

Commercial Design Standards and Zone Consolidation Amendment Outline

- 1. SMC 20.20 Definitions (Pg 29 packet or Pg 1 of document)**
 - a. Signs
 - b. Public Places
 - c. Outdoor Vehicle Display
- 2. SMC 20.30 Procedures and Administration (Pg 30 of packet or Pg 2 of document)**
 - a. Administrative Design Review process for design departures only.
 - b. SEPA exemption includes Planned Action Approvals for TC and NC.
- 3. SMC 20.40 Land Uses (Pg 32 of packet or Pg 4 of document)**
 - a. NB, CB, AB zones to match pre-consolidation land uses.
 - b. TC-4 to match R-18-48 zones land uses.
 - c. TC-1, 2, and 3 to match TC 20.92 as closely as possible.
- 4. SMC 20.50 General Development Standards (Pg 40 of packet or Pg 12 of document)**
 - a. Consolidate Commercial Dimensional Chart for residential and commercial development.
 - i. NB to 50' height
 - ii. Unit density by building bulk only (TC & NCBD)
 - iii. Front setbacks from 10' to 0'(TC)
 - iv. Side setbacks from multifamily from 10' to 15' (TC, NCBD & MUZ)
 - v. Side setbacks from nonresidential from 5' to 0' (TC & NCBD)
 - vi. Rear setbacks from nonresidential from 15' to 0' (TC & NCBD)
 - vii. Rear setbacks from single family from 15' to 20' (CB & I)
 - b. SMC Dimensional exceptions
 - i. Replaces parking landscaping to Landscape chapter.
 - ii. Replaces NB/O ht. bonus to full height.
 - iii. Melds Transition Area exceptions into 20.50.021.
 - iv. Reduces general equipment height from 15' to 10'.
 - v. Adds height exception for renewable energy equipment.
- 5. SMC 20.50.021 Transition Areas (Pg 44 of packet or Pg 16 of document)**
 - a. Melds with TC Single Family Protections.
 - b. Includes all commercial zones transitioning to R-4, 6, and now R-8.
 - c. Removes vagueness of façade length and open space area requirement.
 - d. Adds parking garage w/o window provision.
 - e. Removes redundant notification requirement.
 - f. Clarifies vehicle traffic impacts for neighborhoods.

6. SMC 20.50 Chapter 4 Commercial Design Standards (Pg 49 of packet or Pg 21 of document)

- a. ADR process reference (20.50.225)
- b. Site improvement threshold (20.50.230)
 - i. Removes all “new development” and 20% of 4,000 SF thresholds.
 - ii. Relies on construction value 50% of assessed or appraised value of land and structures.
 - iii. Includes projects with multiple parcels.
 - iv. Captures 5-year window of accumulated small projects.
- c. Integrates zoning map, land uses, dimensional standards, neighborhood protections (transition areas), parking, landscaping, and signs into respective code sections.
- d. Removes TC street frontage standards that are now covered by the Transportation Master Plan (20.50.240.C).
- e. Consolidates similar site frontage standards for previously TC Boulevard, Storefront, and Greenlink streets.
- f. Clarifies pedestrian street lighting with R-o-W and not required of private development (20.50.240.C.2).
- g. Moves vague “Through-Connections” to a criteria for parking reductions as an option (20.50.240.E).
- h. Clarifies Public Places for all parcel sizes and with minimal dimensions (20.50.240.F).
- i. Clarifies building articulation between commercial streets and State Routes (20.50.250.B).

7. Parking Standards (20.50.400) (pg 85 of packet or Pg 57 of document)

- a. Adds TC parking standards for multifamily, retail and office uses.
- b. Replaces vague criteria for parking reductions with TC criteria.
 - i. 25% reduction to include Through-Connections criterion.
 - ii. New: 50% reduction for Low-income affordable housing units.

8. Landscape (20.50.455) (Pg 90 of packet or 62 of document)

9. Signs (20.50.530) (Pg 94 of packet or 66 of document)

- a. Meld TC sign standards into existing sign code.
- b. Clarifies several administrative requirements.

10. Engineering Development Standards (Pg 103 of packet or 75 of document)

- a. Replaces threshold for frontage improvements parallel to site improvements.

11. Comparison of NCBD and PA2 (Ridgecrest) Design Standards

- a. NCBD
 - i. Main Street 1 requires commercial ground floor.

- ii. Main Street 2 allows residential ground floors with 10 foot setback.
- iii. Planned Action Permit – redundant of ADR process.
- iv. Alley piecemealed through individual development.
- v. No parking in site front – inflexible without access to rear or on small lots.

b. PA2 (Ridgecrest)

- i. High on conditions - low on measurable standards.
- ii. Transition Areas requirements less than 20.50.021 above.
- iii. Same maximum height for CB but with FAR incentives.
- iv. Requires ADR.
- v. Ground floor commercial spaces without commercial uses allowed.
- vi. Requires site and building design features without location or minimum quantities or sizes.
- vii. Too many criteria for art, meeting spaces, fountains, plazas, etc with complex calculations for height increase to maximum.
- viii. Allows full development potential if over 1.5 acres.
- ix. Requires parking management plan and has 1.3 spaces per bedroom versus proposed .75.