


# PACKET ADDENDUM

## Multi-Family Housing Design Standards Update

### Work Session:

### Final Review Process #3



Planning Commission  
June 19, 2018

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## Discussion Items

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

**AGENDA**

- 1) Project Recap
- 2) Work Session - Confirm following section:  
**Recreation Space**
- 3) Next Steps



## Project Recap: Final Reviews

### **Review #1: 5/15**

- ✓ Purpose Statement/Authority & Application
- ✓ Site Design/Building Orientation

### **Review #2: 6/5**

- ✓ Neighborhood Compatibility
- ✓ Pedestrian Access
- ✓ Parking & Vehicular Access

### **Review #3: 6/19**

- **Recreation Space**

### **Review #4: 7/3**

- **Landscaping**
- **Building Design**
- **Special Standards** (*Overlay Districts, Development Incentives*)

## Work Session: Recreation Space

### **General Project Goals:**

#### **Streamline Standards**

- Clarify chapter/section organization
- Remove redundant requirements, especially CPTED  
(*Crime Prevention through Environmental Design*)

#### **Add Flexibility**

- Add options/choices

#### **Consider Best Practice/Other Cities/Incentives**

- Make changes to ensure quality of projects while trying to remove barriers to development

**Goals for Recreation Space Update:**

4/3 - PC work session identified certain issues to be addressed:

- **Smaller Projects:** Should smaller projects be treated differently in terms of amount of recreation space required?
- **Play Areas:** Should play areas always be required?
- **Adjacency to City Parks:** What if project is in close walking distance?
- **Overlay Districts:** Should indoor space count toward recreation requirements?

**Proposed Re-Organization:**

Streamlining/Adding Flexibility

**Existing Sub-Sections**

- Minimum Area Required
- ~~Play Space for Children~~
- Location and Layout of Recreation and Open Space
- ~~Courtyards and Plazas~~
- Maintenance
- Cash Contributions in Lieu of On-Site Recreational Space

**Proposed Re-Organization**

- Minimum Recreation Space Requirements
- Location and Design of Recreation Space
- Maintenance
- Recreation Space Reductions
- Cash Contributions in Lieu of On-Site Recreation Space

<b>Minimum Recreation Space Required: Existing</b>			
	<b>Existing SeaTac</b> (5+ units)	<b>Kent</b> (All projects)	<b>Burien</b> (4+ units)
<b>Minimum Area Required</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: <u>150</u>	<b>Square Feet per Unit:</b> All units: <u>200</u>
<b>Minimum in Overlay Districts</b> (City Center & Station Areas)	Overlay Districts <b>Square Feet per Unit:</b> All units: <u>60</u>	<i>See above - and includes Design Review</i>	Downtown <b>Square Feet per Unit:</b> Studio: <u>85</u> 1 bedroom: <u>100</u> 2 bedroom: <u>130</u> 3+ bedroom: <u>170</u>

### Minimum Recreation Space Required (cont.)

*\*THIS PROPOSAL IS NOT IN 6/15/18 DRAFT CODE\**

#### New Proposal – (Outside of Overlay Districts)

- Establish a cap on amount of total recreation space
  - **Proposed Maximum: 20% of site (from Redmond)**

**Example:** 289 unit apartment (*The Reserve Retirement Apts*)

- Lot size: 124,276 sf
- Current: Recreation Space Required  
 $289 \times 180 \text{ sf} = \mathbf{52,020 \text{ sf}}$  (*half 1-bedroom, half 2-bedrooms*)
- Proposed Maximum/Cap: 20% of site  
 $124,276 \text{ sf lot} \times 20\% = \mathbf{24,855 \text{ sf}}$
- (*Current in Overlay Districts: 60 sf per unit = 17,340 sf*)

Type of Space Required: Changes Proposed		
	General Requirements	Overlay Districts
<b>OUTDOOR RECREATION SPACE</b>		
Outdoor Common Space	Minimum 50%	<del>Minimum 100%</del> Minimum 75%
Outdoor Single-Purpose Space	Up to 50%	Not counted
Play Areas <i>*Not required for retirement apartments</i>	Minimum 50% of required recreation space for 2-bedroom+ units	<del>Minimum 50%</del> Optional
<b>INDOOR RECREATION SPACE</b>		
Indoor Common Space	Up to 50%	<del>Not counted</del> Up to 25%
<b>PRIVATE RECREATION SPACE</b>		
Private Balconies/Patios	<del>Not counted</del> Up to 50%	<del>Not counted</del> Up to 25%

