



Community & Economic
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MEMORANDUM

Date: July 6, 2018
To: Planning & Economic Development (PED) Committee
From: Kate Kaehny, Senior Planner
Re: Multi-Family Code Update Presentation Materials & 7/5 Meeting Clarification

The following materials are included as part of this packet:

- **7/5 Multi-Family Code Update Presentation Slides (Annotated):** The attached presentation slides were partially reviewed at the 7/5 PED meeting. Please note that slides #18-20 have been annotated, and their accuracy confirmed.
- **Draft of Proposed Revisions to Chapter 15.510 Multi-Family (Not Final)**

7/5 PED Meeting Clarification

As requested at last night's meeting, staff has reviewed and verified the accuracy of presentation slides #18 through 20, regarding existing and proposed Neighborhood Compatibility requirements for multi-family projects abutting properties within the Townhouse land use designation. Please see copies of the annotated slides on the following page which include clarifications regarding the existing code provisions and proposed changes.

*cc: Joe Scorcio, City Manager
Steve Pilcher, Acting Director, Community & Economic Development*

Neighborhood Compatibility

Existing Code:

- Side/Rear Setback: 5'***
- Landscape Buffer: 15'***
- Building Step Back: 35' height
40' from property line

Height Transition:
Increase allowed at 45 degree angle

***7/6 Clarification: Per existing code, Landscape Buffer width supersedes Side/Rear Setback requirements, so that buildings must be setback 15' to match the required landscape buffer . This slide is accurate.

Proposed Code:

- Side/Rear Setback: 15'5'***
- Landscape Buffer: 10'15'***
- Building Step Back: 40'35' height 10'
from setback, 25'40' from property line

***7/6 Clarification: This slide accurately represents Planning Commission's preferred revisions to these requirements. Side/Rear Setback width increased & Landscape Buffer decreased consistent with Single Family approach. (Result=Distance building set back from property line unchanged, landscape buffer decreased, building envelope increased.)

Multi-Family Housing Design Standards Update (Annotated, 7/6/18)



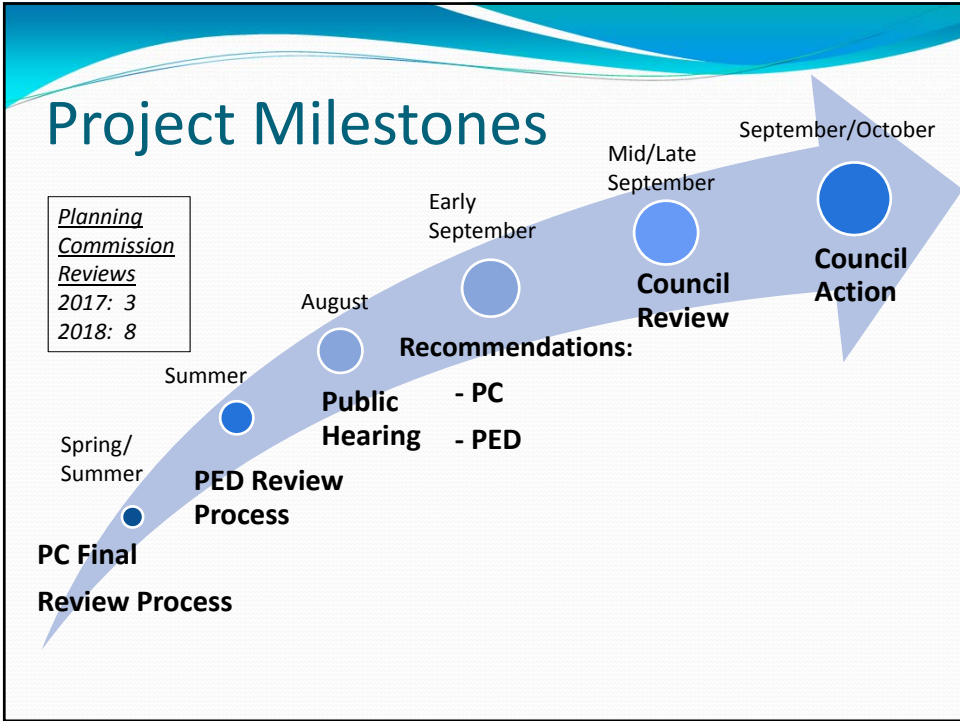
Planning & Economic Development Committee (PED)
July 5, 2018

Discussion Agenda

*Today's Purpose: Informational briefing on
Multi-Family Code Update project*

Briefing Items

- 1) Project Milestones to Date**
- 2) Background & Goals**
- 3) Overview of Proposed Changes**
- 4) Next Steps**



Background & Goals

Why Update the Multi-Family Code?

- **Refinements needed**, rather than big changes
- **Code can be clunky**, unclear, difficult to use
- **Sometimes focus is on suburban-style, multi-building complexes** rather than more urban high density sites
- **Incentives mostly based on density bonuses** (which are unnecessary in commercial/mixed use zones)

AVION

VIEWPOINT

Background & Goals (cont.)

Project Objectives

- **Streamline & simplify** code
- **Add flexibility**, options, choices
- **Reduce potential development barriers**, especially for higher density “urban infill” lots
- **Maintain high quality projects**



Overview of Proposed Changes

Remove Redundancies with Other City Codes

- Especially:
 - SMC Title 17, Crime Prevention through Environmental Design
 - SMC Title 11, Streets, Sidewalks, and Public Thoroughfares

Overview of Proposed Changes

Re-Organize Chapter to Clarify:

ADMINISTRATIVE REQUIREMENTS

- Purpose Statement
- Authority & Application

SITE DESIGN REQUIREMENTS

- Site Design & Building Orientation
- Circulation
- Parking & Vehicular Access
- Recreation Space
- Landscaping

BUILDING DESIGN REQUIREMENTS

SPECIAL STANDARDS

- Mixed use projects, Overlay Districts, Development Incentives

Administrative Proposals

Code Departure Requirements:

- Replace current language with provisions from S 154th St Station Area Overlay District
- **Why?** To clarify criteria for developers & staff

Existing Language: (Departures allowed when...)

1. The strict interpretation or application of these Design Standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall goals and objectives of the Comprehensive Plan; or
2. The departure creates a project design that better meets the overall purpose and intent of the design standards.

Administrative Proposals (cont.)

Proposal: S 154th Station Area code departure language:

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.

Site Design Proposals

Building Orientation Requirements:

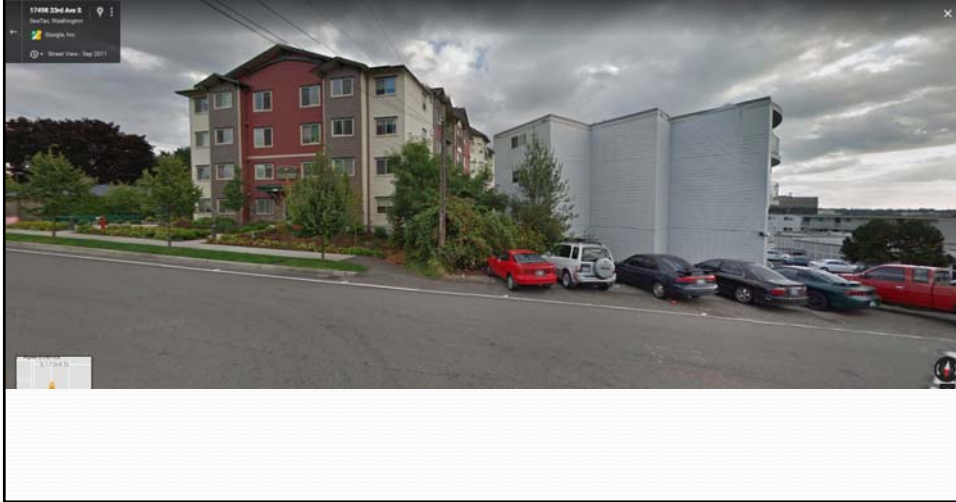
Multiple Building Complexes:

- **Revise requirements to ensure buildings orient to street** and adjacent neighborhood/business districts *(before allowing alternative orientation of building to courtyard or pedestrian/open space system)*

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.

Examples of building orientation to street (& not to street)



Site Design Proposals (cont.)

Neighborhood Compatibility Requirements:

Revised Intent Statement:

Achieve a compatible transition between land use designations of differing development intensities. Consideration shall be given to the scale and design of surrounding buildings to promote compatibility and complement or enhance the character of existing neighborhoods.

Example: Require reduced building height abutting single family property

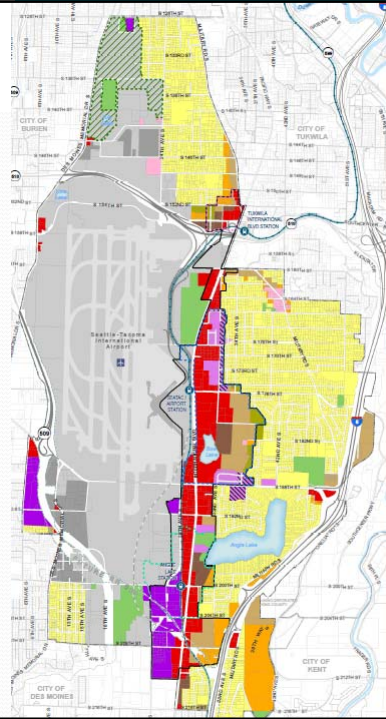


Neighborhood Compatibility

Where Requirements Apply:

- **Abutting Residential Low** (single-family) designation
- **Abutting Townhouse** designation

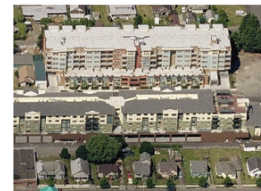
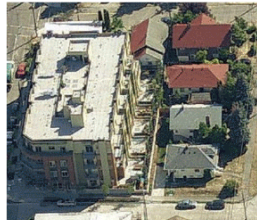
COMPREHENSIVE PLAN DESIGNATION	BLDG HEIGHT
Residential Low	30'
Townhouse	35'
Commercial Low	35'
Residential Medium	40'
Office/Commercial/Mixed Use; Commercial Medium	45'
Residential High	55'
Residential High Mixed Use	No limit
Commercial High	No limit

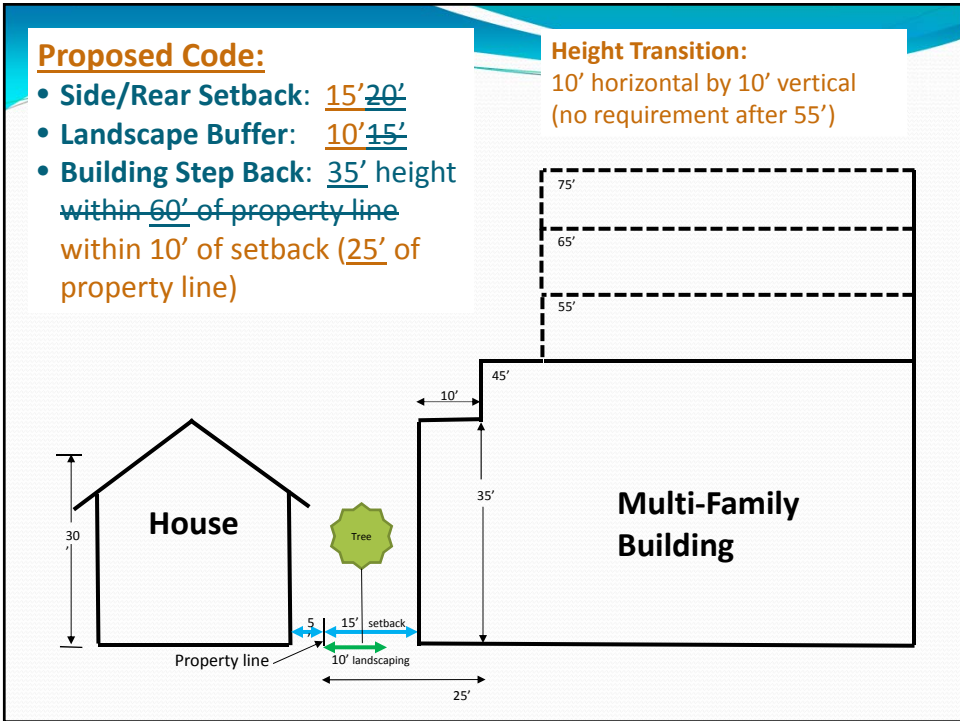
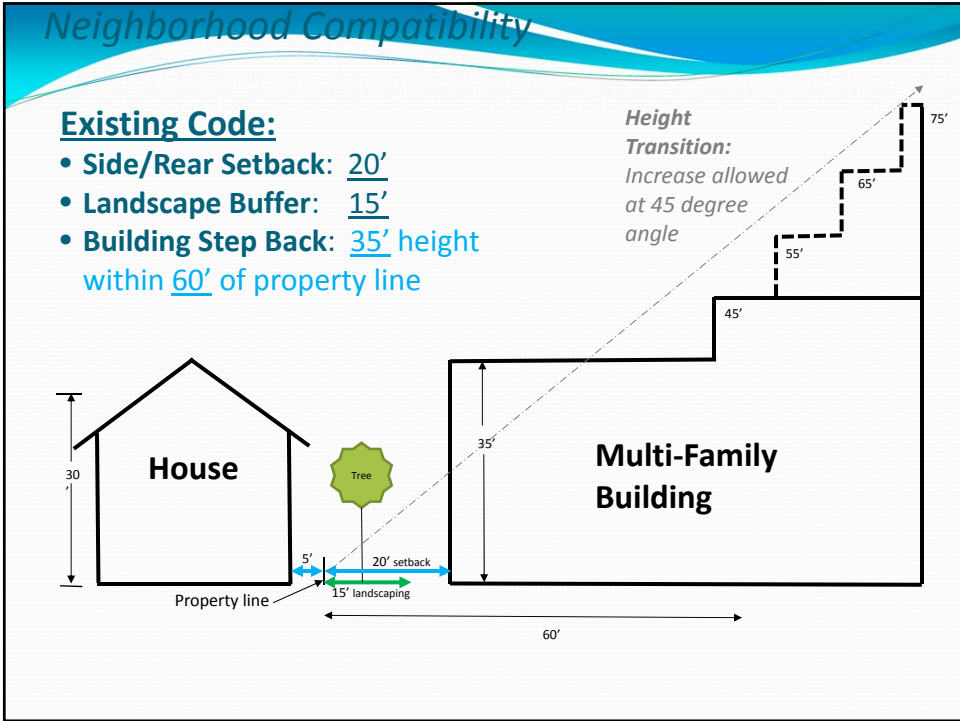


