer Requirements.** A Type III landscaping buffer consisting of fencing and plant screening with a minimum width of five (5) feet shall separate at grade recreation space from public streets, parking areas, and driveways.
      - iii. **Connectivity.** Recreation space shall be linked with adjacent sidewalks and pedestrian pathways, connected to the pedestrian circulation system and accessible from all residential units.



**B. Outdoor Common Space.** Outdoor common space shall be usable outdoor multi-purpose space accessible by all residents

1. **Facility Types.** Outdoor common space includes: courtyards, plazas and multi-purpose green spaces, and upper level common decks or terraces.
2. **Courtyards, Plazas and Multi-Purpose Green Spaces.** Courtyards, plazas or multi-purpose green spaces shall be utilized as focal points which serve to organize the placement of buildings.
  - a. **Dimensions.** Courtyards, plazas and multi-purpose green spaces must have a minimum width of twenty (20) feet and a minimum depth of fifteen (15) feet.
  - b. **Design Features for Courtyards and Plazas.** Courtyard/plaza areas shall include a minimum of one (1) tree for each two hundred (200) square feet of required area. The plaza/focal area shall consist of at least fifty percent (50%) decorative paving (such as permeable pavement), and include one (1) lineal foot of seating per each forty (40) square feet of required plaza area.
3. **Upper Level Decks or Terraces** Upper level common decks or terraces, shall include the following:
  - a. **Design Features.** Upper level decks or terraces shall include amenities such as seating areas, barbeques, fireplaces, recreational spaces, roof gardens or landscaping. Space shall feature surfacing which enables residents to use the space and incorporate features that provide for the safety of residents such as appropriate lighting levels.

**C. Play Areas.** Play areas shall provide for adequate, safely located play space for children.

1. **Location.** Play space for children shall be centrally located, and as follows:
  - a. Accessible without crossing circulation areas,
  - b. Visible from the dwellings, and
  - c. Away from hazardous areas like garbage dumpsters, drainage facilities, streets, other vehicular travel ways and parking areas.
2. **Design Features.**
  - a. **Play Equipment Minimum.** The children's play space shall contain a minimum of one (1) set of children's play equipment as approved by the Director. Sitting or recreation areas for adults shall be located in close proximity.
  - b. **Play Equipment Standards.** Play equipment shall meet consumer product safety standards for apparatus, soft surfacing and spacing and shall be located in an area that is at least four hundred (400) square feet in size with no dimension less than twenty (20) feet.

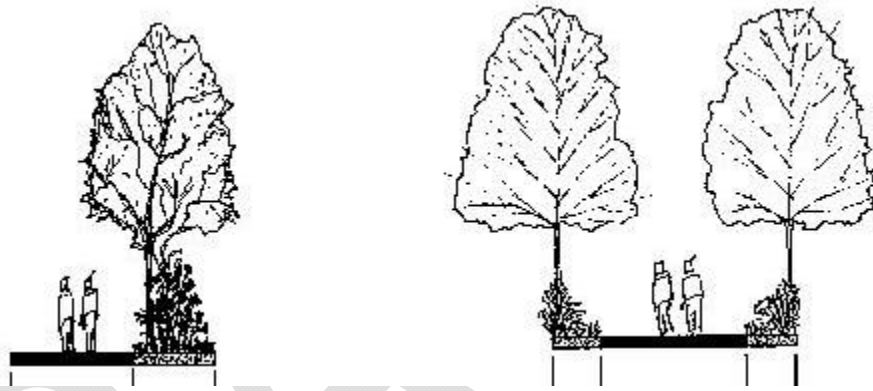
D. **Outdoor Single-Purpose Space.** Outdoor single-purpose facilities shall be usable and accessible by all residents.

1. **Facility Types.** Outdoor single-purpose space includes: Swimming pools, tennis/sport courts and pedestrian corridors or trails.

2. **Design Features for Pedestrian Corridors or Trails.**

a. **Pedestrian Corridors.** Pedestrian corridors shall be separate from the public right of way and shall be a minimum of thirteen (13) feet wide with a minimum eight (8) foot pathway of an approved surfacing material. The remaining portion shall be adequately landscaped and approved with a landscape plan.

*Example of  
Pedestrian Corridor.*



b. **Pedestrian Trails.** Pedestrian trails shall be separate from the public street system and function as access links in critical area buffers. The minimum dimension of pedestrian trails are as established within Chapter 15.700 Critical Areas.

E. **Indoor Common Space.** Indoor common space shall be multi-purpose space accessible by all units. Space shall be designed for and include amenities and/or equipment for recreational uses for a range of users.

F. **Private Recreation Space.** Private recreation space is outdoor space and includes balconies, decks or patios which exclusively serve individual units (not including covered porches or stoops).

1. **Dimensions.** To qualify as private recreation space, the space must be at least sixty (60) feet wide, with no dimension less than five (5) feet.