## Summary of Proposed Changes

**GENERAL:**

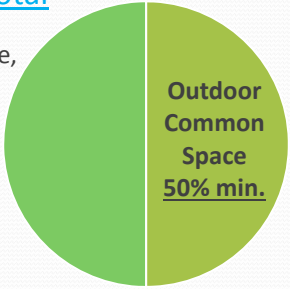
**Type of Recreation Space Required**

**Outdoor Common Space** – No change (*minimum, 50% of total recreation space*)

- Private Space** (balcony/patio) – Proposed change from 0% to 50% of total

Outdoor Single-Purpose, Indoor Space, Private (balcony/patio) Up to 50%\*

\*Play areas also count toward this



## Summary of Proposed Changes (cont.)

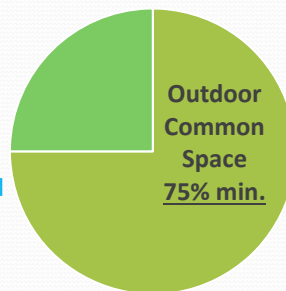
### OVERLAY DISTRICTS:

#### Type of Recreation Space Required

- **Outdoor Common Space** – Proposed change from 100% to 75% of total requirement
- **Indoor & Private Space** (balcony/patio) – Proposed change from 0% to 25% of total requirement

Indoor Space,  
Private (balcony/patio)  
Up to 25%\*

\*Play areas now optional



## Location and Design of Recreation Space

### Content of Section:

- **Outdoor Recreation Space**
  - General Requirements
  - Outdoor Common Space (*courtyards, plazas, green space, upper level decks & terraces*)
  - Play Areas
  - Outdoor Single-Purpose Space (*swimming pools, tennis courts*)
- **Indoor Common Space** (*multi-purpose rooms*)
- **Private Recreation Space** (*new facility type: individual balconies, patios*)

## Location and Design of Recreation Space (cont.)

### Outdoor Recreation Space: General Requirements

#### *Proposed Changes: Location*

- **No recreation space within side/rear setbacks & landscaping:** Require 5' of landscaping within side/rear setbacks consistent with other commercial development (*landscape buffers add value to project/neighborhood & are offset by other proposed reductions*)
- **No recreation space adjacent to Dumpsters/Loading Areas**



## Location and Design of Recreation Space (cont.)

### Outdoor Common Space:

#### *Proposed Changes:*

- **Re-locate** “publicly accessible pedestrian corridors” to Outdoor Single-Purpose Space
- **Revise dimensions of Courtyards/Plazas/Multi-Purpose Green Space**
  - *Existing:* Minimum width 20' to 75' depending on building height (to be determined by Director)
  - *Proposed:* Minimum dimensions 20' by 15' (consistent with other cities)
- **Add design features for “Upper Level Decks/Terraces”**
  - *Proposed:* Add requirement for appropriate surfacing & amenities such as seating, lighting, landscaping (from City of Kent)

## Location and Design of Recreation Space (cont.)

### Play Areas – Proposed Changes:

#### *Proposed Changes:*

- **Add locational criteria – play areas required to be:**
  - Adjacent to main pedestrian paths or near building entries
  - Accessible without crossing circulation areas
- **Add play equipment safety-related standards:** Min. 20' dimensions around play equipment

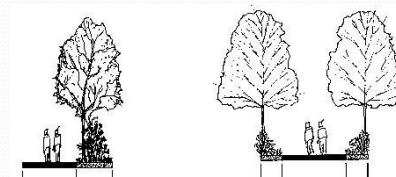


## Location and Design of Recreation Space (cont.)

### Outdoor Single-Purpose Space (Swimming pools, tennis/sport courts):

#### *Proposed Changes:*

- **Re-locate “publicly accessible pedestrian corridors” & critical area trails”** from “Outdoor Common Space”
- **Remove public accessibility requirement**
- **Clarify dimension of “Pedestrian Corridor”** to match Angle Lake Station Area requirement: 13' width (8' path with 5' landscaping) – *instead of 20' from City Center code*





## Location and Design of Recreation Space (cont.)

**Indoor Common Space** (multi-purpose/game/exercise room):

*Proposed Change:*

- **Add requirement for space to be:** “designed for and include amenities and/or equipment for recreational uses for a range of users.” *(From City of Kent)*