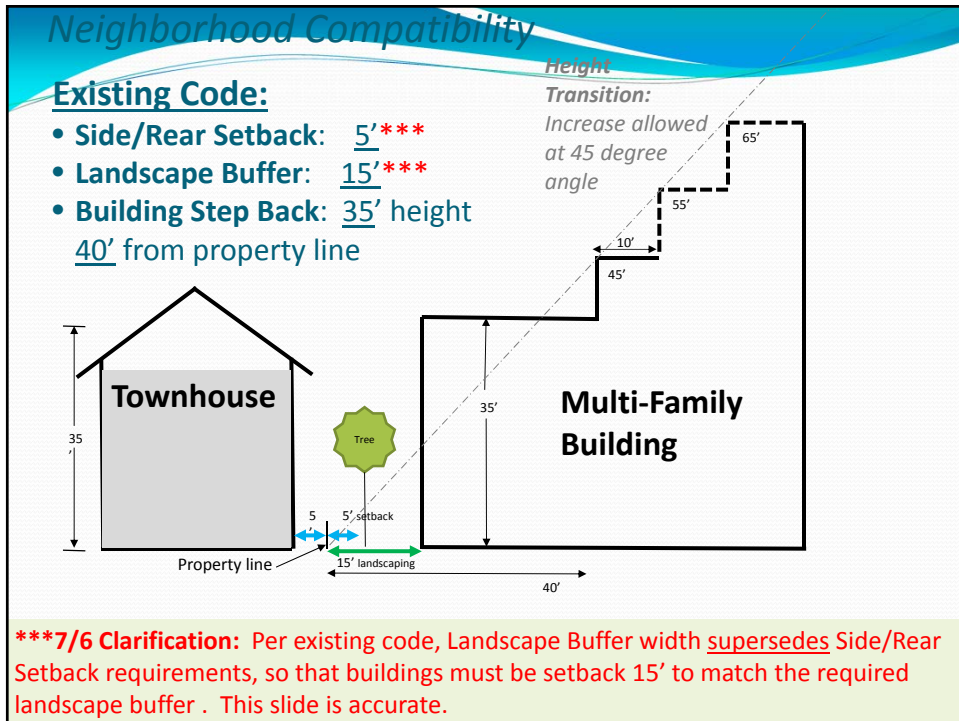
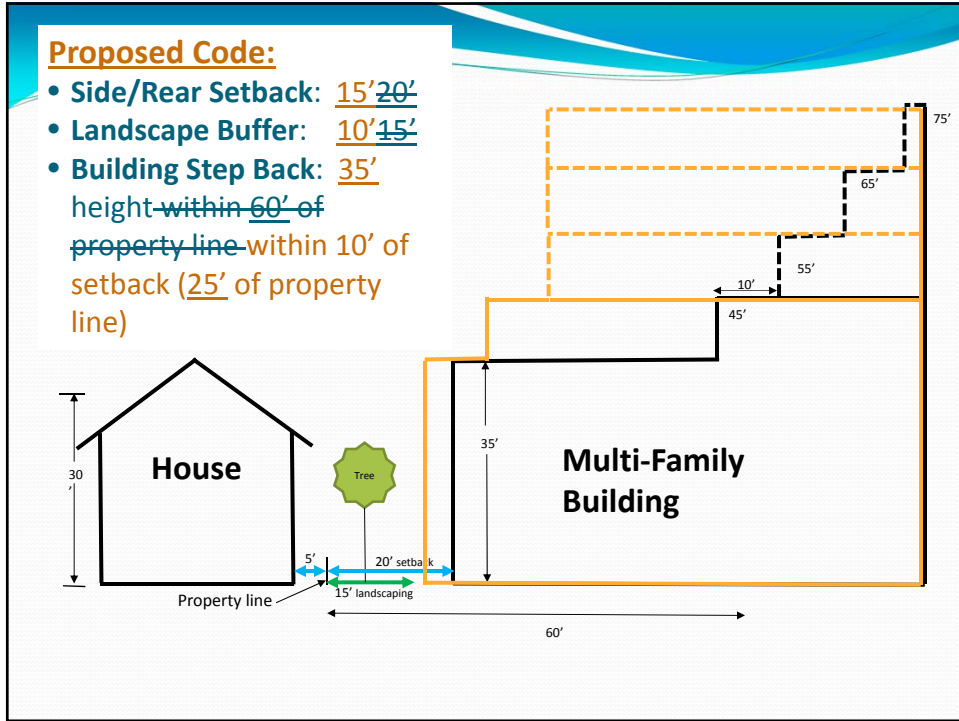
Neighborhood Compatibility

Existing Requirements:

- Increase building setback
- Provide landscape buffer
- Reduce building height
- Some façade and building design standards







Proposed Code:

- Side/Rear Setback: 15'5'
- Landscape Buffer: 10'15'
- Building Step Back: 40'35'-height
10' from setback, 25'40' from property line

Height Transition:
10' horizontal by 10' vertical
(no requirement after 55')

***7/6 Clarification: See clarification note on following slide.

Proposed Code:

- Side/Rear Setback: 15'5'***
- Landscape Buffer: 10'15'***
- Building Step Back: 40'35'-height 10'
from setback, 25'40' from property line

***7/6 Clarification: This slide accurately represents Planning Commission's preferred revisions to these requirements. Side/Rear Setback width increased & Landscape Buffer decreased consistent with Single Family approach. (Result=Distance building set back from property line unchanged, landscape buffer decreased, building envelope increased.)

Site Design Proposals - Circulation

Pedestrian Circulation Requirements:

- Increased 4' walkway width to 5' (consistent with citywide/general standards)

Example:

*SeaTac condo
development near
Orillia Road*



Site Design Proposals: Parking

Stand-Alone Parking Structure Requirements:

- Change requirement for stand-alone parking structures from City Center standards to citywide/general standards
- **Main difference: Ground floor use requirements**
 - Citywide/general standards require 1,000 sf of ground floor to be built as commercial space
 - Until recently, City Center code required 400 sf of commercial space

Site Design Proposals: Recreation Space

Recreation Space Requirements: Summary of Changes

- **Maintain existing minimum** recreation space requirements
- **Allow more flexibility & reductions in type of space provided** through revisions which better address:
 - Size of projects
 - Location (adjacency to City playground/parks)
 - Incentivizing development, esp. within Overlay Districts



Recreation Space (cont.)

What are current requirements?:

REQUIRED: Common Recreation Space - outdoor

- Plazas, courtyards, green space, rooftop decks,

SOMETIMES REQUIRED: Play Areas

- Only when 2+bedroom units

OPTIONAL:

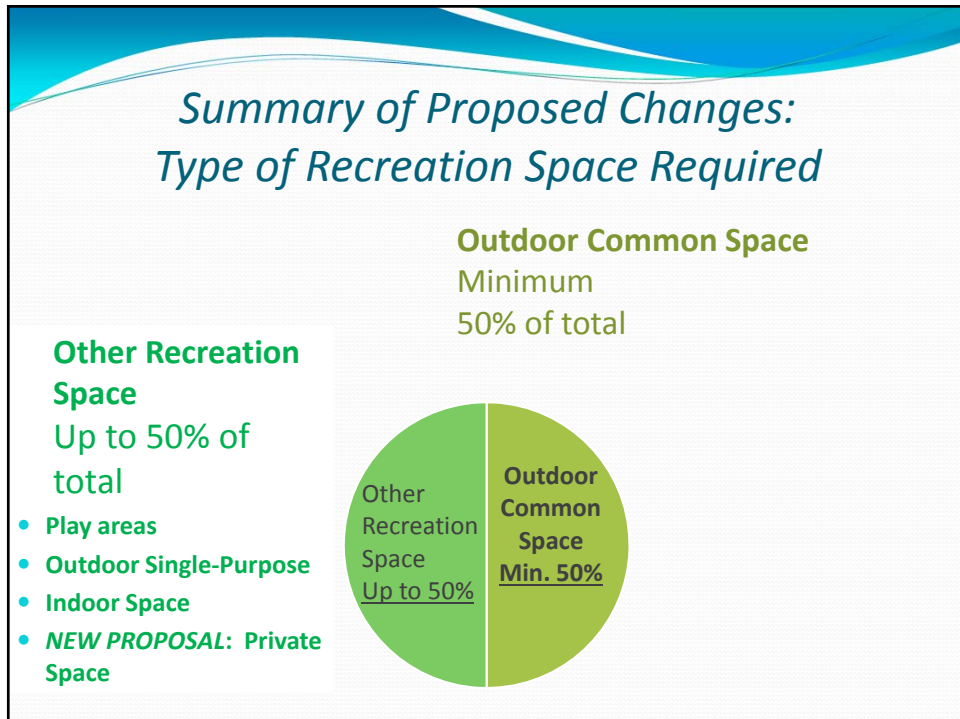
- **Single Purpose Outdoor Space**
 - Tennis courts, pools
- **Indoor space (multi-purpose rooms)**
 - Doesn't count as recreation space in Overlay Districts



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

<i>Type of Space Required: Currently</i>	
<u>ALWAYS REQUIRED:</u> Common Recreation Space – Outdoor (Courtyard/rooftop deck)	<u>Min. 50%</u> of total recreation space
<u>SOMETIMES REQUIRED:</u> Play Areas	<u>50%</u> of total space required for 2+ bedroom units
<u>OPTIONAL:</u> Indoor Space (Doesn't count in Overlay Districts) Single Purpose Space	<u>Up to 50%</u> of total space
Private Recreation Space (Doesn't count, i.e. ...)	<u>0%</u> (currently does not count)

<i>Type of Space Required: Proposed Changes</i>		
	General Requirements	Overlay Districts
OUTDOOR RECREATION SPACE		
Outdoor Common Space	Minimum 50%	Minimum 100% 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	Minimum 50% Optional
INDOOR RECREATION SPACE		
Indoor Common Space	Up to 50%	Not counted Up to 25%
PRIVATE RECREATION SPACE		
Private Balconies/Patios	Not counted Up to 50%	Not counted Up to 25%



Summary of Proposed Changes: Type of Recreation Space Required

WITHIN OVERLAY DISTRICTS

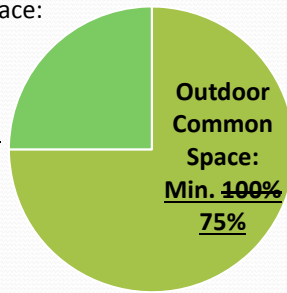
Other Recreation Space:

Indoor Space

Private New: 0%

Up to 25%*

*Play areas required
now optional



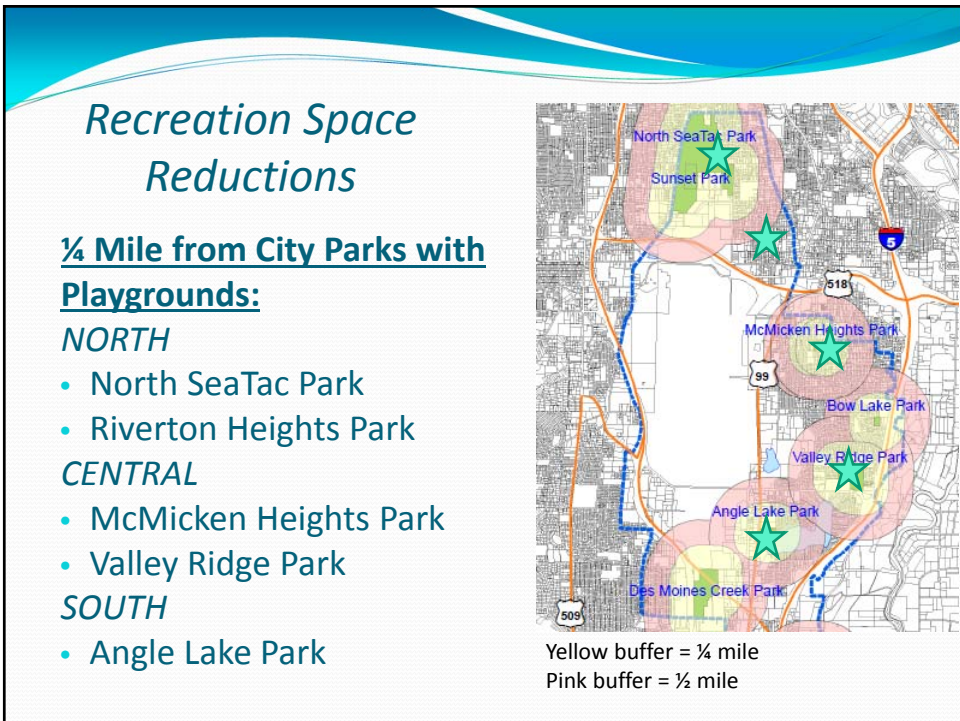
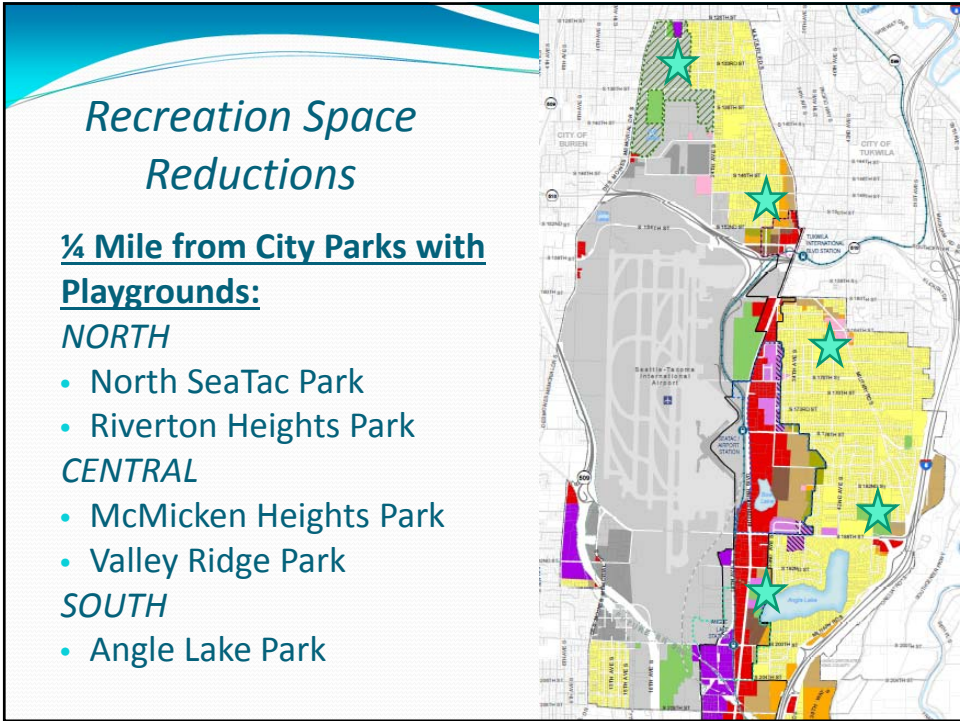
Recreation Space Reductions (new section)

See Handout

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 (cont.)

Proposed: Cap on Recreation Space – Max. 20% of Site Projects Outside of Overlay Districts

- **Must always provide:**
 - Outdoor Common Space (plaza/courtyard/rooftop deck)
 - Play Area
- **If this amount is under 20% of development site,** then additional required space must be provided up to 20% of site

*****When Outdoor Common Space + Play Area exceeds 20%,** amount adjusted to provide 20% of site configured as Outdoor Common Space, except that 1,000 SF allocated as Play Area

Example: Cap on Recreation Space – Max. 20% of Site

	TOTAL # UNITS	SIZE OF SITE (SF)	REQUIRED RECREATION SPACE	% OF SITE
Studio: 18 1-bdrm: 129 2bdrm+: 141				
Urban Infill Site (similar unit # & same lot size as The Reserve Retirement Apts)	288 (The Reserve= 289 units)	124,276	51,000	41%
Big Acreage Site (same unit & lot size as Wolff project site)	288	1,350,225* (*Approximate site area minus critical	51,000	4%

Add'l Examples: Cap on Recreation Space – Max. 20% of Site

	TOTAL # UNITS	SIZE OF SITE (SF)	% OF SITE REQUIRED AS RECREATION SPACE	% COMMON SPACE + PLAY AREA
Viewpoint Apartments	90	65,720	22%	16%
Avion Apartments (unknown unit mix)	55	41,403	24%	18%
Belvedere Apartments	140	486,568* (*minus critical areas)	5.5%	5.0%

Takeaway: 20% cap still allows Outdoor Common & Play Area space to be provided (*consistent with 6 of 7 sites analyzed*)

*Site Design Proposals:
Landscaping & Building Setbacks*

Summary of Changes:

- **Adjust landscaping and setback requirements in order to:**
 - Maximize buildable area of lots
 - Maintain quality of projects
- **Clean Up Frontage Landscaping & Front Yard Setback Requirements/Contradictions:**
 - Currently, Frontage Landscaping buffers are wider (20') than maximum front yard setbacks (10') in some zones.