### 15.510.430 Maintenance

**Intent:** Ensure the maintenance of required recreation space.

Failure to maintain recreation space in a usable manner is a violation of this title. Prior to occupancy, a maintenance program for recreational facilities shall be submitted and approved by the Department. The program shall be secured with a maintenance bond, or other suitable financial guarantee as approved by the City, for a period of three (3) years in an amount equal to the estimated cost of maintenance over three (3) years.

### 15.510.440 Recreation Space Reductions

**Intent.** Allow for reductions or adjustments to recreation space requirements to encourage multi-family development in locations with appropriate public infrastructure, while also encouraging new development to enhance the public realm.

A. The following reductions or adjustments may be allowed for projects that meet the criteria delineated below.

	<b>Criteria</b>	<b>Reduction/Adjustment</b>
<p><b>Play Ground Availability</b></p> <p>(Outside of Overlay Districts)</p>	<p>Projects within one-quarter mile of public parks with playgrounds, which are accessible without crossing arterial streets.</p>	<p>Play area requirement waived</p> <p><i>(Play area requirement optional in overlay districts per SMC 15.510.410(C))</i></p>
<p><b>Park Availability</b></p> <p>(All projects)</p>	<p>Projects within one-quarter mile of public parks with playgrounds, which are accessible without crossing arterial streets.</p>	<p><b>Projects Under 100 Units:</b> Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</p> <ul style="list-style-type: none"> <li>• Private recreation space provided for each unit per SMC 15.510.xxx.</li> </ul> <p><b>Projects Over 100 Units</b> Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</p> <ul style="list-style-type: none"> <li>• 50% of outdoor common recreation space provided per SMC 15.510.xxx.</li> <li>• Private recreation space provided for each unit per SMC 15.510.xxx.</li> </ul>

	<b>Criteria</b>	<b>Reduction/Adjustment</b>
<p><b>Small Projects</b>  (All projects)</p>	<p>Projects under fifteen (15) units.  Phased projects that would result in more than fourteen (14) units are not eligible.</p>	<p><b>Option 1:</b> Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</p> <ul style="list-style-type: none"> <li>• Outdoor common recreation space provided per SMC 15.510.xxx.</li> </ul> <p><b>Option 2:</b> Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</p> <ul style="list-style-type: none"> <li>• Private recreation space provided for each unit per SMC 15.510.xxx.</li> </ul> <p><b>Note:</b> Only one option may be utilized.</p>
<p><b>Mixed Use</b>  (All projects)</p>	<p>Projects which meet the mixed use definition and standards in Chapter 15.520 Mixed Use Development Design Standards SMC.</p>	<p><b>Projects Under 100 Units:</b> Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</p> <ul style="list-style-type: none"> <li>• Private recreation space provided for each unit per SMC 15.510.xxx.</li> </ul> <p><b>Projects Over 100 Units</b> Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</p> <ul style="list-style-type: none"> <li>• 50% of outdoor common recreation space provided per SMC 15.510.xxx.</li> <li>• Private recreation space provided for each unit per SMC 15.510.xxx.</li> </ul>

## 15.510.450 Cash Contribution in Lieu of On-Site Recreational

**Intent:** Allow for the contribution to an existing or future City park in lieu of on-site recreational facilities in smaller developments.

- A. **Multi-Family Developments with Less than Twenty (20) Dwellings, Assisted Living Facilities and Retirement Apartments.** For multiple-family developments containing less than twenty (20) dwellings and all assisted living facilities or retirement apartments, the Director may allow in-lieu payment to the City in an amount comparable to the cost of acquisition and installation of recreational facilities as would otherwise be required. Multiple-family dwelling developments which are built in phases of less than twenty (20) dwelling units shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the complete development in the first phase of construction.
- B. **Multi-Family Developments with More Than Nineteen (19) Dwellings.** Multiple-family dwelling developments containing twenty (20) or more dwelling units (except for assisted living facilities or retirement apartments) shall provide the on-site recreation facilities required by this chapter. Multiple-family dwelling developments which are built in phases of less than twenty (20) dwelling units shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the complete development in the first phase of construction. **C Acceptance of Payment in Lieu Contributions.** Acceptance of such a voluntary contribution is discretionary on the part of the City, and shall be permitted only when the size of the development site and its projected population is too small to result in usable, high quality recreational facilities, and the improvement of City park facilities in the vicinity will be of greater benefit to the residents of the proposed dwellings.
1. **Park Improvement Fund.** Such payments shall be placed in a fund to be used for capital improvements in existing neighborhood parks or for the development of new parks in the vicinity of the multiple-family dwelling development.
  2. **Amount of Payment.** The fee shall be the equivalent of the monetary value of the required improvements for recreation space plus the monetary value of the land area required to be placed in recreation space. The project applicant shall provide the City with an estimate of the improvement value and an appraisal for the value of the land for the identified intended use with utilities and other non-structural improvements. The total monetary value of the fee-in-lie shall be approved by the director.