## Location and Design of Recreation Space (cont.)

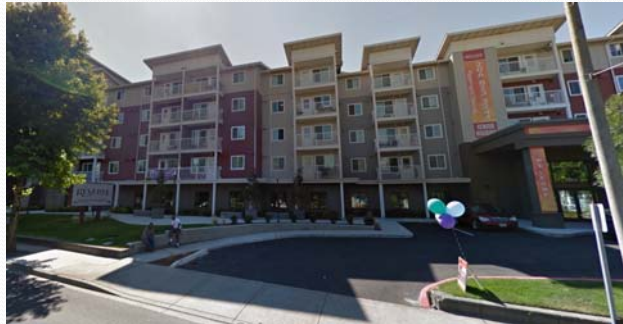
**NEW SECTION: Private Recreation Space** (individual balconies, decks, patios):

*Proposed Change:*

- **Add dimensional standards similar to other local cities:**

*Min. width: 6'*

*Min. depth: 5'*



**NOTE:** Draft code in packet has incorrect dimension  
Corrected version to be posted

## Recreation Space Reductions (new section)

- See Exhibit B-1, p. 6

### Summary

Proposed new section allows for reductions in amount or type of recreation space required if certain criteria met as follows:

- **Availability of public park** with play ground (*not including school facilities*)
- **Small projects** under 15 units
- **Mixed use projects**

## Recreation Space Reductions

### ¼ Mile from City Parks with Playgrounds:

#### *NORTH*

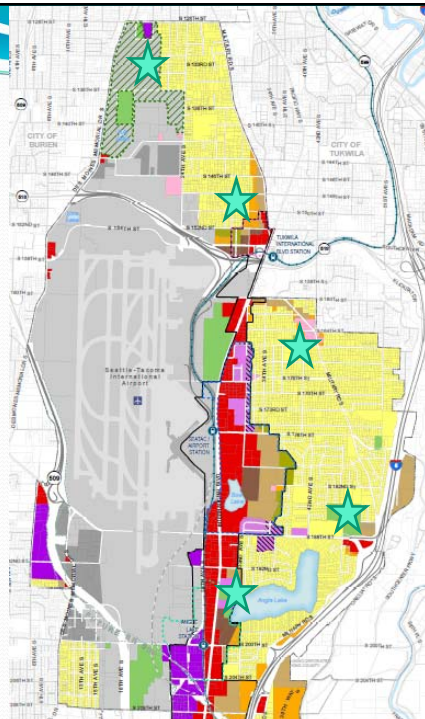
- North SeaTac Park
- Riverton Heights Park

#### *CENTRAL*

- McMicken Heights Park
- Valley Ridge Park

#### *SOUTH*

- Angle Lake Park



## Recreation Space Reductions

### ¼ Mile from City Parks with Playgrounds:

#### *NORTH*

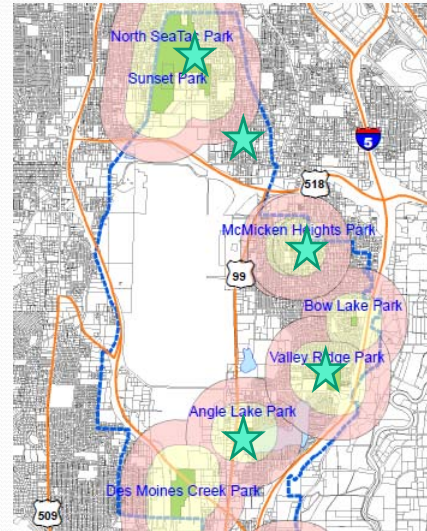
- North SeaTac Park
- Riverton Heights Park

#### *CENTRAL*

- McMicken Heights Park
- Valley Ridge Park

#### *SOUTH*

- Angle Lake Park



Yellow buffer = ¼ mile  
Pink buffer = ½ mile

## Cash Contribution in Lieu of On-Site Recreation Space

- See Exhibit B-1, p. 8

### Payment in Lieu Contributions - Summary

Replace existing payment calculation (*currently based on amount "determined by the Director based on a recommendation of the Parks Department Director"*) with Renton's method:

- Payment based on the equivalent of the monetary value of the required recreation space improvements

ANTICIPATED SCHEDULE		
<u>July</u>	7/3	PC Final Review Process #4 ( <i>Last review</i> )
	7/5	PED Committee Review
<u>Aug</u>	8/2	PED Committee Review
	8/7	<b>Public Hearing</b>
<u>Sept</u>	9/4	PC Recommendation
	9/6	PED Recommendation
	9/11	City Council Review