Landscaping & Setbacks (cont.)

Proposed: Reduce Frontage Landscaping

- **Frontage Landscaping:** 20'-10'
- **Building Façade Landscaping:** 5' (no change proposed)
- **Why?** Provides sufficient landscaping and resolves contradictory code language.



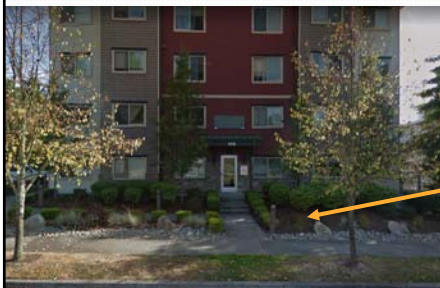
Frontage Landscaping

Façade Landscaping

Landscaping & Setbacks (cont.)

Proposed: Allow Reduced Frontage Landscaping in Residential High Zone when Combined with Building Façade Landscaping

- **Frontage Landscaping:** 10' or 5' when combined
- **Building Façade Landscaping:** 5'
- **Why?** 10' of combined landscaping is sufficient, resolves code contradictions and incentivizes development



Combined Frontage & Building Façade Landscaping

Landscaping & Setbacks (cont.)

Proposed: Increase Maximum Front Yard Setbacks in Higher Density Commercial/Residential Zones

(CB-C, O/CM & UH-UCR):

- **Maximum Front Yard Setback:** ~~10'~~ **20'**
- **Why?** Allows buildings to be setback farther from International Blvd & other arterials, consistent with approach in overlay districts.



Landscaping & Setbacks (cont.)

Proposed: Adjust Setbacks & Lot Coverage in Residential Medium Zone (UM):

- **Min. Front Yard Setback:** ~~20'~~ **15'** (15' same as Res Low)
- **Min. Rear Yard Setback:** ~~15'~~ **10'** (Like Townhouse)
- **Building Lot Coverage:** ~~45'~~ **55'** (Like Townhouse)
- **Why?** Allows Residential Medium zone Same flexibility as lower density Residential Low & Townhouse zones



ANTICIPATED SCHEDULE		
<u>July</u>	7/17	PC Final Review Process #4 (<i>last review</i>)
<u>Aug</u>	8/2	PED Committee Review (<i>as needed</i>)
	8/7	Public Hearing
<u>Sept</u>	9/4	PC Recommendation
	9/6	PED Recommendation
	9/11	City Council Review

Chapter 15.510

MULTI-FAMILY HOUSING DESIGN STANDARDS

Sections:

15.510.005 Purpose

15.510.010 Authority and Application

15.510.050 Density Calculation

15.510.100 Site Design and Building Orientation

15.510.110 Building Orientation ~~with Respect to Streetscape~~

~~15.510.120 Site Layout~~

~~15.510.120 15.510.230 Neighborhood Compatibility/Relation to Adjacent Development~~

~~15.510.130 Service Element Location and Design~~

~~15.510.140 15.510.160 Exterior Lighting~~

15.510.200 15.510.130 Pedestrian Circulation

15.510.300 Vehicular Access, ~~and Circulation~~ and Parking

15.510.310 Vehicular Access

~~15.510.320 Traffic Calming~~

~~15.510.330 Buffering Adjacent to Expanded Streets~~

~~15.510.320 15.510.140 Location of Parking~~

~~15.510.150 Driveway Entrances~~

~~15.510.330 15.510.400 Design of Surface and Structured Parking~~

~~15.510.410 General Considerations~~

~~15.510.340 15.510.420 Design of Surface Parking Lots Design~~

~~15.510.350 15.510.430 Design of Structured Parking Design~~

15.510.400 15.510.500 Recreation and Open Space

~~15.510.410 15.510.510 Minimum Recreation Space Requirements Minimum Area Required~~

~~15.510.420 Location and Design of Recreation Space~~

~~15.510.520 Play Space for Children~~

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

~~15.510.540 Courtyards and Plazas~~

~~15.510.430 15.510.550 Maintenance~~

~~15.510.440 Recreation Space Reductions~~

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

15.510.500 15.510.600 Landscaping

15.510.600 ~~15.510.200~~ Building Design

- 15.510.210 Pedestrian Building Entries
- 15.510.220 Character and Massing
- 15.510.240 Privacy and Security
- ~~15.510.250 Building Security~~
- 15.510.260 Building Materials

15.510.700 ~~15.510.800~~ Multi-Family Projects Properties in the City Center, Angle Lake Station Area, and South 154th Street Station Area Overlay Districts (City Center, Angle Lake Station Area, and South 154th Street Station Area)

- ~~15.510.810 Applicability~~ *(Note: Integrated within section)*
- ~~15.510.820 Open Space in the City Center, South 154th Street and Angle Lake Station Area Overlay Districts~~ *(Note: Re-located to Recreation Space)*

15.510.800 ~~15.510.700~~ Incentives

(Note: The following incentives remain, but no longer have section numbers)

- ~~15.510.710 Application of Incentives~~
- ~~15.510.720 Senior Housing~~
- ~~15.510.730 Mixture of Unit Sizes~~
- ~~15.510.740 Condominium/Owner-Occupied Housing~~
- ~~15.510.750 Underground Parking~~
- ~~15.510.760 Outdoor Recreation/Open Space~~
- ~~15.510.770 Architectural Design~~

15.510.900 ~~Concept Illustrations~~

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.

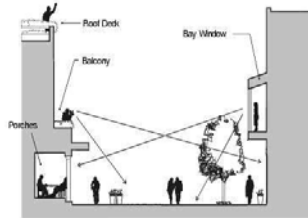
- A. **Quality Building and Site Design.** A quality development is ~~one that is~~ functional, safe and pleasant for its residents as well as the public. ~~Such a development starts with an investment in quality materials that will not rapidly decay, and design that ensures ample privacy as well as 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~~ contributes 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: This section is being deleted because much of it is redundant with other sections and/or the provisions of SMC Title 17 CPTED chapter. Staff will meet with the Police Department to consider whether to integrate any of this language into Title 17. This issue was previously discussed with Planning Commission.)

~~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 tolerated.~~

~~Multi-family projects subject to the design standards in this chapter are envisioned to create developments that are good places to live. These developments will respond better to existing communities and contribute positively to the emergent urban center of the City of SeaTac.~~

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: Existing departure language unclear and proposed to be replaced by departure language from the S 154th St Station Area Standards.

~~C. **Departures.** In order to provide flexibility and creativity of project designs, departures from these design standards may be permitted, subject to the approval of the Director, providing:~~

- ~~1. The strict interpretation or application of these Design Standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall goals and objectives of the Comprehensive Plan; or~~
- ~~2. The departure creates a project design that better meets the overall purpose and intent of the design standards.~~

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.

15.510.050 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:

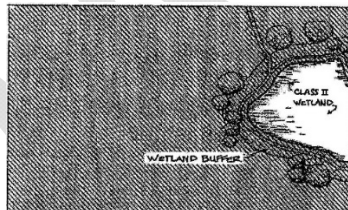
$$\text{Net Site Area} / \text{Minimum Lot Size} = \text{Maximum \# of Allowed Units}$$

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 Chapter 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.

Example: Net Site Area. The net site area (crosshatched in this illustration) excludes sensitive areas, such as wetlands, but includes sensitive-critical area buffers.



D. **Example.** The following example illustrates the calculation of maximum density for a sample property in the UH-900 (urban high residential) zone. The sample property is ten (10) acres in size and contains two (2) acres of wetlands and one (1) acre of wetland buffer:

$$\text{Net Site Area} = \text{Total Site Area} - \text{Sensitive Areas}$$

$$\text{Net Site Area} = 10 \text{ Acres} - 2 \text{ Acres} = 8 \text{ Acres}$$

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

$$8 \text{ Acres (348,480 Square Feet)} / 900 \text{ sf} = 387 \text{ Units}$$

This calculation is the maximum number of allowable units for the site. The actual number of units shall be determined by site design and must meet all required development standards of the zoning and building codes.

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~~ ~~open~~-space. Arrange sites to enhance the mutual relationship of buildings with each other, as well as with roads, recreation space and other site amenities, in order to create a pedestrian-oriented environment. Design emphasis ~~should~~shall be given to the pedestrian, rather than the auto environment ~~through placement of parking in a less prominent location.~~ The privacy and security of residents must be appropriately addressed and site design shall also promote compatibility with adjacent land uses. (Note: Deleted language re-located to 15.510.300 Vehicle Access & Parking Purpose Statement.)

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.

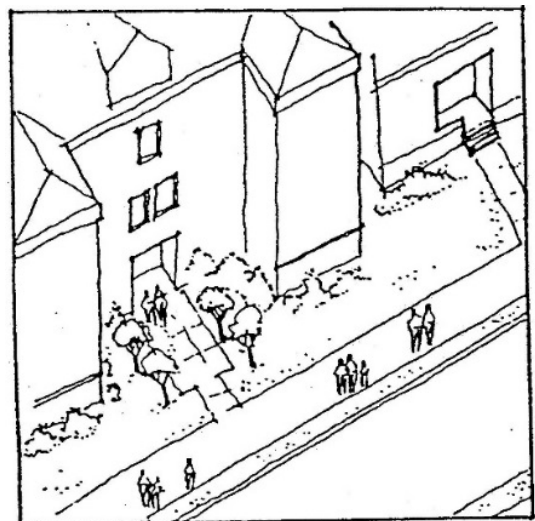
A. **Building Orientation.** ~~Multi-family buildings shall be oriented in one (1) of the following manners:~~

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

a. ~~The front façade of a building shall be oriented to the a street abutting the front property line, with a prominent entrance located on the front façade and clear connections to the sidewalk.~~

1. **Location of Primary Entrance(s).** ~~The primary entrance(s) of a the building(s) shall be located on the front 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: Deleted language proposed to remove Director decision and so that private roads [that meet public road standards] treated the same as public roads.)~~

Example: This building is located facing the street with a prominent entrance and pedestrian path to the sidewalk.



~~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: This subsection moved to the end of the revised section on the following page, as subsection B.)

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~~ 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~~
 - ba. Orient to Courtyard/Recreation Space.** Buildings shall be oriented to ~~a an~~ interior courtyard, plaza or other recreation space and include ~~or to a cohesive system of open space and pedestrian pathways with~~ a prominent pedestrian entry to the site and walkways s connecting directly to the public sidewalk.
 - b. Orient to Pedestrian/Recreation Space System.** Buildings shall be oriented ~~to an interior courtyard, or to~~ a cohesive system of recreation ~~open~~-space and pedestrian pathways ~~walkways~~ with a prominent pedestrian entry to the site and walkways s connecting directly to the public sidewalk.
 - c. 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.)*

~~bB. 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. *(Note: This section was relocated from 15.510(A)(1)b above.)*

~~(Note: 15.51.120 deleted because the site design and security issues are redundant or addressed in other sections of the code.)~~

~~15.510.120 Site Layout~~

~~**Intent:** Arrange buildings and open space to define territorial areas and control access.~~

- ~~A. Arrange the site in a cohesive and planned manner through one (1) or more of the following methods:~~
- ~~1. Divide large multi building developments into several smaller usable areas, each with individually designed open space, children's play areas, internal circulation, and parking;~~
 - ~~2. Configure several buildings around a courtyard;~~
 - ~~3. In a development with one (1) building, configure the building around a courtyard or create several smaller areas of open space each near a separate entry;~~
 - ~~4. Provide a secured site with controlled auto and pedestrian access via gates with a security system.~~
- ~~B. Limit the number of persons accessing buildings by a common entryway.~~
- ~~1. The number of dwellings using a common, unsecured building entrance shall be limited to not more than four (4);~~
 - ~~2. The number of units using the same access point shall be limited to not more than twelve (12) units in secured buildings, unless a prominent entryway and lobby are provided;~~
 - ~~3. Provide a secured building with a prominent entryway and lobby in buildings of four (4) or more stories. A secured building is one where access is controlled by key or card key on all building entrances.~~

~~The above provisions shall be reviewed and approved by the Director as satisfying the requirement of the territorial reinforcement objective. More than one (1) of the above methods may be required if necessary to achieve the objective.~~

Note: The proposed changes address problems identified with this section, specifically: current requirement of 35' maximum building height 60' from property line is difficult for some projects because of lot configurations.

15.510.12015.510.230 Neighborhood Compatibility/Relation to Adjacent Development

Intent: Achieve a compatible transition between ~~two (2) land use designations zones~~ of differing ~~development intensities~~ ~~height, bulk and scale requirements~~. Consideration ~~shall~~ ~~should~~ be given to the scale and design of surrounding buildings to promote compatibility and complement or enhance the character of existing neighborhoods.

- A. **Abutting ~~UL Zone~~/Residential Low Designation.** Properties abutting a ~~UL zone,~~ where the ~~UL zone has a Comprehensive Plan designation of~~ Residential Low ~~Comprehensive Plan land use designation~~, shall incorporate the following:
13. **Side/Rear Setback.** A minimum side and/or rear yard building setback of ~~twenty (20)~~ fifteen (15) feet shall apply ~~when if~~ the side or rear property boundaries are adjacent to a ~~property UL zone~~ with a Residential Low residential low Comprehensive Plan designation. ~~Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.~~
 - a. **Landscape Buffer Requirements.** ~~Noncompatible side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.~~ *(Note: Landscape buffer proposed to change from 15' to 10', to allow space for 5' pedestrian walkway, which is standard regional approach.)*
 24. **Building Height Step Back Requirements.** A maximum building height of thirty-five (35) feet shall apply to portions of a structure within ~~ten (10)~~ sixty (60) feet of ~~the required side and/or rear setback of a parcel a UL zone~~ with a Residential Low residential low Comprehensive Plan designation.

The thirty-five (35) foot height shall be measured from the base elevation of the UL-zoned property to the midpoint of any sloped roof; provided, that if the multi-family grade elevation is higher than the single family property, in no case shall the height of the multi-family building be limited to less than thirty-five (35) feet as measured per SMC 15.110.070, Structure Height. The base elevation of the UL-zoned property shall be determined by the average of the elevation along the common property line with the subject property opposite the proposed multi-family building(s) at right angles from the property line.
 3. **Building Height Transition.** In order to preserve opportunities for light, view and privacy for adjacent houses, ~~The~~ ~~the~~ allowed height shall increase at no more than ~~ten (10) one (1) foot~~ vertical feet for each ~~foot~~ ten (10) horizontal feet up to a

building height of fifty-five (55) feet. After fifty-five (55) feet, there is no building height transition requirement. until the maximum allowed height in the zone is reached (see Figure: HEIGHT TRANSITION).

2. ~~A minimum roof pitch of six (6) feet of height for each twelve (12) linear feet of roof shall be required for all portions of multi-family buildings within sixty (60) feet of a UL zone with a Residential Low Comprehensive Plan designation, and for all multi-family buildings fronting on a street directly across from a UL zone with a Residential Low Comprehensive Plan designation.~~

Note: This figure to be updated.