**15.510.500 Recreation ~~and Open~~ Space**

**Purpose:** Enhance livability and quality of life by providing ~~To provide for~~ adequate recreation ~~and open~~ space ~~areas~~ for ~~the~~ residents of multiple-family dwellings, to separate such areas from automobile-oriented space, and to enhance the environmental quality of multiple-family residential districts.

**15.510.410 Minimum Recreation Space Requirements**

**15.510.510 Minimum Area Required**

**Intent:** Provide opportunities for both passive and active recreation space in new residential development. ~~and outdoor areas for passive enjoyment of natural areas.~~ Recreation ~~and open~~ space ~~areas should shall~~ include amenities appropriate for the ages of people likely to live in the residences and be located with regard to climate conditions, particularly solar access, and safety.

A. **Application.** Each multi-family building or complex of five (5) or more units shall provide a minimum area of recreation ~~and open~~ space, as designated in this chapter. ~~follows:~~

**B. Minimum Area Required.**

~~1. **Outside of Overlay Districts.** For developments located outside the designated City Center, South 154th Street Station Area, and Angle Lake Station Area Overlay Districts:~~

<b>Unit Size</b>	<b>Minimum Required <u>Recreation</u> <del>Open</del> Space</b>
2 bedroom or larger	200 square feet
1 bedroom	160 square feet
Studio	120 square feet
<b><u>Overlay Districts (City Center, S 154<sup>th</sup> &amp; Angle Lake Station Areas)</u></b>	
	60 square feet

*(Note: This table reformatted to add existing overlay district requirement.)*

~~a. In all multi-family developments, at least fifty percent (50%) of the required recreation and open space must be usable outdoor multi-purpose space accessible by all residents as described in subsection (B) of this section.~~ *(Note: Re-located to "C. Type of Recreation Space" and "Outdoor Recreation Space" sections below.)*

~~b. Up to fifty percent (50%) of the required recreation and open space may be composed of indoor recreational space or outdoor single-purpose recreational facilities as described in subsection (C) of this section.~~ *(Note: Re-located to "C. Type of Recreation Space" and "Indoor & Single-Purpose Recreation Space" sections below.)*

2. ~~Within Overlay Districts.~~ For developments located within the designated City Center, South 154th Street Station Area, and Angle Lake Station Area Overlay Districts:

~~A minimum of sixty (60) square feet per unit of outdoor space. One hundred percent (100%) of such space shall be allocated for outdoor multi-purpose open space accessible by all residents as described in subsection (B) of this section. (Note: Re-located to “B. Minimum Area Required and “C. Type of Recreation Space” and “Outdoor Recreation Space” sections below.)~~

**C. Type of Recreation Space Required.** The minimum amount of required recreation space by type is as follows:

*(Note: This is a new table with existing and proposed requirements. Proposed changes are intended to add flexibility while maintaining quality of recreation space provided.)*

	<u>General Requirements</u>	<u>Overlay Districts (City Center, South 154<sup>th</sup> Street &amp; Angle Lake Station Areas)</u>
<u>OUTDOOR RECREATION SPACE</u>		
<u>Outdoor Common Space</u>	Minimum 50%	Minimum <del>75 %</del> <u>100%</u>
<u>Outdoor Single-Purpose Space</u>	Up to 50%	Not counted
<u>Play Areas</u>	Amount equivalent to 50% of minimum required recreation space for 2-bedroom+ units  *Not required for <u>age restricted</u> retirement apartments or assisted living facilities	<u>Optional</u>
<u>INDOOR RECREATION SPACE</u>		
<u>Indoor Common Space</u>	Up to 50%	<u>Up to 25%</u>
<u>PRIVATE RECREATION SPACE</u>		
<u>Private Balconies/Patios</u>	<u>Up to 50%</u>	<u>Up to 25%</u>

**D. Required Recreation Space in Phased Developments.** Multiple-family dwelling developments which are built in phases ~~of less than twenty (20) dwelling units~~ shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the complete development in the first phase of construction. *(Note: Re-located from 15.510.560)*

- ~~B.— **Multi-Purpose Outdoor Recreation and Open Space.** This requirement shall be satisfied through compliance with one (1) or more of the following elements:~~
- ~~1.— Courtyards, plazas or multi-purpose green spaces which serve to organize the placement of buildings, as described in SMC 15.510.540;~~
  - ~~2.— Upper level common decks, patios, terraces, roof gardens, or vegetated roofs;~~
  - ~~3.— The square footage length and width of publicly accessible pedestrian-only corridors dedicated to passive recreation and separate from the public street system, including access links in sensitive area buffers.~~

