



PLANNING COMMISSION PUBLIC HEARING/SPECIAL MEETING AGENDA

Thursday, October 3, 2019
7:00 p.m.

Council Chamber – Shoreline City Hall
17500 Midvale Ave N
Shoreline, WA 98133

Estimated Time

- | | |
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| 1. CALL TO ORDER | 7:00 |
| 2. ROLL CALL | 7:01 |
| 3. APPROVAL OF AGENDA | 7:02 |
| 4. APPROVAL OF MINUTES | 7:03 |
| a. September 5, 2019 Draft Minutes | |

Public Comment and Testimony at Planning Commission

During General Public Comment, the Planning Commission will take public comment on any subject which is not specifically scheduled later on the agenda. During Public Hearings and Study Sessions, public testimony/comment occurs after initial questions by the Commission which follows the presentation of each staff report. In all cases, speakers are asked to come to the podium to have their comments recorded, state their first and last name, and city of residence. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Generally, individuals may speak for three minutes or less, depending on the number of people wishing to speak. When representing the official position of an agency or City-recognized organization, a speaker will be given 5 minutes. Questions for staff will be directed to staff through the Commission.

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| 5. GENERAL PUBLIC COMMENT | 7:05 |
| 6. PUBLIC HEARING | 7:10 |
| a. Townhouse Design Standards Code Update | |
| - Public Testimony | |
| 7. DIRECTOR'S REPORT | 7:40 |
| 8. UNFINISHED BUSINESS | 7:50 |
| 9. NEW BUSINESS | 7:51 |
| 10. REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS | 7:52 |
| 11. AGENDA FOR Next meeting – October 17th, 2019 | 7:53 |
| 12. ADJOURNMENT | 7:55 |

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457.

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING

September 5, 2019
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Montero
Vice Chair Mork
Commissioner Craft
Commissioner Davis
Commissioner Lin
Commissioner Malek

Staff Present

Nora Gierloff, Planning Manager
Julie Ainsworth-Taylor, Assistant City Attorney
Steve Szafran, Senior Planner
Catie Lee, Associate Planner
Carla Hoekzema, Planning Commission Clerk

Commissioners Absent

Commissioner Maul

CALL TO ORDER

Chair Montero called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Upon roll call by Ms. Hoekzema the following Commissioners were present: Chair Montero, Vice Chair Mork, and Commissioners Craft, Davis, Lin and Malek. Commissioner Maul was absent.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of August 1, 2019 and August 15, 2019 were approved as submitted.

GENERAL PUBLIC COMMENT

Robin McClelland, Shoreline, informed the Commissioners of the launch of the “Yes on Proposition 1 Campaign.” She invited them to learn more about the campaign to construct a new aquatic/community center, improve four neglected parks, and some other improvements around the perimeters of the parks and on the grounds of the new facility. She advised that several citizens have fought for the reinstatement

of space for senior programming and a commercial kitchen, and they believe that a new commercial kitchen in the new facility is imperative for building community and bringing community groups together. She encouraged them to visit www.parksinvestnow.com and help them out if they so choose.

STUDY ITEM: TOWNHOUSE DESIGN STANDARDS CODE UPDATE – PART II

Ms. Lee advised that City staff conducted research of 22 jurisdictions around the Pacific Northwest, looking for which cities have design standards specific to the townhouse building type. From January to June 2019, staff held nine meetings with internal and external stakeholders, and an online visual preference survey was conducted in April 2019 with 534 responses. A public workshop was held on August 1st prior to the Planning Commission meeting where staff received some great input from the 10 community members in attendance, and the Commission held its first work session on the topic on August 1st. She reviewed the feedback received at the community workshop, as well as the concerns raised by the Commissioners on August 1st.

- **Concern 1** was related to proposed language in the August 1st draft that said at least 40% of the units within a site had to be located between the property line and a 25-foot distance. The purpose of this provision is to create a street wall to enhance the pedestrian experience. The Commission voiced concern that the City may not be achieving the increased density that is desired in the MUR-35' and MUR-45' zoning districts, particularly on smaller-size lots. Staff also heard at the public workshop that the 40% requirement might be too low, but some also recognized that a higher percentage might be impractical given the nature of subdivisions in the City. There was also some concern that the requirement would be too restrictive on narrow lots but, in general, the requirement was good for making developments part of neighborhoods instead of inward-oriented enclaves. Some folks at the workshop were concerned that having the front of the townhouses oriented towards the street could result in 3-story back portions with balconies looking out over their single-family backyards. They also had some questions about how the requirement would apply on corner lots.