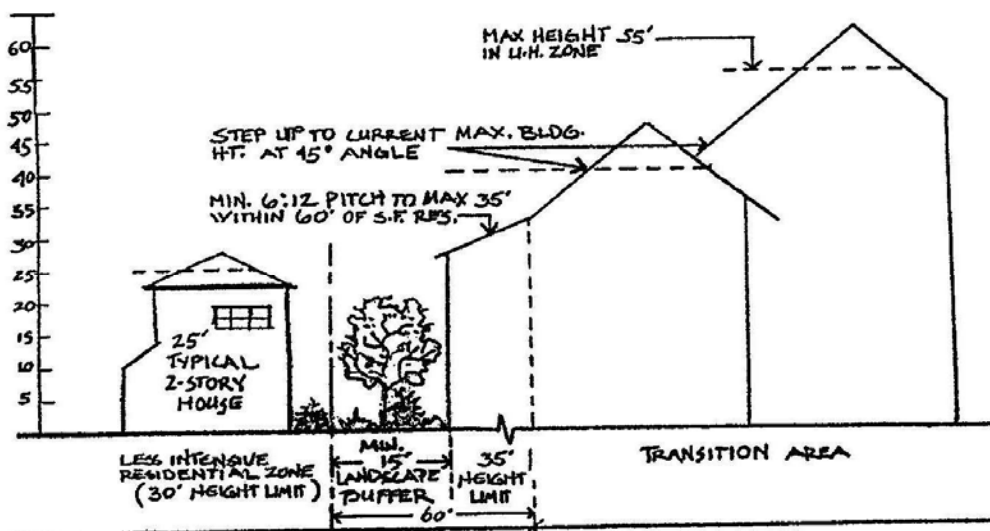
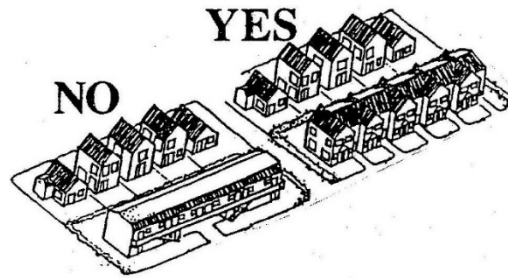


Figure: HEIGHT TRANSITION: Building height adjacent to a UL zone with a residential low Comprehensive Plan designation is limited to thirty-five (35) feet within ten feet of the required side or rear setback for the first sixty (60) feet, then may increase at no more than ten (10) vertical feet for each ten (10) horizontal feet up to a building height of fifty-five (55) feet. After fifty-five (55) feet, there is no building height transition requirement. at a forty five (45) degree angle. Height is measured per SMC 15.110.070, Structure Height.

4. ~~Scale and massing of adjacent residential development shall be considered in the design of new multi-family development. An effective architectural fit within the neighborhood shall be achieved through similarity of design with the adjacent development in one (1) or more of the following ways: (Note: Deleted because redundant with Building Design code provisions.)~~
- a. ~~Similar building proportions, including stepbacks on upper levels;~~
 - b. ~~Similar building articulation;~~
 - c. ~~Similar rooflines, pitches, and shapes;~~
 - d. ~~Similar relationship to the street for entryways and setbacks; and/or~~

- e. ~~Similar architectural details or features such as bay windows, dormers, porches, finish materials, recessed entries, and other elements.~~

Example: The building on the right shows how a multi-family structure can be designed to complement an existing neighborhood through the use of similar building modulation and setbacks. The building on the right covers roughly the same lot area as the structure on the left, while appearing as if it “fits” in its surroundings.

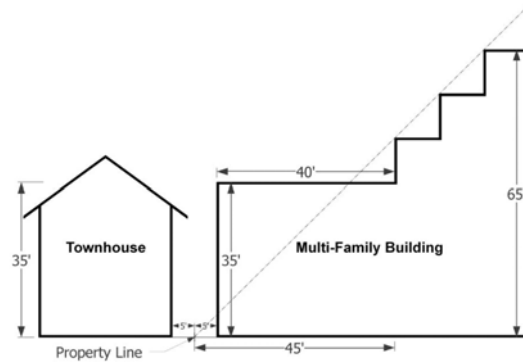


- B. ~~Abutting **Townhouse Zone**/Townhouse Designation. PropertiesMulti-family and mixed use projects abutting a Townhouse (T) zone, or properties with a Townhouse zone Comprehensive Plan designation, except for projects within the Urban Medium (UM) zone, shall incorporate the following:~~
1. ~~**Side/Rear Setback.** A minimum building setback of fifteen (15) feet shall apply when the side or rear property boundaries are adjacent to a property with a Townhouse Comprehensive Plan designation. (Note: Deleted because redundant with Building Design code provisions.)~~
 - a. ~~**Landscape Buffer Requirements.** Noncompatible side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210. (Note: Deleted because redundant with Building Design code provisions.)~~
 2. ~~**Building Height Step Back Requirements. Height Requirements within Forty-Five (45) Feet of Townhouse Zone Property.** A maximum building height of forty (40)thirty five (35) feet shall apply to portions of a structure within ten (10) feet of the required side and/or rear setback. forty five (45) feet of the side and/or rear property line of an adjacent property with a Townhouse zone or Townhouse Comprehensive Plan designation.~~
 3. ~~**Building Height Transition. Height Allowances within Forty-Five (45) Degree Plane of Townhouse Zone Property.** In order to preserve opportunities for light, view and privacy of adjacent townhouses, the allowed height shall increase at no more than ten (10) vertical feet for each ten (10) horizontal feet up to a building height of fifty-five (55) feet. After fifty-five (55) feet, there is no building height transition requirement. the height of a building may increase above thirty five (35) feet as long as it does not project into a forty five (45) degree angular plane gradient measured from the side and/or rear property line of the adjacent Townhouse Zone property.~~
3. ~~**Height Allowances Beyond Sixty-Five (65) Feet of Townhouse Zone Property.** Building height after sixty five (65) feet can increase to the maximum allowed by the~~

~~zone within which the building is located after the requirements in subsection (B)(2) of this section are met.~~

Note: This figure to be updated.

Example: Diagram showing example of height requirements and allowances for multi-family ~~and mixed use~~ projects abutting Townhouse Zone or townhouse properties.



C. Building Height on Sloped Properties. In cases where the multi-family property is at a lower elevation than the abutting lower density parcel, building height may be adjusted per this section based on the elevation of the lower density parcel's minimum setback.

4. ~~Scale and massing of adjacent residential development shall be considered in the design of new multi-family development. An effective architectural fit within the neighborhood shall be achieved through similarity of design with the adjacent development in one (1) or more of the following ways:~~
- ~~a. Similar building proportions, including stepbacks on upper levels;~~
 - ~~b. Similar building articulation;~~
 - ~~c. Similar rooflines, pitches, and shapes;~~
 - ~~d. Similar relationship to the street for entryways and setbacks; and/or~~
 - ~~e. Similar architectural details or features such as bay windows, dormers, porches, finish materials, recessed entries, and other elements.~~

(Note: Deleted because redundant with Building Design code provisions.)

15.510.130 Service Element Location and Design

Intent: Reduce the potential negative impacts of service elements on the pedestrian environment and adjacent uses.

A. Service elements shall be located and designed to minimize the negative visual, noise, odor and physical impacts to the street environment, adjacent uses, and on-site pedestrian and recreation areas. Service areas shall also be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons. *(Note: Largely from existing requirement in 15.510.250(E))*

1. Garbage/Recycling Collection Areas. All trash and recycling collection areas shall be enclosed on all sides and be screened around their perimeter by a wall or fence. *(Note: Removed vegetation as screening method)*

a. Location.

- i. Garbage dumpsters/recycling collection areas must conform to the setback and other standards within SMC 15.445.300 Service Areas Screening and Placement: Garbage Dumpsters/Recycling Bins. *(Note: Existing requirement, reference added to assist with wayfinding)*
- ii. Garbage dumpsters/recycling collection areas shall not be located near children's play space or other recreation or gathering places. *(Note: This standard re-located from existing Recreation Space requirement)*

b. Design. *(Note: Added design standards below to ensure compatibility with development and good sanitation)*

- i. The design of detached service enclosures shall be compatible with the design of the primary structure or structures on the site.
- ii. Garbage/recycling collection areas shall be paved.

2. Mechanical Equipment and Utilities Apparatus. Locate and screen mechanical equipment, utility meters, and other service utility apparatus to reduce visual impacts from streets, adjacent uses and on-site pedestrian and recreation areas. *(Note: Clarified that mechanical and utilities equipment considered service elements which require screening)*

15.510.14015.510.160 Exterior Lighting

Intent: Lighting design should consider the appropriate placement and quantity of light to provide for security and aesthetic appreciation while avoiding glare and excessive brightness. Lighting contributes to a residential community by extending the hours of outdoor use. ~~Common industry standards for lighting design as outlined by the industry group IESNA (Illuminating Engineering Society of North America) shall provide guidance for appropriate lighting quantity and design. Additionally, lighting-~~ Lighting levels of adjacent uses should be considered to avoid competing light levels. Maximum light levels should be considered adjacent to single-family residential areas. Lighting directed to accent landscaping or architectural features is appropriate, especially at entries. (Note: Deleted section redundant with Building Code.)

A. **Location of Lighting. Lighting Height.** Lighting standards shall be ~~no greater than sixteen (16) feet in height, and~~ used to illuminate surfaces intended for pedestrians ~~or and~~ vehicles, ~~including as well as~~ building entries, pedestrian walkways, recreation and common areas, access drives and parking lots. (Note: Clarified what is considered "surfaces intended for pedestrians and vehicles) ~~Light fixtures illuminating surfaces intended for pedestrians shall include pedestrian-scale elements a maximum of twelve (12) feet in height. (Note: Height standards re-located to section "B" below.)~~

1B. Pedestrian Walkways. Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from automobile circulation.

a. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas.

bC. Effective lighting for pedestrian areas and pathways shall be directed toward the ground.

2E. Building Entrances and Common Areas. Lighting shall be sited to provide visibility in common areas and building entrances, including mail kiosks, stairwells, parking garages, laundry rooms, exercise rooms, and outdoor common areas of the site.

B. Lighting Height. (Note: Standards below re-located from subsection "A" above.)

1. Vehicle Circulation and Parking. Lighting standards used to illuminate surfaces intended for vehicles shall be no greater than sixteen (16) feet in height.

2. Pedestrian Walkways, Building Entrances and Recreation and Common Areas. Lighting standards used to illuminate surfaces intended for pedestrians shall include pedestrian scale elements a maximum of twelve (12) feet in height.

CD. Glare. Light fixtures shall be sited and directed to minimize glare around residences and shall conform to the general performance standards in SMC 15.460.030.

15.510.20015.510.130 Pedestrian Circulation

Intent/Purpose: Prioritize the pedestrian environment in the design of projects. Enhance pedestrian safety and convenience by providing an integrated pedestrian circulation system throughout the development and into the neighboring community. Contact points between pedestrians and vehicular paths ~~should~~ shall be minimized ~~and; where necessary they should be~~ designed to alert drivers to ~~crossing~~ pedestrians activity. *(Note: Revisions made to better align with Comprehensive Plan policies and other sections of this chapter.)*

- A. **Pedestrian Circulation System.** All developments shall feature a fully integrated pedestrian circulation system that connects buildings, recreation ~~open~~-space, and parking areas with the adjacent street sidewalk system.
1. **Separation from Parking and Vehicular Circulation.** Pedestrian circulation shall consist of sidewalks or designated pathways, raised or otherwise grade-separated from parking and vehicular circulation. *(Note: Grade separation added for pedestrian safety.)*
 - a. **Pedestrian Entrances to Site.** Pedestrian entrances to the site from the street shall be clearly defined and designed so as to be separated from and more prominent than driveways and entrances to parking garages.
 - b. **Crosswalks.** Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the vehicle surface by marking with a contrasting paving material such as permeable pavement. *(Note: Re-located from 15.510.420(D) Location of Parking)*
 2. **Visibility/Security.** ~~To the extent possible, pedestrian walkways~~ Pedestrian paths ~~should~~ shall be visible from buildings or parking lots, and shall be designed to avoid creating “dead ends” or isolated areas.
- B. **Pedestrian Walkway Design.**
1. **Width.** Sidewalks and pedestrian walkways shall be a minimum of ~~five (5)~~ four (4)-feet in width, clear of any vehicle overhangs. *(Note: 5' width consistent with existing citywide standard in 15.455.500 Surface Parking.)*
 2. **Differentiated Materials.** Walkways shall be differentiated from vehicle surfaces by utilizing contrasting materials including stamped concrete, or other paving materials (such as permeable pavement). *(Note: From citywide standards in 15.455.500).*

15.510.300 Vehicular Access and Parking Circulation

Purpose: Vehicular access and circulation ~~shall should~~ emphasize the safety of pedestrians, enhance the streetscape in the neighborhood and minimize the traffic impact of new developments on existing neighborhoods. Design emphasis shall be given to the pedestrian, rather than the auto environment through placement of parking in less prominent locations. (Note: Added text matches existing “Site Design & Building Orientation” purpose statement.)

15.510.310 Vehicular Access

Intent: Facilitate access that provides adequate capacity while reducing curb cuts and providing for pedestrian safety.

- A. **Vehicle Access.** Access to multi-family developments shall be from a major or minor arterial wherever possible.
- B. **Driveway Entrances.**
1. **Consolidation of Entrances.** ~~Automobile access to parcels shall be consolidated per SMC 15.455.420 Driveway Entrances. Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage.~~
 - 15.510.150 **Driveway Entrances**
 2. **Drop-Off Areas.** ~~Intent:~~ Ensure that parking does not dominate the streetscape, while allowing drop-off areas for convenience and accessibility. Driveways serving front yard ~~porte cochere~~ building entries shall be as approved by the Director, and may include a maximum of three (3) designated short-term parking spaces.
- C. **Dead End Streets.** ~~The creation of Dead dead~~ end streets shall be permitted only where there is no feasible connection with an adjacent public and/or private street.
- ~~D. Developments shall be oriented to transit stops whenever possible. Lighting shall be provided along pedestrian walkway connections and adjacent to transit stop facilities. (Note: Deleted because redundant with pedestrian circulation standards requiring connectivity to street.)~~
- ~~E. In developments over one hundred (100) units, a bicycle circulation path separate from vehicular circulation and pedestrian paths shall connect buildings within the development. Benches, shade trees or other amenities shall be incorporated into the bicycle/circulation path as appropriate. (Note: Deleted because bicycles can utilize access drives.)~~

15.510.32015.510.140 Location of Parking

Intent: Integrate parking into the development in a manner that maximizes accessibility and convenience, while ensuring that parking does not dominate the streetscape and site design. Parking located close to and visible from each unit contributes to convenience and a feeling of security. ~~Effective parking designs include private, secured parking located within each unit, common underground parking areas that are well designed, or surface parking located to be visible from units and connected by convenient pedestrian ways.~~ Parking accessible from alleys, or located to the sides or rear of buildings, helps to ensure that parking does not dominate the site.

A. General Parking Standards. The requirements of this section are in addition to the general standards in SMC 15.455.150, Location of Parking. (Note: This section added to assist with wayfinding to other potentially applicable code requirements.)