- ~~C.— **Indoor Facilities and Outdoor Single-Purpose Facilities – Outside of Overlay Districts.** This recreation and open space allowance, for properties outside the City Center, South 154th Street Station Area, and Angle Lake Station Area Overlay Districts, may be met through one (1) or more of the following:~~
- ~~1.— Tennis/sports courts;~~
  - ~~2.— Swimming pools;~~
  - ~~3.— Designated exercise areas;~~
  - ~~4.— Game rooms;~~
  - ~~5.— Lounge areas with food preparation facilities;~~
  - ~~6.— Permeable pavement trails; or~~
  - ~~7.— Other similar facilities.~~

### **15.510.520 Play Space for Children**

~~**Intent:** Provide for adequate, safely located play space for children. Safe locations are ones that are accessible without crossing circulation areas, and provide for observation by parents and caretakers from the main use areas of nearby units, and from nearby seating and recreation areas. Retirement apartments and assisted living facilities are exempt from this section.~~

~~A.— At least fifty percent (50%) of the required outdoor recreation and open space area required for units of two (2) or more bedrooms shall be laid out in a manner that makes it suitable and safe as play space for children. The children’s play space shall contain a minimum of one (1) set of children’s play equipment as approved by the Director. Sitting or recreation areas for adults shall be located in close proximity.~~

~~B.— At least fifty percent (50%) of any indoor facilities and outdoor single purpose facilities required for units of two (2) or more bedrooms shall be appropriate for use by children of various ages. Exercise facilities in complexes containing two (2) or more bedroom units shall provide for adult exercise opportunities with the ability to watch children nearby.~~

~~C.— Play space for children shall be centrally located, visible from the dwellings, and away from hazardous areas like garbage dumpsters, drainage facilities, streets, other vehicular travel ways, woods, and parking areas.~~

~~D.— All units two (2) bedroom units or larger shall be oriented to provide visibility of children’s play areas from a kitchen or main living room area. Alternatively, closed circuit TV monitoring of children’s play areas shall be installed and access shall be provided by apartment management to tenants with children.~~

*(Note: These sections re-located and revised within the following new section: 15.501.420 Location and Design of Recreation Space.)*



**15.510.420 Location and Design of Recreation Space**

**15.510.530 Location and Layout of Recreation and Open Space**

**Intent:** Provide accessible, useable, safe, and maintainable recreation ~~and open space~~ for all residents. ~~Open space areas should be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, and good lighting.~~  
*(Note: Deleted language re-located to "B" below.)*

**A. Outdoor Recreation Space.** Outdoor recreation space includes outdoor common space, outdoor single-purpose space and play areas.

1. **General Criteria.** ~~Recreation space~~~~Open space areas should~~ shall be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, landscaping and good lighting. *(Note: Re-located from Intent Statement above and revised.)*
2. **Not Counted.** The following shall not count toward outdoor recreation space requirements.
  - a. **Vehicle Facilities.** ~~No driveways~~Driveways, parking or other vehicular uses, ~~can be located in the outdoor recreation or open space area.~~*(Note: Re-located from 15.510.530(A)(5)).*
  - b. **Setbacks.** Required front, side and rear yard setback areas, ~~shall not count toward outdoor recreation space.~~ *(Note: Re-located from 15.510.530(A)(6))* Side and rear yard setback areas added because of value of buffers.
  - c. **Landscaping.** ~~Other required~~Required landscaping (such as building facade landscaping, rear/side yard landscaping, ~~including non-compatible use landscape buffers and parking lot landscaping, and sensitive area buffers without common access links such as pedestrian trails shall not be included toward the required recreation and open space requirement.~~*(Note: Re-located from 15.510.530(A)(10)).*
  - d. **Critical Areas.** Critical areas and critical sensitive-area buffers ~~except for~~ without common access links such as area of approved pedestrian trails shall not be included toward the required recreation and open space requirement. *(Note: Re-located from 15.510.530(A)(10)).*

### **3. General Location and Design Requirements.**

#### **a. Location.**

**i. Central/Accessible.** ~~To the extent possible, recreation~~~~Open~~ ~~space~~ ~~areas~~ shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units.