BA. Location. No parking shall be located between a building and the front property line, other than a driveway for passenger loading and off-loading only in conformance with SMC ~~15.510.310(B(2))15.510.150~~. Surface parking shall be located behind a building or to the side of a building.

1B. Parking Next to Building. Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of two (2) lengthwise parallel parking stalls and one (1) travel lane, the equivalent of thirty (30) feet.

2F. Parking in Rear Setback. Parking may be located in the rear setback area when access is from an alley abutting the rear lot line. On corner lots, such parking may not extend into the portion of the setback area required as a front yard adjacent to the street.

C. Corner Lots. On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.

D. Security/Visibility. To the extent possible, parking~~Parking~~ shall ~~either be secured or~~ visible from surrounding units. (Note: Removed requirement for security because this issue is addressed within CPTED chapter.)

E. Large Parking Areas in Multiple Building Complexes. ~~Large parking~~ Parking areas in multiple building developments shall be broken up into small lots related to the group of buildings served.

~~G.— **Parking Located Below Grade.** Parking which is located below grade may be located within a required front or side setback area if situated completely below the level of the abutting sidewalk, and the required landscaping can be provided on top of the below grade parking structure. *(Note: Deleted because code provides other mechanisms for achieving this.)*~~

~~H.— **Tandem Parking.** Tandem parking for parking spaces serving the same dwelling unit may be used if the parking is located within the rear setback area and gains access from an abutting alley, or when one (1) of the parking spaces is located within a private garage, and the other is located in the driveway providing access to the parking space within the private garage. Except for developments in which tandem spaces are located within the rear setback area and gain access from an abutting alley, not more than fifty percent (50%) of parking spaces within a multi-family development may be placed within a tandem configuration. *(Note: Deleted because tandem parking not prohibited elsewhere in chapter, and removing limit increases flexibility of its use.)*~~

~~*(Note: 15.510.320 Traffic Calming & 15.510.330 Buffering Adjacent to Expanded Streets deleted because public streets regulated by Title 11 Streets, Sidewalks and Public Thoroughfares)*~~

~~15.510.320 Traffic Calming~~

~~**Intent:** Provide for traffic calming to discourage cut through traffic and enhance neighborhood safety.~~

~~The following measures may be required on neighborhood streets near a new development if appropriate to control traffic, providing any access restrictions are approved by the City of SeaTac Fire Department as not adversely impacting fire and life safety access:~~

- ~~A.— Crosswalks marked with a change in paving and pedestrian crossing lights;~~
- ~~B.— Chicanes (mid-block narrowing of the street to slow traffic);~~
- ~~C.— Traffic circles (with landscaping where feasible);~~
- ~~D.— A bicycle path adjacent to and in addition to other required street frontage improvements;~~
- ~~E.— The following additional traffic calming measures shall be required upon a petition by seventy five percent (75%) of property owners on an affected section of street:

 - ~~1.— “Curb bulbs” or “chokers” (areas of widened sidewalk and curb at street entries and with landscaping or bioretention, where feasible) to restrict turns into existing neighborhood areas.~~
 - ~~2.— Streets restricted to one (1) way access, except for fire and life safety vehicles.~~~~

~~15.510.330 Buffering Adjacent to Expanded Streets~~

~~**Intent:** Provide for the preservation of neighborhood character and pedestrian safety in areas where a street through an existing neighborhood must be expanded to serve new multi-family development.~~

~~If the capacity of an existing nonarterial street must be increased to serve a new multi-family development, the following shall be required for single family properties along such street:~~

- ~~A.— Fencing and landscaping of up to five (5) feet of Type II landscaping shall be provided adjacent to existing single family properties. If significant existing landscaping is displaced,~~

~~it may be required to be relocated or replaced on or adjacent to affected properties to preserve the neighborhood character.~~

~~B.—Any access to properties that is adversely affected by a change in road configuration shall be restored at the developer’s expense, including relocation of driveways, carports, and garages, if necessary.~~

~~These off-site improvements shall be required of the developer in addition to other street frontage improvements required by the City.~~

15.510.33015.510.400 Design of Surface and Structured Parking

IntentPurpose: These standards are intended to provide for safety and aesthetic considerations in surface and under-building parking within multi-family developments.

~~A. **15.510.410 General Considerations Intent.** Avoid parking layouts that dominate a development. Minimize parking as a visual element of a site and enhance the pedestrian environment. To the extent possible, Pparking should be visible from living units or have secured entrances. (Note: Added text aligns with Comprehensive Plan policies and deletion made regarding secured entrances because covered in CPTED code.)~~

~~B. **15.510.420B.—Lighting.** Lighting levels in surface and structured parking lots facilities shall conform to the standards in Chapter 17.24 SMC, Parking Lot Lighting, and Chapter 17.28 SMC, Parking Structures. (Note: Re-located from former 15.510.420(B) surface parking and former 15.510.430(A) structured parking sections.)~~

~~A.—Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of location and design. (Note: Re-located to 15.510.350(C).)~~

~~B.—All covered parking shall either be secure parking with electronic entries, or open carport-type structures with roof material of transparent glazing to allow surveillance from above. Unsecured “tuck-under” style parking and carports constructed of solid materials that block visibility of parking areas shall not be allowed. (Note: Staff will discuss with Police Department whether to delete this section or re-locate it to the CPTED chapter.)~~

~~C. **B. Residential Mixed Use Parking.** Parking for residences on a mixed use site shall be clearly delineated and separate from parking for commercial uses. (Note: Re-located from 15.510.810(B).)~~

15.510.340~~15.510.420~~ **Design of Surface Parking Lots**Design

Intent: Locate parking such that unsecured parking areas are visible from living units and safely illuminated. Landscaping should provide an aesthetically pleasing treatment, provide for summer shade and absorption of rainwater. Pedestrian ~~pathways-walkways~~ should allow for pedestrian safety from parking areas to residences where the two ~~(2)~~ areas are separated. ~~Where multiple driveways are necessary, landscaping should be provided to separate and minimize the impact on the streetscape.~~ *(Note: Last sentence deleted because no standard currently exists that requires this type of landscaping and driveway separation seems sufficient.)*

A. General Design and Construction Standards. The following surface parking standards shall be in addition to applicable parking provisions required in SMC 15.455.400, General Design and Construction Standards, and its subsections.

AB. Surface Parking Landscaping.

1. The requirements of this section are in addition to the general standards in SMC 15.445.250, Surface Parking Landscaping. *(Note: This section added to assist with wayfinding to other potentially applicable code requirements.)*

2. **Landscape Islands.** One (1) landscape island a minimum of six (6) feet in width, exclusive of curbs, shall be required for each seven (7) parking spaces. ~~as specified in SMC 15.300.500(B).~~ *(Note: This reference to the City Center Overlay District landscaping code was deleted and is replaced by the general/citywide landscaping requirements noted in #1 above.)*

a. **Stormwater/LID Modifications.** Landscape island siting and design may be modified to accommodate Low Impact Development Best Management Practices (LID BMPs).

b. **Planting Bed Dimensions.** ~~15.300.500(B)(3)~~ The required width dimension for interior parking area planting beds shall be a measurement of the usable soil area between pavement curb edges. *(Note: This section was re-located from the City Center Overlay District sub-section 15.300(B)(3) but may be moved to the general/citywide landscaping chapter.)*

~~B. Lighting levels in surface parking lots shall conform to the standards in Chapter 17.24 SMC, Parking Lot Lighting.~~ *(Note: Re-located to 15.510.330(B) above.)*

~~C. If carport structures are provided, they shall be designed with transparent glazing to allow views from units above.~~ *(Note: CPTED practices already covered in SMC Title 17 make requirement for transparent glazing unnecessary.)*

~~D. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a~~

~~contrasting paving material such as permeable pavement. (Note: This sub-section relocated to 15.510.200 Pedestrian Circulation.)~~

15.510.350~~15.510.430~~ **Design of Structured Parking Design**

Intent: Locate structured parking under or within multi-family buildings to enhance safety and aesthetics. Aesthetic considerations include appropriate screening and subordination of under-the-building parking.

(Note: Many security-related provisions deleted below are redundant with the existing CPTED Chapter. Staff will talk to Police Department regarding proposed deletions and need for re-location to CPTED chapter or elimination from code.)

~~Attention to security features as an integral part of the initial design allows security needs to be met without unduly compromising aesthetics or traffic flow patterns and operations, and without excessive construction or operating costs. The use of CPTED principles in the design of residential parking structures can enhance resident safety. Principles include good lighting, openness to public view, access control, and a security management plan that includes periodic review and updating.~~

A. General Structured Parking Standards. ~~The following structured parking standards shall be in addition to parking provisions required in SMC 15.455.600, Structured Parking Standards, and its subsections.~~

~~A. Lighting of Structured Parking.~~ ~~Lighting levels in structured parking shall conform with the requirements of Chapter 17.28 SMC, Parking Structures. (Note: Re-located to 15.510.330(B) above.)~~

~~B. Elevators and Stairs.~~

- ~~1. Elevator towers and stairwells shall be open to public view to the maximum extent possible. If enclosure of an elevator waiting area is necessary for fire code purposes or for weather protection, enclosure shall be with transparent glazing.~~
- ~~2. Potential hiding places below stairs should be closed off. If used for storage, such areas shall be secured with doors and padlocks.~~
- ~~3. Directional arrows indicating exits and elevators must be painted on walls.~~
- ~~4. Remote exterior stairway doors shall be equipped with one (1) way locks allowing people to exit but not to enter the facility at those locations.~~

~~C. Floors.~~ ~~Parking decks shall be flat to the maximum extent possible to increase visibility. Openness should be encouraged through methods such as long span construction and high ceilings.~~

B. Vehicle Entrances. ~~Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of location and design. (Note: Re-located from 15.510.330(A).)~~

CĐ. Minimizing Views into the Parking Structure Interior.Facades.

1. **Screening.** Parking located at grade under a building shall be attractively screened through a combination of decorative grilles, or trelliswork. Screening shall provide for light, airflow, and natural surveillance into the structure, while limiting access. Since screening is intended to increase security by restricting access to the facility, the screening must be reasonably strong and durable to withstand vandalism and the elements.

2. **Screening of Garages Serving Individual Units.** Separate enclosed garages serving individual units shall be completely enclosed or shall be screened as described above.

- D2. Underground Structures.** For underground structures, the first level below grade shall be daylighted by either grading the site down or using air wells to allow natural light and ventilation into the structure. Such openings shall be barred to prevent access and landscaped in a manner that provides both screening and visibility through the landscaping. Openings shall be adjacent to well-traveled walks or frequently used areas of open space.

- E3. Stand-Alone Parking Structures.** Stand-alone, multi-level aboveground parking structures shall be avoided in multi-family complexes.

- a. **General Structured Parking Standards.** Where allowed by a decision of the Director due to special design or site conditions, multi-level above-ground parking structures shall comply with the structured parking standards in SMC 15.455.600 through 15.455.620, the top floor variation, character and massing, and minimizing views into the interior requirements of SMC 15.300.460(C)(2), (C)(3) and (C)(4)(b), (e), and (e). Such structures shall be required to comply with SMC 15.300.460(D), Ground Floor Uses in Parking Structures, when adjacent to a public street. (Note: Code reference changed from City Center ground floor use standards to general/citywide requirement for internal consistency and because of similarity of standards.)

- b. **Parking Structure Character and Massing.** Parking structure facades over forty (40) feet in length shall incorporate vertical and/or horizontal variations as required in general standards in SMC 15.455.610(F), except that the vertical façade changes shall be incorporated at least every forty (40) feet over the length of the applicable façade. (Note: 40' vertical façade change matches existing code requirements for multi-family buildings.)

- b.— ~~The facade of a stand-alone multi-level parking facility should provide filtered screening that allows visibility to streets and good visibility for patrolling police cars.~~

~~Stairways on the building's exterior should be visible from the outside. If stairs are to be enclosed, glass or wire glass can be used. (Note: Either redundant with CPTED chapter, or will be re-located to chapter.)~~

~~**E.—Circulation and Access Control.** (Note: Either redundant with CPTED chapter, or will be re-located to chapter.)~~

- ~~1.— Vehicle entrances and exits shall be kept to a minimum. All entrances shall be gated, with gates that permit visibility into the garage.~~
- ~~2.— Pedestrian entrances shall be concentrated to bring all pedestrians through one (1) portal, which improves the ability to see and be seen by others.~~
- ~~3.— Emergency exits shall be provided.~~
- ~~4.— Any ground level pedestrian exits that open into nonsecure areas should be emergency exits only and fitted with panic bar hardware.~~
- ~~5.— Dead end parking areas as well as nooks and crannies in the general design of the parking facility should be avoided.~~

~~**F.—Active Security Measures.** (Note: Either redundant with CPTED chapter, or will be re-located to chapter.)~~

- ~~1.— A security management plan shall be submitted and approved prior to building permit issuance. Such plan shall be reviewed and updated every three (3) to five (5) years in cooperation with the City's crime prevention specialist. The plan would include a security audit and proposed CPTED and active security measures.~~
- ~~2.— Active security measures such as emergency phones and closed circuit television (CCTV) shall be provided in large developments if determined to be necessary by the Crime Prevention Officer. At a minimum, a conduit shall be provided for emergency communication and CCTV in stairs, elevator cabs, and elevator lobbies in structured parking for developments containing two hundred (200) or more units.~~

FG. Maintenance. Residential parking structures shall be well-maintained, as trash and graffiti may leave the impression that the facility is not secure.

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:~~

Unit Size	Minimum Required <u>Recreation</u> Open Space
2 bedroom or larger	200 square feet
1 bedroom	160 square feet
Studio	120 square feet
<u>Overlay Districts (City Center, S 154th & Angle Lake Station Areas)</u>	
	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 154th Street & Angle Lake Station Areas)</u>
<u>OUTDOOR RECREATION SPACE</u>		
<u>Outdoor Common Space</u>	Minimum 50%	Minimum 75 % <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.~~

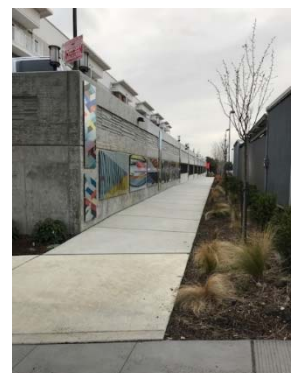
(Note: These sections re-located and revised within the following new section: 15.501.420 Location and Design of Recreation Space.)

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 and Landscaping.**
 1. **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).
 2. **Landscaping.** ~~Other required~~Required landscaping (such as building facade landscaping, rear/side yard landscaping, ~~including~~ noncompatible 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)).*
 3. **Pedestrian Corridor Exception.** The five (5) foot landscape strip in pedestrian corridors which meet the requirements of 15.510.420(D)(2) may be counted as outdoor recreation space within side and rear setbacks when provided per the Side/Rear Yard requirement in the landscaping standards chart in SMC 15.445.210. This five (5) foot landscaping strip also fulfills the Side/Rear Yard landscaping requirement in SMC 15.445.210.