**ii. Not Adjacent to Service Areas.** Recreation space shall not be located adjacent to dumpster enclosures, loading/service areas or other incompatible uses. *(Note: Consistent with proposed Service Element section, existing requirement for play area location, common in other cities' codes.)*

~~15.510.530(A)(9) The square footage in required side and rear yards may be used to meet the recreation and open space requirements, except for the square footage in side and rear yards occupied by required Type I and II buffer landscaping for noncompatible uses. Side and rear yards must be developed as usable recreation or open space as specified in this chapter to count toward the requirement.~~ *(Note: Deleting because standard is confusing and because of design value of required 5' landscape buffers within those setbacks )*

#### **b. Design.**

**i. Maximum Slope.** No required recreation ~~or open~~ ~~space~~ ~~area~~ shall have a slope greater than four percent (4%), unless the area has been developed with an enhanced accessibility system of ramps, stairs, terraces, trails, or other site improvements. *(Note: Re-located from 15.510.530(A)(11))*

**ii. Landscape Buffer Requirements.** A Type III landscaping buffer consisting of fencing and plant screening with a minimum width of five (5) feet shall separate ~~at grade the~~ recreation space from public streets, parking areas, and driveways. *(Note: Re-located from 15.510.530(A)(7))*

**iii. Connectivity.** Recreation space shall be linked with adjacent sidewalks and pedestrian pathways, connected to the pedestrian circulation system and accessible from all residential units. *(Note: Consistent with 15.510.540(C) and Pedestrian Circulation section.)*

**B. Outdoor Common Space.** Outdoor common space shall be usable outdoor multi-purpose space accessible by all residents *(Note: From 15.510.510(A)(1)(a))*

**1. Facility Types.** Outdoor common space includes: courtyards, plazas and multi-purpose green spaces; ~~and~~ upper level common decks, ~~patios~~ or terraces, ~~and publicly accessible pedestrian trails.~~ *(Note: From 15.510.510(B). Pedestrian trails re-located to "outdoor single purpose space, because it does not provide the same level of utility as other multi-purpose spaces listed here.)*

**2. 15.510.540 Courtyards, and Plazas and Multi-Purpose Green Spaces.** Courtyards, plazas or multi-purpose green spaces shall be utilized as focal points which serve to organize the placement of buildings, as described in SMC 15.510.540; *Note: From 15.510.510(B)(1)*

**Intent:** Provide landscaped courtyard, plaza and rooftop garden areas that include adequate seating and focal landscaping.

**a. Dimensions.** Courtyards, plazas and multi-purpose green spaces shall have a minimum width of twenty (20) feet and a minimum depth of fifteen (15) feet. *Note: This reduces requirement from minimum 20' width, up to max. 75'. Dimensions in line and on low end when compared to requirements of other similar cities.*

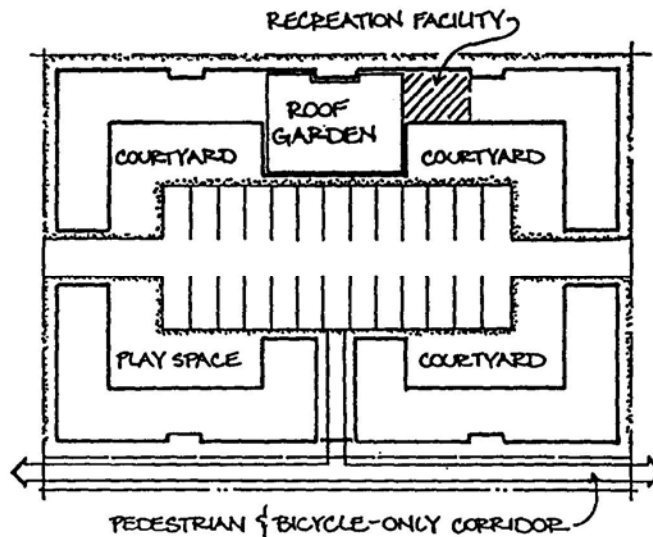
**A. Dimensions.** The courtyard/plaza dimension is a measurement of the usable open space between two (2) buildings or to a property line, with a minimum width of at least twenty (20) feet or equal to the height of the building, up to seventy-five (75) feet, as determined by the Director.

**b. Design Features for Courtyards and Plazas.**

**B.** Publicly accessible courtyards, plazas or multi-purpose green spaces shall link the open space elements with adjacent sidewalks, pedestrian paths, and/or bikeways. *Note: Re-located to General Design 3(b)(iii)Connectivity above*

**C.** Courtyard/plaza areas shall include a minimum of one (1) tree for each two hundred (200) square feet of required area. The plaza/focal area shall consist of at least fifty percent (50%) decorative paving (such as permeable pavement), and include one (1) lineal foot of seating per each forty (40) square feet of required plaza area.

*Example: Sample arrangement of open space areas.*



**3. Upper Level Decks or Terraces** *(Note: From 15.510.510(B)(2))* Upper level common decks, patios, or terraces, roof gardens, or vegetated roofs; shall include the following:

- a. **Design Features.** Upper level decks or terraces shall include amenities such as seating areas, barbecues, fireplaces, recreational spaces, roof gardens or landscaping. Space shall feature surfacing which enables residents to use the space and incorporate features that provide for the safety of residents such as appropriate lighting levels. *(Note: From City of Kent.)*

**C. Play Areas.** Play areas shall provide for adequate, safely located play space for children.

**15.510.520 Play Space for Children**

~~Intent: Provide for adequate, safely located play space for children. Safe locations are ones that are accessible without crossing circulation areas, and provide for observation by parents and caretakers from the main use areas of nearby units, and from nearby seating and recreation areas.~~ *(Note: Some of deleted sentence re-located below in #1, other parts covered by other sections of #1.)* Retirement apartments and assisted living facilities are exempt from this section. *(Note: Re-located to 15.510.410(C))*

**1. Location.** ~~15.510.520(C)~~ Play space for children shall be centrally located, and as follows:

- a. Adjacent to main pedestrian paths or near building entrances, *(Note: From Shoreline)*
- b. Accessible without crossing circulation areas,
- c. ~~visible~~ Visible from the dwellings, and
- d. ~~away~~ Away from hazardous areas like garbage dumpsters, drainage facilities, streets, other vehicular travel ways, ~~woods~~, and parking areas.

**2. Design Features.** ~~15.510.520(A)~~

a. **Play Equipment Minimum.** The children's play space shall contain a minimum of one (1) set of children's play equipment as approved by the Director. Sitting or recreation areas for adults shall be located in close proximity.

b. **Play Equipment Standards.** Play equipment shall meet consumer product safety standards for apparatus, soft surfacing and spacing and shall be located in an area that is at least four hundred (400) square feet in size with no dimension less than twenty (20) feet.

~~D.—All units two (2) bedroom units or larger shall be oriented to provide visibility of children's play areas from a kitchen or main living room area. Alternatively, closed circuit TV monitoring of children's play areas shall be installed and access shall be provided by apartment management to tenants with children.~~ *(Note: Deletion proposed pending approval by Police Dept.)*

**D. Outdoor Single-Purpose Space.** Outdoor single-purpose facilities shall be usable and accessible by all residents.

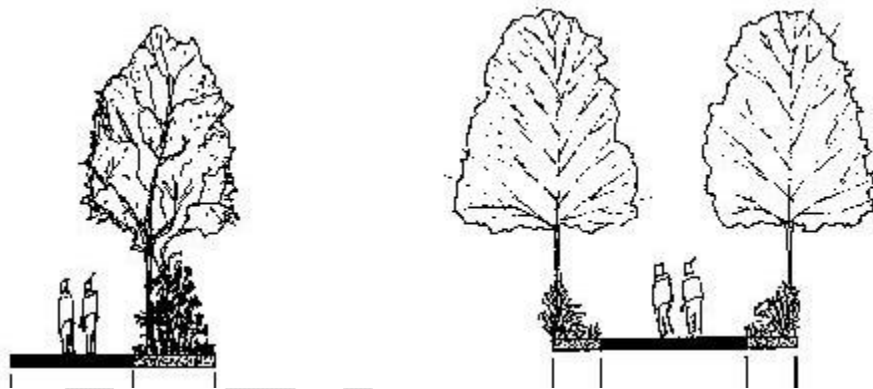
**1. Facility Types.** Outdoor single-purpose space includes: Swimming pools, tennis/sport courts and pedestrian corridors or trails.

*(Note: Pedestrian corridors from 15.510.510(B). Other facilities from 15.510.510(C).)*

**2. Design Features for Pedestrian Corridors or Trails.**

**a. Pedestrian Corridors.** Pedestrian corridors shall be separate from the public right of way and shall be a minimum of thirteen (13) feet wide with a minimum eight (8) foot pathway of an approved surfacing material. The remaining portion shall be adequately landscaped and approved with a landscape plan. *(Note: Pedestrian-only corridors are currently a recreation space option, and it is assumed these are the same as the 20-foot corridors in the City Center overlay district. Proposal reduces the 20 feet to 13 feet similar to the Angle Lake Station Area overlay district.)*

*Example of Pedestrian Corridor.*



**b. Pedestrian Trails.** Pedestrian trails shall be separate from the public street system and function as access links in critical area buffers. The minimum dimension of pedestrian trails are as established within Chapter 15.700 Critical Areas. ~~The square footage length and width of publicly accessible pedestrian-only corridors dedicated to passive recreation and separate from the public street system, including access links in sensitive area buffers.~~ *(Note: From 15.510.510(B) (3))*

**E. Indoor Common Space.** Indoor common space shall be multi-purpose space accessible by all units. Space shall be designed for and include amenities and/or equipment for recreational uses for a range of users. *(Note: Similar to Kent.)*

**F. Private Recreation Space.** Private recreation space is outdoor space and includes balconies, decks or patios which exclusively serve individual units (not including covered porches or stoops).