- c. **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).*

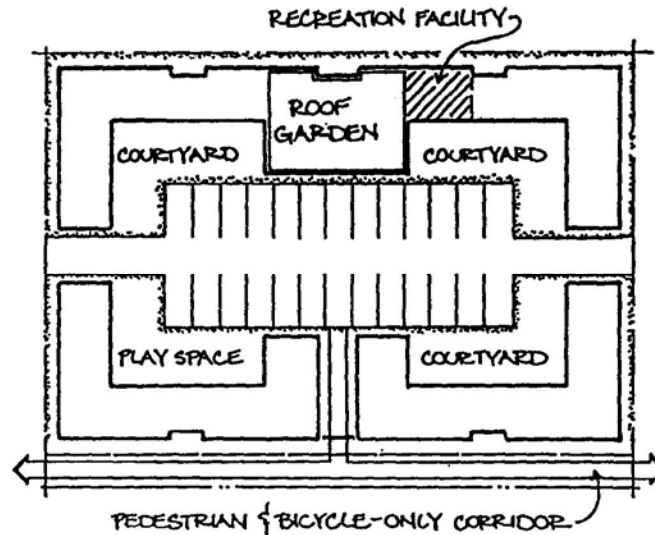
A. **Dimensions.** The courtyard/plaza dimension is a measurement of the usable open space between two (2) buildings or to a property line, with a minimum width of at least twenty (20) feet or equal to the height of the building, up to seventy-five (75) feet, as determined by the Director.

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.



2. 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, 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. *(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.

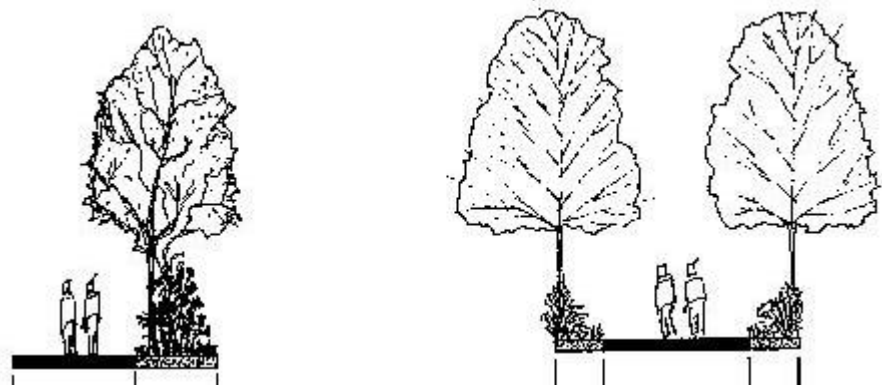
1. Facility Types. Outdoor single-purpose space includes: Swimming pools, tennis/sport courts and pedestrian corridors or trails.

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

2. Design Features for Pedestrian Corridors and 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 Configurations.



b. Pedestrian Trails within Critical Area Buffers. 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. Design Features for 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. Design Features for 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 six (6) feet wide, with no dimension less than five (5) feet. *(Note: Similar to many other cities, including Burien and Kent.)*

2. Screening.

a. Upper Level Balconies/Decks. Balconies or decks shall be fully separated from adjacent private recreation space by walls, screens or partitions. *(Note: From City of Eugene, OR)*

i. Screening/Privacy Abutting Residential Low Comprehensive Plan Designation. Balcony railings shall provide visual screening so that the area below the hand rail is a sight-obscuring solid, or partially solid material. *(Note: Largely from MRSC-Neighb Compatibility article)*

b. Ground Floor Patios/Decks. Ground floor patios or decks shall be physically and visually separated from common or publicly accessible space by railing, fence, wall or landscaping. *(Note: From City of Eugene, OR)*

15.510.430~~15.510.550~~ 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.

DRAFT

15.510.440 Recreation Space Reductions.

Intent. Allow for reductions 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 may be allowed for projects that meet the criteria delineated below.

	<u>Criteria</u>	<u>Reduction</u>
<p><u>Play Ground Availability</u></p> <p><u>(Outside of Overlay Districts)</u></p>	<p><u>Projects within one-quarter mile of public parks with playgrounds, which are accessible without crossing arterial streets.</u></p>	<p><u>Play area requirement waived.</u></p> <p><u>(Play area requirement optional in overlay districts per SMC 15.510.410(C))</u></p>
<p><u>Park Availability</u></p> <p><u>(All projects)</u></p>	<p><u>Projects within one-quarter mile of public parks with playgrounds, which are accessible without crossing arterial streets.</u></p>	<p><u>Projects Under 100 Units:</u> <u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></p> <ul style="list-style-type: none"> • <u>Private recreation space provided for each unit per SMC 15.510.420(F).</u> <p><u>Projects Over 100 Units</u> <u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></p> <ul style="list-style-type: none"> • <u>Fifty (50) percent of the minimum outdoor common recreation space required per SMC 15.510.410 provided.</u> • <u>Private recreation space provided for each unit per SMC 15.510.420(F).</u>

	<u>Criteria</u>	<u>Reduction/Adjustment</u>
<p><u>Small Projects</u> (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><u>Option 1:</u> <u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></p> <ul style="list-style-type: none"> • <u>Outdoor common recreation space provided in the amount required in SMC 15.510.410.</u> <p><u>Option 2:</u> <u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></p> <ul style="list-style-type: none"> • <u>Private recreation space provided for each unit per SMC 15.510.420(F).</u> <p><u>Note:</u> Only one option may be utilized.</p>
<p><u>Mixed Use</u> (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><u>Projects Under 100 Units:</u> <u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></p> <ul style="list-style-type: none"> • <u>Private recreation space provided for each unit per SMC 15.510.420(F).</u> <p><u>Projects Over 100 Units:</u> <u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></p> <ul style="list-style-type: none"> • <u>Fifty (50) percent of the minimum outdoor common recreation space required per SMC 15.510.410 provided.</u> • <u>Private recreation space provided for each unit per SMC 15.510.420(F).</u>
<p><u>Projects with Recreation Space Requirements Exceeding 20% of Site Area.</u> (Outside of Overlay Districts)</p>	<p>Projects located outside of overlay districts, where the square footage of the minimum area requirement in SMC 15.510.410(B) exceeds twenty (20) percent of the project’s net site area. Net site area is defined per SMC 15.510.050, Density Calculation, as the total site minus any areas that are classified as critical areas. (Buffers for critical areas are not deducted but rather are included as part of the net site area.)</p>	<p><u>Minimum recreation space requirements in SMC 15.510.410 fulfilled when:</u></p> <ul style="list-style-type: none"> • <u>Outdoor common space provided as required in SMC 15.510.410.</u> • <u>Play area space provided as required in SMC 15.510.410.</u> • <u>Additional recreation space (after outdoor common space and play area provided) required to meet minimum area standard in SMC 15.510.410 may be waived if over twenty (20) percent of development site.*</u> <p><u>*Note:</u> In cases where the square footage of the required outdoor common space plus the play area exceed 20%, amount adjusted to provide 20% of site as outdoor common space, with 1,000 SF configured as play area.</p>

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

15.510.600 Landscaping and Fences

Intent: Provide buffering adjacent to noncompatible uses, enhance building facades, create pleasant outdoor spaces for relaxation, contribute to privacy, and help to define public from private space.

A. General Landscaping. In addition to the standards of this section and chapter, landscaping requirements shall be provided pursuant to Chapter 15.445 SMC, Landscaping and Tree Retention. *(Note: Added for wayfinding.)*

~~**B.** Landscaping shall be used to soften the form of the building by screening blank walls and fences, terracing retaining walls, and use of foundation planting. Building facade landscaping shall be provided, as required by SMC 15.445.210, Landscaping Standards Chart. *(Note: Deleted because requirements not tied to specific standards.)*~~

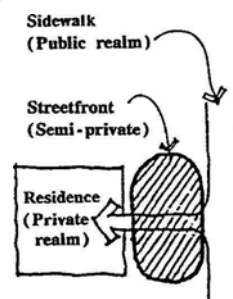
B. Multi-Family Landscaping.

~~**1D. Building Entry Landscaping.** Distinctive plantings shall be provided to define entries, with a minimum of three (3) feet of Type V landscaping on either side of all building entries. -seating areas, and provide accents in areas created by building modulation. *(Note: Specific landscaping type provided to clarify requirement.)*~~

~~**2E. Recreation Space Buffers.** Landscape buffering adjacent to required recreation spaces shall be provided as specified in SMC 15.510.xxx. Create physical separation and transition from public and semi-public to semi-private and private areas on site through the use of entryways, gates and landscaping. *(Note: Provided for wayfinding.)*~~

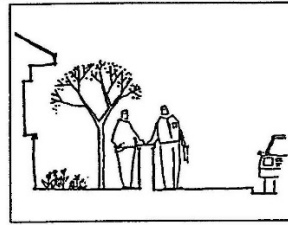
3A. Noncompatible Use Buffers. Landscape buffering adjacent to noncompatible uses shall be provided as specified in SMC 15.445.210, Landscaping Standards Chart.

Example: Defining and separating public from semi-public and private space contributes to both privacy and security.



Example: A small half-wall or fence maintains visibility while creating transition between public and private space.

Definition and separation of public from private areas



~~E. **Plaza/Focal Area Requirements.** At least one (1) plaza/focal area with distinctive plantings, a minimum of two hundred (200) square feet, shall be provided for each twelve (12) units. *(Note: Removed because redundant with recreation space requirements.)*~~

- ~~1. Plaza/focal 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.~~
- ~~2. Such areas may count toward the required front yard landscaping requirement; provided, that the width of the required front yard landscaping may be reduced by a maximum of twenty five percent (25%). (For instance, in multi-family developments, the required twenty (20) feet of Type III street frontage landscaping may be reduced to no less than fifteen (15) feet of landscaping along the street frontage.)~~

~~F. **Landscaping and Sight Lines.** Landscaping shall be designed and maintained to allow sight lines through the property, except where this code requires Type I landscaping. Shrubs should be chosen and trimmed down to a maximum of three (3) feet in height; trees should be trimmed up to provide visual clearance below six (6) feet in height. *(Note: Deleted because redundant with CPTED and Landscaping chapters.)*~~

~~CG. **Fences.** In addition to the standards of this section and chapter, fence requirements shall be provided pursuant to Chapter 15.435 SMC, Fences. Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street unless the front yard is a private yard located on an arterial street.~~

~~*(Note: The following code is from the Angle Lake Station Area Overlay District.)*~~

- ~~1. **Prohibited Fences.** The following types of fences and/or materials are prohibited.

 - ~~a. Barbed wire/razor wire.~~
 - ~~b. Electric fences.~~~~
- ~~2. **Chain Link Fences.** Chain link fences shall not be placed in a front yard and shall only be used elsewhere if coated or finished to prevent rust.~~

~~H. **Compatibility of Plant Materials.** New plant materials shall be positioned in a manner that is compatible with native plants. *(Note: Deleted because unclear and general Landscape chapter provides planting instruction.)*~~

~~Df. **Stormwater Facilities.** Locate stormwater facilities as elements of designed landscaping and pedestrian walkways without impeding pedestrian circulation.~~

15.510.700~~15.510.200~~ **Building Design**

Purpose: Attention to building design encourages an aesthetically appealing and safe place to live, while contributing to the pedestrian environment. ~~Traditional residential~~ Residential forms such as porches, gables, bay windows, color and texture add visual interest and provide human scale that contributes to a sense of ownership and comfort.

15.510.710~~15.510.210~~ **Building Entry Design** Pedestrian Building Entries

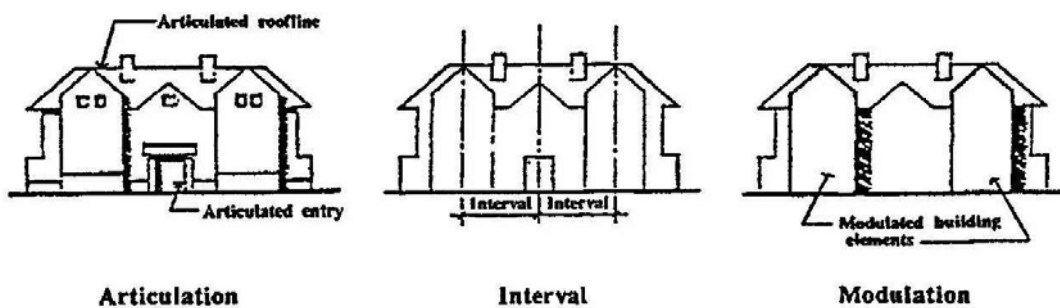
Intent: ~~Provide Design building pedestrian~~ entries that are welcoming, prominent and highly visible from other buildings and public areas, ~~and consider safe alignments of sidewalks and paths. Elevating Separating individual~~ units a short distance above the grade from the street level contributes to privacy and security.

- A. **Entries from Street.** Entries from a street shall be clearly marked with weather protection, canopies, architectural elements; and/or ornamental lighting. ~~or landscaping. Building entry landscaping is required per SMC 15.510.600(B).~~
- B. **Entries from Parking Lots.** Entries from parking lots shall be subordinate to those related to the street.
- ~~C. **Pedestrian Paths.** Clear pedestrian paths separate from parking areas shall connect building entrances to sidewalks. Pedestrian paths shall be illuminated pursuant to Chapter 17.40 SMC, Walkway, Bikeway and Park Lighting. (Note: Deleted because redundant with Pedestrian Circulation provisions.)~~
- C. **Individual Entries at Street Level.** Buildings with individual unit entries located at the street level shall be:
- (Note: Revised text in #1 & #2 below are from Renton.)
1. **Set Back.** Set back from the sidewalk a minimum of ten (10) feet; or
 2. **Raised.** Have the ground floor residential uses raised above street level for residents' privacy. ~~D. **Raised Entries.** Multi-family buildings shall utilize one-half (1/2) flight-up front entries off the street, giving privacy as well as a view of the street and sidewalk.~~
 - i. An entry raised two and one-half (2-1/2) feet above the grade shall be considered sufficient to meet this requirement.
 - ii. In units where the grade is a minimum of two and one-half (2-1/2) feet above the adjacent parking, sidewalk or other common areas, ~~the one-half (1/2) flight-up entry~~ requirement shall be deemed to have been met.

1. ~~The Director may waive this requirement if one-half (1/2) flight-up entries are not feasible or desirable in a given design, such as in senior housing, or where disabled access is required.~~

15.510.72015.510.220 Character and Massing

Intent: Reduce the apparent size of new buildings and create visual interest through architectural form and detailing. Architectural features and treatments shall not be restricted to a single facade. ~~All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of architectural quality and interest.~~ (Note: Re-located to sub-section "A" below.)



Example: Architectural terms used to describe building massing concepts.

Articulation refers to the giving of emphasis to architectural elements (such as windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

An interval is the measure of articulation—the distance before architectural elements repeat.

Modulation is a measured and proportioned inflexion or setback in a building's face. Together, articulation, modulation and their interval create a sense of scale important to residential buildings.

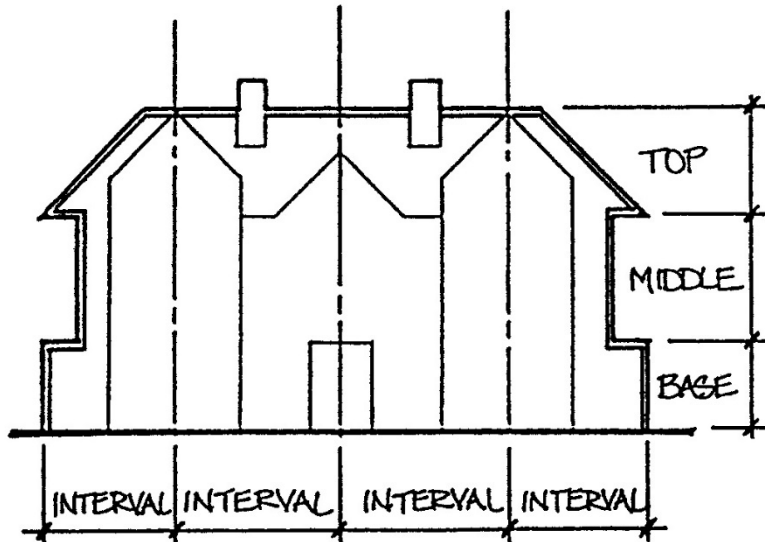
- A. **Building Facade ~~Articulation~~ Variation.** Building facades shall be varied articulated with architectural elements that break up long blank walls, add visual interest, and enhance the character of the neighborhood. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of architectural quality and interest. (Note: Re-located from "Intent" statement above.)
- B. **~~Vertical and Horizontal Variation Requirements~~ Articulation.** Buildings shall employ vertical and/or horizontal façade variation techniques. Vertical ~~articulation~~ variation shall occur at intervals of no more than forty (40) feet.
1. **~~Methods of Variation~~ Methods of Articulation.** Three (3) or more of the following methods of ~~articulation~~ façade variation shall be used such that the combination of features project a residential character:
 - a. **~~Vertical Modulation-Projecting/Recessing Façade Elements~~.** Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width. ~~The sum of the modulation depth and modulation width shall be no less than eight (8) feet. e. Providing and may include~~ architectural features such as setbacks, indentations, ~~overhangs~~, projections, ~~cornices~~, bays, ~~canopies~~, or awnings.

~~Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width. The sum of the modulation depth and modulation width shall be no less than eight (8) feet. (Note: Relocated to first sentence of sub-section "a" above.)~~
 - b. **~~Window/Entry/Porch Elements~~.** ~~a. Providing~~ Provision of a balcony, bay window, porch, patio, deck, or clearly defined entry for each vertical variation interval.
 - c. **~~Light Fixture/Landscaping Elements~~.** ~~Providing~~ Provision of a lighting fixture, trellis, prominent ornamental tree or other landscape feature within each vertical variation interval.
 - e. ~~Providing architectural features such as setbacks, indentations, overhangs, projections, cornices, bays, canopies, or awnings.~~

~~Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width. The sum of the modulation depth and modulation width shall be no less than eight (8) feet. (Note: Relocated to first sentence of sub-section "a" above.)~~
 - d. **~~Material Variations~~.** Use of material variations such as contrasting colors, brick or metal banding, or textural changes.
 - e. **~~Horizontal Façade Changes~~.** ~~Artwork or building ornamentation. Design techniques that differentiate the ground floor from upper floors such as:~~
 - i. Stepping back the upper floors from the ground floor building facade;

ii. Changing materials between the building base, middle and top floors;

iii. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors. (Note: From overlay district requirements.)



(Note: New figure from City Center Overlay District chapter)

C. **Modulation/Articulation Variety of Facade Variation Techniques.** A variety of modulations and articulations façade variation techniques shall be employed. No more than four (4) consecutive uniform modulations-techniques shall be used.

1. Buildings Over 160 Feet in Length. Buildings greater than one hundred sixty (160) feet in length shall provide-include a prominent central feature among the modulations-which may be counted toward the vertical variation requirement in SMC 15.510.

D. **Windows Details.** Windows shall provide relief, detail and variation on the facade through the use of significant trim and architectural styling that lends human scale to the facade through one of the following techniques:- (Note: Revisions from City of Kent)

1. Recess or project individual windows at least two (2) inches from the façade, or

2. Incorporate window trim at least two (2) inches in width and one (1) inch in depth that features color that contrasts with the base building color. (Note: Revisions from City of Kent, existing code from #1(a) below)

1. A minimum of two (2) of the following requirements for windows shall be met:

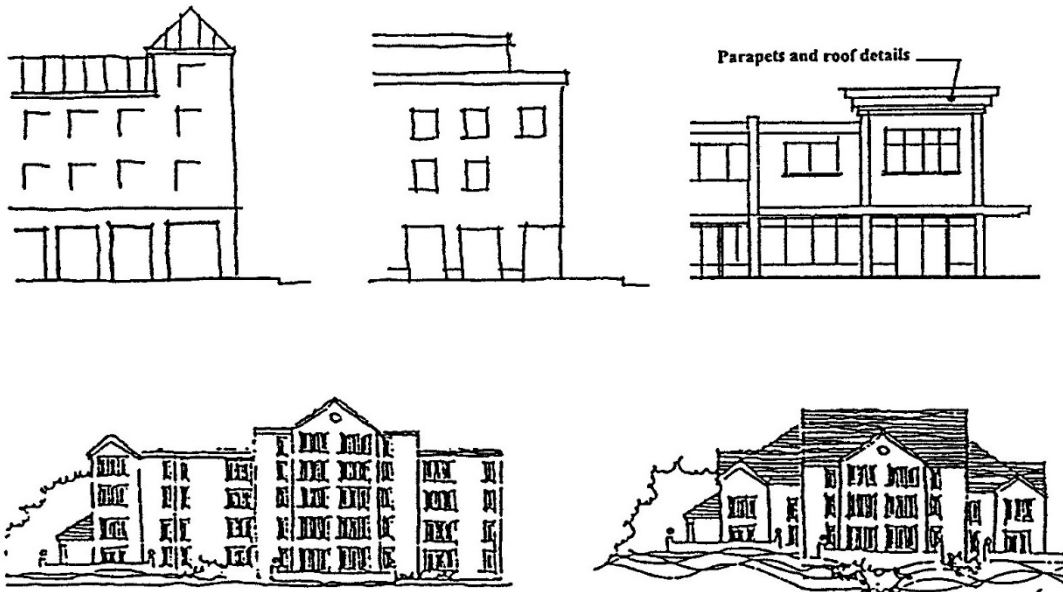
- ~~a. Window shall be accented with a drip cap, sill, and trim. The drip cap shall be a minimum of three (3) inches in height and one (1) inch in depth; sills shall be a minimum of three (3) inches in width. Trim shall be a minimum of two (2) inches in width and one (1) inch in depth;~~
- ~~b. Windows shall be accented through use of multiple panes;~~
- ~~c. Windows shall be vertically oriented with a height one and one half (1 1/2) to two (2) times the width;~~
- ~~d. Windows shall be accented through the use of contrasting trim color and other detailing.~~

~~E. **Variations in Building Setback.** Front facades incorporating a variation in building setback shall include within the setback such architectural elements as covered or recessed building entries, plazas or courtyards, or seating and planting areas.~~

EG. Blank Walls.

1. “Blank walls” (building facade sections without windows or doors) greater than twenty (20) feet in length that are visible from any right-of-way, private road, ~~open recreation~~ space, sidewalk or through-block pathway shall be screened or treated as described in subsection (G)(2) of this section.
2. **Treatment of Blank Walls.** Sections of “blank walls” shall be avoided, but if necessary due to privacy or other design considerations, shall be treated in one (1) of the following manners:
 - a. Install vertical trellis in front of the wall with climbing vines or other plant materials over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface;
 - b. Provide a decorative masonry pattern, or other architectural feature as approved by the Director, over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface; and/or
 - c. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall’s surface.
3. In no case shall sections of blank walls forty (40) feet or more in length be allowed.

- F. **Rooflines.** Rooflines shall be varied through two (2) or more of the following methods. The maximum roof length without a variation shall be forty (40) feet.
1. **Dormers.** A projection from a sloping roof that contains a window.
 2. **Roofline with Architectural Focal Point.** A prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roofline trellis structure.
 3. **Roofline Variation.** The roofline articulated through a variation or step in roof height or detail, such as:
 - a. **Projecting Cornice.** Roofline articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
 - b. **Articulated Parapet.** Roofline parapets shall incorporate angled, curved or stepped detail elements.
 4. **Pitched Roof or Full Mansard.** A roof with angled edges, with or without a defined ridgeline and extended eaves.
 5. **Terraced Roof.** A roofline incorporating setbacks for balconies, roof gardens, or patios.



GH. Rooftop Design. Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods:

1. A concealing roofline;
2. A terraced facade;
3. A screening wall or grillwork directly surrounding the equipment;
4. Sufficient setback from the facade edge to be concealed from ground-level view; or
5. Vegetated roof designed in accordance with the Surface Water Design Manual and applicable building codes.

H. Diversity of Building Types. Multi-building developments shall be required to provide each building with differing architectural designs to provide visual interest and variety. This is particularly important where multiple buildings front on the same street. Simple changes in building colors or reversal of basic façade designs are not sufficient to comply with this standard. To meet this requirement, changes in one (1) or more of the following architectural features or designs must be employed: *(Note: Revision based on best practice locally and regionally.)*

1. Vertical or horizontal façade variation;
2. Window placement;
3. Building materials;
4. Architectural style; or
5. Roof design.

I. Design of Accessory Structures. Carports, detached garages, and accessory structures shall be designed as an integral part of the overall project. They should be similar in materials, color, and detail to the principal buildings of a development. *(Note: From Encinitas, CA)*

15.510.740~~15.510.240~~ Privacy

Intent: ~~Orient buildings to provide for privacy, to the extent practical, both within the project and for adjacent residential uses. Respect adjacent properties by locating buildings to minimize disruption of privacy.~~ One consideration is the views from upper stories of new buildings into adjacent private yards, especially in less intensive zones. Buildings should also be designed so that units within a development have appropriate private space.

A. Building design shall incorporate the following elements:

1. **Windows.** ~~Stagger windows to avoid alignment with adjacent windows; and, to the extent possible, locate windows to enhance privacy of abutting private yards.~~

~~a. 15.510.250(A.)~~**Ground Floor Bedroom Windows.** Ground floor bedroom windows of residential units shall be separated from the sidewalk and public areas in one (1) of the following manners:

- ~~i.~~ **i.** The ground floor shall be raised above ground level a minimum of four (4) feet and pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows;
- ~~ii.~~ **ii.** Pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows, and windows shall be screened with decorative architectural features or utilize obscuring glazing. ~~with decorative metal grating providing a fifty percent (50%) to seventy percent (70%) screen and landscaping providing filtered screening.~~ Dense landscaping, such as hedges, shall not be used in front of windows.

- ~~2. Reduce the number of windows and decks on the buildings overlooking private yards of neighboring properties; and~~

- ~~23.~~ **Landscaping/Recreation Space.** Use landscaping and ~~open recreation~~ space to enhance privacy of residents and neighboring properties.

15.510.250 Building Security *(Note: Strike-outs in this section made because of redundancies with CPTED code unless otherwise noted.)*

Intent: ~~Provide for safety in the design of building doors and windows, hallways and common areas.~~

(Note: Sub-section A below re-located to Privacy section above.)

~~A.— **Ground Floor Bedroom Windows.** Ground floor bedroom windows of residential units shall be separated from the sidewalk and public areas in one (1) of the following manners:~~

- ~~1.— The ground floor shall be raised above ground level a minimum of four (4) feet and pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows;~~
- ~~2.— Pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows, and windows shall be screened with decorative metal grating providing a fifty percent (50%) to seventy percent (70%) screen and landscaping providing filtered screening. Dense landscaping, such as hedges, shall not be used in front of windows.~~

~~B.— **Exterior Access Corridors.** Exterior access corridors shall not be located directly adjacent to dwelling windows on upper floors.~~

~~C.— **Windows on Street-Front Facades.** Windows on street front facades shall be provided to allow views of the street.~~

~~D.— **Common Areas.** Common areas shall be designed for visibility and security.~~

- ~~1.— Windows and lighting shall be sited to provide visibility of common areas, including mail kiosks, stairwells, parking garages, laundry rooms, exercise rooms, and other common areas of the site.~~
- ~~2.— Doors between common areas shall have through door viewers with a minimum one hundred eighty (180) degree viewing range, or windowpanes.~~
- ~~3.— Common areas shall have more than one (1) exit.~~

~~E.— **Dumpsters and Recycling Containers.** Dumpsters and recycling containers shall be conveniently located for residents, and be screened in a manner that allows sufficient visibility to prevent hiding places for unwanted persons. *(Note: Relocated to new Service Element section.)*~~

~~F.— **Door and Window Treatment.** The following items are minimum security requirements for door and window treatment for residential units:~~

- ~~1.— For all exterior doors and doors leading from individual units into common areas:
 - ~~a.— Solid core wood doors or metal doors;~~
 - ~~b.— Through door viewers with a minimum one hundred eighty (180) degree viewing range;~~~~

- ~~e. Single cylinder deadbolts extending a minimum of one (1) inch into the frame;~~
- ~~d. Security strikeplates a minimum of three and one half (3-1/2) inches in height mounted with screws a minimum of three (3) inches in length;~~
- ~~e. Double locks on sliding doors;~~
- ~~2. Double locks on ground floor and sliding windows.~~

~~These items shall be inspected and approved by the City of SeaTac Crime Prevention Officer prior to issuance of a certificate of occupancy. The City of SeaTac Crime Prevention Officer may approve alternate designs that provide a similar degree of security.~~

15.510.260 Building Materials and Colors

Intent: Add visual interest and contribute to human scale through texture, color and detailing. Materials should be durable so that the development will continue to be an attractive part of the community over time.

A. **Building Materials.** Quality, durable materials that add visual interest shall be used in building design.

~~B. **Color.** 1. Color and materials shall be varied in projects as follows:~~

~~1b. Colors and materials shall be used to visually reduce the size of buildings that are larger than others in the neighborhood, through:~~

~~ai. Contrasting trim detailing;~~

~~bii. Contrasting shades or colors to distinguish the ground from upper floors, or one (1) section of building from another;~~

~~2a. **Multi-Building Projects.** In multi-building projects, colors or materials shall be varied from structure to structure to differentiate between buildings, and provide variety and individuality;~~

~~c. Bright or intense colors should be reserved for accent or trim.~~

~~2. A color and materials board shall be submitted and approved prior to permit approval.~~

~~B. Materials that have a track record of installation difficulties or lack of durability shall be subject to provision of warranty information from manufacturers and installers, and provision of a maintenance bond or letter of credit for a period of three (3) years. Building materials with a history of problems with installation and rapid decay may be disallowed.~~

(Note: The deletions above were made because provisions not considered necessary.)

15.510.800 Multi-Family and Residential Mixed Use Properties in the City Center, Angle Lake Station Area, and South 154th Street Station Area Overlay Districts

Purpose: To define standards for multi-family properties in the City Center Overlay District, Angle Lake Station Area Overlay District, and South 154th Street Station Area Overlay District. ~~that allow for setback, density and open space standards appropriate to a more urban environment, while still providing for attractive open space amenities and neighborhood compatibility.~~

15.510.810 Applicability Intent: ~~Ensure~~ To ensure that multi-family and mixed use developments within the City Center Overlay District, South 154th Street and Angle Lake Station Area Overlay Districts are subject to the same quality, compatibility and ~~security principles and~~ standards outlined in this chapter unless the specific purposes of the designated City Center Overlay District, South 154th Street Station Area, or Angle Lake Station Overlay Districts create a need for a modified standard.

A. The following requirements shall be in addition to the multi-family standards contained in this chapter.

~~B. **Residential Mixed Use Parking.** Parking for residences on a mixed use site shall be clearly delineated and separate from parking for commercial uses.~~

~~A.B. C. **City Center Overlay District.1.**~~ The following City Center Overlay District Standards shall apply to all multi-family projects and residential mixed use projects in the designated City Center:

(Note: The following requirements have been deleted from tables in C1 & C2: redundant site planning requirements, SMC 15.300.325 Incorporating Bow Lake as a Focal Point and redundant parking and landscaping requirements. The remaining requirements have been re-organized into the following table.)