**1. Dimensions.** To qualify as private recreation space, the space must be at least sixty (60) feet wide, with no dimension less than five (5) feet. *(Note: Similar to many other cities, including Burien and Kent.)*

### **15.510.43015.510.550-Maintenance**

**Intent:** Ensure the maintenance of required recreation space ~~on-site open space and recreational facilities~~.

Failure to maintain recreation space ~~open space and recreational facilities~~ in a usable manner is a violation of this title. Prior to occupancy, a maintenance program for ~~open space and~~ recreational facilities shall be submitted and approved by the Department. The program shall be secured with a maintenance bond, or other suitable financial guarantee as approved by the City, for a period of three (3) years in an amount equal to the estimated cost of maintenance over three (3) years.

**15.510.440 Recreation Space Reductions.**

**Intent.** Allow for reductions or adjustments to recreation space requirements to encourage multi-family development in locations with appropriate public infrastructure, while also encouraging new development to enhance the public realm.

A. The following reductions or adjustments may be allowed for projects that meet the criteria delineated below.

	<b><u>Criteria</u></b>	<b><u>Reduction/Adjustment</u></b>
<b><u>Play Ground Availability</u></b>  <b><u>(Outside of Overlay Districts)</u></b>	<b><u>Projects within one-quarter mile of public parks with playgrounds, which are accessible without crossing arterial streets.</u></b>	<b><u>Play area requirement waived</u></b>  <i><u>(Play area requirement optional in overlay districts per SMC 15.510.410(C))</u></i>
<b><u>Park Availability</u></b>  <b><u>(All projects)</u></b>	<b><u>Projects within one-quarter mile of public parks with playgrounds, which are accessible without crossing arterial streets.</u></b>	<b><u>Projects Under 100 Units:</u></b> <b><u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></b> <ul style="list-style-type: none"> <li><b><u>• Private recreation space provided for each unit per SMC 15.510.xxx.</u></b></li> </ul> <b><u>Projects Over 100 Units</u></b> <b><u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></b> <ul style="list-style-type: none"> <li><b><u>• 50% of outdoor common recreation space provided per SMC 15.510.xxx.</u></b></li> <li><b><u>• Private recreation space provided for each unit per SMC 15.510.xxx.</u></b></li> </ul>

	<u>Criteria</u>	<u>Reduction/Adjustment</u>
<p><b><u>Small Projects</u></b>   <u>(All projects)</u></p>	<p><u>Projects under fifteen (15) units.</u></p> <p><u>Phased projects that would result in more than fourteen (14) units are not eligible.</u></p>	<p><b><u>Option 1:</u></b>  <u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></p> <ul style="list-style-type: none"> <li>• <u>Outdoor common recreation space provided per SMC 15.510.xxx.</u></li> </ul> <p><b><u>Option 2:</u></b>  <u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></p> <ul style="list-style-type: none"> <li>• <u>Private recreation space provided for each unit per SMC 15.510.xxx.</u></li> </ul> <p><b><u>Note:</u></b> <u>Only one option may be utilized.</u></p>
<p><b><u>Mixed Use</u></b>   <u>(All projects)</u></p>	<p><u>Projects which meet the mixed use definition and standards in Chapter 15.520 Mixed Use Development Design Standards SMC.</u></p>	<p><b><u>Projects Under 100 Units:</u></b>  <u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></p> <ul style="list-style-type: none"> <li>• <u>Private recreation space provided for each unit per SMC 15.510.xxx.</u></li> </ul> <p><b><u>Projects Over 100 Units</u></b>  <u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></p> <ul style="list-style-type: none"> <li>• <u>50% of outdoor common recreation space provided per SMC 15.510.xxx.</u></li> <li>• <u>Private recreation space provided for each unit per SMC 15.510.xxx.</u></li> </ul>



**15.510.450~~15.510.560~~ Cash Contribution in Lieu of On-Site Recreational**

**Intent:** Allow for the contribution to an existing or future City park in lieu of on-site recreational facilities in smaller developments.

A. **Multi-Family Developments with Less than Twenty (20) Dwellings, Assisted Living Facilities and Retirement Apartments.** For multiple-family developments containing less than twenty (20) dwellings and all assisted living facilities or retirement apartments, the Director may allow in-lieu payment to the City in an amount comparable to the cost of acquisition and installation of recreational facilities as would otherwise be required.

Multiple-family dwelling developments which are built in phases of less than twenty (20) dwelling units shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the complete development in the first phase of construction. (Note: Re-iterated text from (B) below.)

~~1. **Acceptance of Payment In Lieu Contributions.** Acceptance of such a voluntary contribution is discretionary on the part of the City, and shall be permitted only when the size of the development site and its projected population is too small to result in usable, high quality recreational facilities, and the improvement of City park facilities in the vicinity will be of greater benefit to the residents of the proposed dwellings.~~

~~2. **Park Improvement Fund.** Such payments shall be placed in a fund to be used for capital improvements in existing neighborhood parks or for the development of new parks in the vicinity of the multiple-family dwelling development.~~

~~3. **Amount of Payment.** The amount of such payment shall be determined by the Director based on a recommendation of the Parks Department Director. The recommendation shall be based on either the actual cost or a reasonable prototype cost of providing park land with quality, durable recreational facilities as would otherwise be required to be provided on-site.~~

(Note: #s 1-3 re-located to end of this section.)

B. **Multi-Family Developments with More Than Nineteen (19) Dwellings.** Multiple-family dwelling developments containing twenty (20) or more dwelling units (except for assisted living facilities or retirement apartments) shall provide the on-site recreation facilities required by this chapter. Multiple-family dwelling developments which are built in phases of less than twenty (20) dwelling units shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the complete development in the first phase of construction. —

~~C. **Acceptance of Payment In-in Lieu Contributions.** Acceptance of such a voluntary contribution is discretionary on the part of the City, and shall be permitted only when the size of the development site and its projected population is too small to result in usable, high quality recreational facilities, and the improvement of City park facilities in the vicinity will be of greater benefit to the residents of the proposed dwellings.~~

**21. Park Improvement Fund.** Such payments shall be placed in a fund to be used for capital improvements in existing neighborhood parks or for the development of new parks in the vicinity of the multiple-family dwelling development.

**32. Amount of Payment.** ~~The amount of such payment shall be determined by the Director based on a recommendation of the Parks Department Director. The recommendation shall be based on either the actual cost or a reasonable prototype cost of providing park land with quality, durable recreational facilities as would otherwise be required to be provided on-site.~~

The fee shall be the equivalent of the monetary value of the required improvements for recreation space plus the monetary value of the land area required to be placed in recreation space. The project applicant shall provide the City with an estimate of the improvement value and an appraisal for the value of the land for the identified intended use with utilities and other non-structural improvements. The total monetary value of the fee-in-lie shall be approved by the director. (Note: From Renton-calculation method is clearer for applicant and staff.)

DRAFT

**PLANNING COMMISSION WORK PLAN JULY 2018 – JUNE 2019**

**EXHIBIT C**  
**DATE: 06/19/18**

<b>WORK ITEM</b>	<b>July – Dec 2017</b>	<b>Jan – June 2018</b>	<b>July – Dec 2018</b>	<b>Jan – June 2019</b>
Bi-annual Comprehensive Plan amendment cycle	Worksessions  Public hearing and recommendation to Council	NA	NA	Staff briefings  Worksessions
S. 154 <sup>th</sup> St. Station Area regulations update	Worksessions, public hearing and recommendation to Council			
Ground Floor Commercial in Multifamily projects in Overlay Districts	NA	Worksessions, public hearing and recommendation to Council	NA	NA
Miscellaneous code amendments, Phases 1 & 2	Worksessions	Worksessions, public hearing and recommendation to Council	NA	Staff briefings
Subdivision Code update	Worksessions	Worksessions, public hearing and recommendation to Council	NA	NA
Mobile Food Vending	Staff briefings/worksessions	Worksessions, public hearing and recommendation to Council	NA	NA

**PLANNING COMMISSION WORK PLAN JULY 2018 – JUNE 2019**

<b>WORK ITEM</b>	<b>July – Dec 2017</b>	<b>Jan – June 2018</b>	<b>July – Dec 2018</b>	<b>Jan – June 2019</b>
Port of Seattle/City of SeaTac ILA Zoning Code amendments	NA	Worksessions, public hearing and recommendation to Council	NA	NA
Sign Code: content neutrality	Staff briefings	Staff briefings Worksessions	Worksessions, public hearing and recommendation to Council	NA
City Center Plan update	NA	Staff briefings	Staff briefings Worksessions	Worksessions
Multifamily Housing Design Standards	Staff briefings	Worksessions	Worksessions, public hearing and recommendation to Council	NA
Review of other proposals		6- Year Transportation Improvement Program		6- Year Transportation Improvement Program
Shoreline Master Plan update	NA	NA	Briefings, worksessions	Worksessions, public hearing and recommendation to Council

**PLANNING COMMISSION WORK PLAN JULY 2018 – JUNE 2019**

<b>WORK ITEM</b>	<b>July – Dec 2017</b>	<b>Jan – June 2018</b>	<b>July – Dec 2018</b>	<b>Jan – June 2019</b>
Wireless Code amendments	NA	Staff briefing	Worksessions, public hearing and recommendation to Council	
Zoning/Comp Plan Map consistency	NA	NA	Worksessions	Worksessions, public hearing and recommendation to Council
Zoning Code: consolidate use chart, NB zone, etc.	NA	NA	Staff briefings/worksessions	Worksessions Public hearing and recommendations to Council
“Sharing economy” (AirBnB, VRBO, etc.)	NA	NA	Staff briefings	Worksessions, public hearing and recommendation to Council
Comp Plan implementation	NA	NA	NA	Worksessions, public hearing and recommendations to Council