<u>Multi-Family Projects in the City Center</u>		
Circulation	SMC 15.300.100 – 15.300.120	<u>Vehicular and pedestrian circulation requirements</u>
Site Planning	SMC 15.300.200 SMC 15.300.210 SMC 15.300.250	<u>Building orientation</u> <u>Building placement/setbacks</u> <u>Layout of streetfront pedestrian zone</u>
Parking	SMC 15.300.410	<u>Required off-street parking</u>
<u>Residential Mixed Use Projects in the City Center</u>		
Site Planning	SMC 15.300.220	<u>Abutting two or more streets</u>
Open Space	SMC 15.300.300 SMC 15.300.310(A1), (B), (C) SMC 15.300.320	<u>Note: Minimum amount of open space to be provided per SMC 15.300.320 Front Yard Open Space</u>
Parking	SMC 15.300.400 – 15.300.460	<u>City Center parking standards</u>
Building Design	SMC 15.300.610 SMC 15.300.620	<u>Required for non-residential components:</u> <ul style="list-style-type: none"> • <u>Street level design</u> • <u>Pedestrian building entries</u>
Mixed Use Requirements	SMC 15.300.700 – 15.300.730	<u>Mixed use requirements</u>

(Note: See deletion note regarding these tables on previous page.)

Circulation:	-
SMC 15.300.100	Circulation
SMC 15.300.110	Vehicular Circulation Requirements
SMC 15.300.120	Pedestrian Circulation Requirements
Site Planning:	
SMC 15.300.200	Site Planning and Building Orientation
SMC 15.300.210	Building Placement/etbacks
SMC 15.300.230	Relation to Adjacent Development
SMC 15.300.250	Layout and Width of Streetfront Pedestrian Zone
Open Space:	-
SMC 15.300.325	Incorporating Bow Lake as a Focal Point
Parking:	
SMC 15.300.400	Parking Standards
SMC 15.300.410	Off Street Parking Requirements and Reductions
SMC 15.300.420	Off Street Loading Requirements
SMC 15.300.430	Bicycle Parking
SMC 15.300.440	General Parking Design and Construction Standards
SMC 15.300.450	Surface Parking
Landscaping:	-
SMC 15.300.500(B)	Surface Parking Lot Landscaping and Treatment of Perimeter

2. ~~The following City Center Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated City Center:~~

Site Planning:	-
SMC <u>15.300.220</u>	Development Abutting Two (2) or More Street Frontages
Open Space:	-
SMC <u>15.300.300</u>	Open Space and Amenities
SMC <u>15.300.310</u>	Minimum Open Space Area Required
SMC <u>15.300.320</u>	Front Yard Open Space
Building Design:	-
SMC <u>15.300.610(A)</u>	Ground Floor Transparency Requirements
SMC <u>15.300.610(B)</u>	Pedestrian Weather Protection along Building Facades
SMC <u>15.300.620</u>	Pedestrian Building Entries
SMC <u>15.300.630(B)</u>	Treatment of Blank Walls
Mixed Use:	-
SMC <u>15.300.710</u>	Mixed Use Development Standards
SMC <u>15.300.720</u>	Definition of Mixed Use
SMC <u>15.300.730</u>	Ground Floor Uses in Mixed Use Projects

D. South 154th Street Station Area Overlay District.

1. The following South 154th Street Station Area Overlay District Standards shall apply to all multi-family projects in the designated South 154th Street Station Area:

Circulation:

- SMC [15.305.100](#) Circulation
 SMC [15.305.110](#) Vehicular Circulation Requirements

Site Planning:

- SMC [15.305.200](#) Site Planning and Building Orientation
 SMC [15.305.210](#) Building Placement Setback and Pedestrian Zone Width
~~SMC [15.305.230](#) Projects on or Near the Edge of an Urban Low Density Residential (UL) or Medium Density Residential (UM) Zone~~

Parking:

- ~~SMC [15.305.400](#) Parking Standards~~
~~SMC [15.305.410](#) Off-Street Parking Requirements and Reductions~~
~~SMC [15.305.420](#) Off-Street Loading Requirements~~

Landscaping:

- ~~SMC [15.305.500](#) Landscape Standards~~

2. The following South 154th Street Station Area Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated South 154th Street Station Area: *(Note: Revised text still to be confirmed and re-organized into table.)*

Open Space:

- SMC [15.305.300](#) Open Space and Amenities
~~SMC [15.305.310](#) Minimum Open Space Area Required~~
~~SMC [15.305.320](#) Location and Design of Open Space~~
~~SMC [15.305.330](#) Open Space Maintenance~~

Building Design:

- SMC [15.305.600](#) Building Design
 SMC [15.305.610](#) Street Level Design
 SMC [15.305.620](#) Pedestrian Building Entries
~~SMC [15.305.630\(D\)](#) Treatment of Blank Walls~~

Mixed Use:

- ~~SMC [15.305.700](#) Mixed Use Development Standards~~
~~SMC [15.305.710](#) Definition of Mixed Use~~

E. Angle Lake Station Area Overlay District.

(Note: Revised text still to be confirmed and re-organized into table.)

1. The following Angle Lake Station Area Overlay District Standards shall apply to all multi-family projects in the designated Angle Lake Station Area:

Circulation:	-
SMC 15.310.100	Circulation
SMC 15.310.110	Vehicular Circulation Requirements
SMC 15.310.120	Pedestrian Circulation Requirements
Site Planning:	
SMC 15.310.200	Site Planning and Building Orientation
SMC 15.310.210	Building Placement/Setbacks
SMC 15.310.220	Development Abutting Two (2) or More Street Frontages
SMC 15.310.250	Layout and Width of Streetfront Pedestrian Zone
SMC 15.310.260	Driveway Design
SMC 15.310.280	Exterior Lighting
Parking Standards:	-
SMC 15.310.400	Parking Standards
SMC 15.310.410	Off-Street Parking Requirements and Reductions
SMC 15.310.430	Bicycle Parking Requirements
SMC 15.310.440	General Parking Design and Construction Standards
SMC 15.310.450	Surface Parking
SMC 15.310.460	Structured Parking

2. The following Angle Lake Station Area Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated Angle Lake Station Area:

Open Space:	
SMC 15.310.300	Open Space and Amenities
SMC 15.310.310	Minimum Open Space Area Required
SMC 15.310.320	Location and Design of Open Space
Building Design:	
SMC 15.310.610	Street Level Design
SMC 15.310.620	Pedestrian Building Entries
SMC 15.310.630	Building Facades
Mixed Use:	-
SMC 15.310.710	Mixed Use Development Standards
SMC 15.310.720	Definition of Mixed Use

~~15.510.820 Open Space in the City Center, South 154th Street and Angle Lake Station Area Overlay Districts~~ *(Note: These requirements re-located to Recreation Space section now in sections 15.510.400-15.510.450)*

~~Intent:~~ Provide standards for recreation and open space for multi-family properties located within the City Center, South 154th Street and Angle Lake Station Area Overlay Districts that allows achievement of urban densities while still providing an attractive streetscape and comfortable open space amenities for residents, including play space for children.

~~A. Minimum Common Open Space.~~ For developments located within the designated City Center, South 154th Street and Angle Lake Station Area Overlay Districts, a minimum of sixty (60) square feet per unit of common outdoor space shall be required. Such open space shall be allocated according to the requirements of:

SMC 15.510.510(B)	Multi Purpose Outdoor Recreation and Open Space
SMC 15.510.520	Play Space for Children
SMC 15.510.530	Location and Layout of Recreation and Open Space
SMC 15.510.540	Courtyards and Plazas
SMC 15.510.550	Maintenance
SMC 15.510.560	Cash Contribution in Lieu of On Site Recreation

~~B.~~ For residential mixed use development in the City Center, South 154th Street and Angle Lake Station Area Overlay Districts, the following commercial open space requirement shall be applied to that proportion of the site that is commercial, based on building square footage:

~~Within City Center Overlay District:~~

~~SMC 15.300.310 Minimum Open Space Area Required~~

~~Within South 154th St. Station Area Overlay District:~~

~~SMC 15.305.300 Open Space and Amenities~~

~~SMC 15.305.310 Minimum Open Space Area Required~~

~~SMC 15.305.320 Front Yard Open Space~~

~~SMC 15.305.330 Alternative Methods for Meeting Usable Open Space Requirement~~

~~SMC 15.305.340 Open Space Design Standards~~

~~SMC 15.305.350 Open Space Maintenance~~

~~Within Angle Lake Station Area Overlay District:~~

~~SMC 15.310.300 Open Space and Amenities~~

~~SMC 15.310.310 Minimum Open Space Area Required~~

~~SMC 15.310.320 Location and Design of Open Space~~

- 1. Waiving Commercial Open Space Requirements.** Commercial open space requirements may be waived for ground floor retail, or service uses specified in SMC [15.300.730](#) and [15.305.057](#), at the discretion of the Director, to encourage the inclusion of retail and service uses that will serve the multi-family development and immediate neighborhood. The commercial open space requirement shall not be waived for ground floor uses such as hotel/motel and other commercial uses that generate significant demand for open space.

15.510.700 Incentives

Purpose: To encourage types of development that are beneficial for the community, or for which there is a particular need.

15.510.710 Application of Incentives *(Note: These subsections to be maintained but will be re-organized into a table.)*

Intent: Support the combination of multiple incentives while placing a cap on the total percentage of incentives that keeps the maximum density within a reasonable limit of the underlying zone.

- A. The number of allowed units in a development may be increased for incorporation of the incentives in this section.
1. **Maximum Density Incentive.** The maximum density incentive that may be achieved through the application of multiple incentives is a thirty percent (30%) increase in the base number of permitted units.
 2. **Maximum Height Incentive.** The maximum height incentive that may be achieved through the application of multiple incentives is a fifteen (15) foot increase in the maximum building height identified in SMC [15.400.100](#), Residential Standards Chart, and [15.400.200](#), Commercial, Industrial, Park Standards Chart.
 - a. An incentive used to obtain additional height in this chapter may not be used to obtain additional density.
 3. **Combining Incentives.** Density incentives as specified in Chapter [15.425](#) SMC, Development Incentives, may be combined with these incentives, but the total of all incentives may not exceed a thirty percent (30%) increase in the base number of permitted units. The bonuses shall be on a building-by-building basis and are not transferable from one building to another.

15.510.720 Senior Housing

Intent: Encourage the provision of senior housing within the community to allow for a variety of housing options to aging persons as their family size and housing needs change. This incentive is not applicable to projects whose sole purpose is housing intended for seniors (age fifty-five (55) years or older) (i.e., adult family homes, assisted living facilities, continuing care retirement communities, retirement apartments, convalescent center/nursing homes, etc.).

- A. **Density Bonus.** A twenty percent (20%) increase in the allowed number of units shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.

- B. **Height Bonus.** A ten (10) foot increase in the maximum allowed height shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.

~~15.510.730~~ Mixture of Unit Sizes

Intent: Promote a mixture of unit sizes within a development, in order to encourage the presence of residents during the daytime. Larger units typically house families, where an adult may be present during the daytime. Having a mixture of unit sizes can contribute to a more secure community.

- A. **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.
- B. **Height Bonus.** A five (5) foot increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.

~~15.510.740~~ Condominium/Owner-Occupied Housing

Intent: Encourage units to be constructed as condominiums, and remain owner-occupied through codes, conditions, and restrictions (CCRs) or other restrictive covenants, contributing to a sense of ownership, investment in the community, and stability in the resident population of multi-family areas.

- A. **Density Bonus.** A thirty percent (30%) increase in the allowed number of units shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the development and restrict the number of units that may be used as rental properties. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.
- B. **Height Bonus.** A fifteen (15) foot increase in the allowed building height shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the condominium and restrict the number of units that may be used as rental units. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.

~~15.510.750~~ Underground Parking

Intent: Promote the placement of parking underground in order to facilitate urban spaces, pedestrian orientation, and greater efficiency in use of land for housing and open space.

- A. **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted for developments where a minimum of seventy-five percent (75%) of the parking is placed underground.
- B. **Height Bonus.** A five (5) foot increase in the allowed building height shall be permitted for developments where a minimum of twenty-five percent (25%) of the parking is placed underground.

~~15.510.760~~ Outdoor Recreation/Open Space

Intent: Encourage the placement of additional open space throughout multi-family developments in order to enhance outdoor recreational opportunities for residents.

- A. **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted when at least fifteen percent (15%) additional recreation and/or open space over what is required is provided within a multi-family development.
- B. **Height Bonus.** A five (5) foot increase in the allowed building height shall be permitted when at least fifteen percent (15%) additional recreation and/or open space over what is required is provided within a multi-family development.

15.510.770 Architectural Design

Intent: Promote enhanced building layout and design in multi-family buildings through the incorporation of additional design elements and features.

- A. **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted when additional building design is provided within a multi-family development.
- B. **Height Bonus.** A five (5) foot increase in the allowed building height shall be permitted when additional building design is provided within a multi-family development.
- C. The enhanced design elements shall consist of the following:
 - 1. Incorporate all methods of articulation identified in SMC 15.510.220(B)(1).
 - 2. Utilize all methods of window treatment identified in SMC 15.510.220(D).
 - 3. Incorporate three (3) or more roofline variations identified in SMC 15.510.220(F).

15.510.900 Concept Illustrations *(Note: These images will either be re-located to pertinent sections of code, or deleted.)*

Each standard includes examples and illustrations of ways in which the intent of the design standard could be achieved. The graphic illustrations are meant to be examples, and not the only acceptable means to accomplishing the intent of the standards being illustrated. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standards.

Illustration: Building Orientation with Respect to Streetscape

Building entries may be oriented to an interior courtyard if the courtyard has a prominent pedestrian entry and walkway connecting directly to the public sidewalk.



Buildings may be oriented to a cohesive system of open space and pedestrian pathways where there is a prominent pedestrian entry to the site and walkway connecting directly to the public sidewalk.

Illustration: Landscaping Design



~~Entryways, gates, and landscaping shall define and separate public space from semi-public and private areas within the development.~~

~~Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street unless the front yard is a private yard and is located on an arterial street.~~



~~Illustration: Pedestrian Building Entries~~



~~Entries from the street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping. Entrances shall be prominent, visible from the street, and connected by a walkway to the public sidewalk.~~

~~Multi-family buildings shall utilize one-half (1/2) flight up entries off of the street where feasible.~~



~~Illustration: Character and Massing~~



~~Building facades shall be articulated at intervals of no more than forty (40) feet with architectural elements which break up long blank walls, add visual interest, and enhance the character of the neighborhood.~~

~~Provide architectural features such as setbacks, indentation, overhangs, projections, cornices, bays, canopies, or awnings. Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width.~~



Illustration: Rooflines

Rooflines shall be varied at least every forty (40) feet through the use of dormers, stepped roofs, gables, towers, or other roof elements. These requirements do not apply to vegetated roofs.



Illustration: Traffic Calming

Chicanes (mid-block narrowing of the road to slow traffic) are one (1) method that may be appropriate to enhance pedestrian safety near a new development.



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**Illustration:
Covered and
Structured
Parking
Facades**

Shared parking at grade under a building shall be screened through decorative grilles or trellis work. The first level below grade shall be daylighted. Such openings shall be barred to prevent access and landscaped in a manner that provides both screening and visibility.



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Illustration: Children's Play Areas

Children's play areas shall be centrally located, visible from inside dwellings, and located away from hazardous areas like garbage dumpsters, drainage facilities, streets, woods, and parking areas.