A chart showing the average and medium lot sizes and lot widths for the MUR-35' and MUR-45' zones was displayed, and Ms. Lee explained that lot-size data is readily available through the City's GIS mapping system, but lot-width data is not as easy to obtain. Staff collected a sample of three blocks within each one of the zoning districts for a total of 68 parcels in the MUR-35' zone and 81 parcels in the MUR-45' zone. The medium lot width in the MUR-35' zone is 70 feet, and 60 feet in the MUR-45' zone. Based on that information, it appears as if 60 feet is a good width to look at when considering making some changes to the proposed language.

To address this concern, **Option 1** would keep the original 40% language, but add an exception that on lots 60 feet wide or less, only 30% of the units have to be located within the front property line in a 25-foot distance. **Option 2** would be to rewrite the provision entirely to move away from a percentage requirement and simply state that for buildings where there is not an access drive for vehicles, the rest of the lot frontage has to be filled with buildings. This would create more of a street wall to enhance the pedestrian experience. **Option 3** would keep the original 40% requirement.

On a single, mid-lot block, **Option 1** would likely result in a layout where there is one townhouse unit in the front and two in the rear. **Option 2** would likely result in an access drive on one side, with the

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buildings lined up perpendicular to the lot frontage on the other side. This would result in a better-looking townhouse building than what they are currently getting. **Option 3** could potentially result in fewer units or the units would have to be built skinnier than what is currently being constructed. Most developers are building units about 20 feet wide, but some are as skinny as 13 feet. They have heard feedback from the development community that they don't see the skinnier units as marketable in Shoreline. If developers don't want to build fewer or skinnier units, they would have to assemble lots in order to meet the 40% requirement.

- **Concern 2** was brought up by the Planning Commission and dealt with site access and circulation. The first draft said that each unit had to have pedestrian connectivity. The goal is to get pedestrians safely to each building and then navigate safely in between the units. Staff is proposing that for buildings that do not front on public rights-of-way, the requirement shall be met if pedestrian access is provided from a public sidewalk to the building(s).
- **Concern 3** is related to outdoor space. In the August 1st draft, staff proposed two ways that a development could meet this requirement: private outdoor space or common outdoor space. The Commission voiced concern that there was no minimum lineal dimension for private outdoor space and larger, denser developments wouldn't be required to provide both private and common outdoor space. Feedback from the public workshop was that perhaps there could be different ratios for different zoning districts. There was concern that large, retained trees could take away from usable outdoor space. However, they generally supported the option to provide either private or common outdoor space. Of the 22 cities staff looked at, five have specific minimum lineal dimensions for outdoor space, but most talk specifically about ground-related open space and not balconies, decks, etc. The average for the cities is 8 feet and median is 6 feet. Other helpful background information to understand is that building materials come in 2-foot intervals.

There are two options for adding in a requirement for minimum lineal dimension for private outdoor space. **Option 1** would set it at 4 feet, and **Option 2** would set it at 6 feet. Staff heard from one developer that 4 feet is a typical dimension for a deck. Six feet would provide more usable space, but it may take away from interior living space, making the units less desirable for families.

Option 1 for addressing the private vs. common outdoor space would be to retain the original language that allows a developer to do either. **Option 2** would be to require both on larger developments. Staff is recommending that larger developments be considered 10 or more units. The current code identifies short subdivisions as 9 or fewer lots and formal subdivisions as 10 or more lots. Most of the townhouse developments are unit-lot subdivisions, so there is already a break in the code that recognizes a difference.

- **Concern 4** has to do with covered entries. In the August 1st draft, staff proposed no dimension less than 5 feet. However, those who attended the public workshop indicated they would like to see room for two people to be able to stand under the cover. They felt that 5 feet was adequate to meet that, but because of Commission feedback to provide a minimum lineal dimension for private outdoor space, staff felt it made sense to have the requirements match more closely. Since building materials come in 2-foot intervals, the number should be even. Staff is proposing the requirement be changed from a

minimum dimension of 5 feet to a minimum width of 6 feet and a minimum depth of 4 feet. This would be adequate space for two people to stand next to each other and be covered from the weather.

- **Concern 5** related to building modulation, massing and articulation. Staff heard feedback at the public workshop that another option, material and color changes, should be added to the list of potential techniques a developer is required to do on the front façade facing the street to make it look more visually interesting. They also felt that 3 seemed a little too low and wanted to increase the requirement to 4. None of the jurisdictions staff researched require a certain number of materials or colors to be used, but several require windows to be accented with trim. This wouldn't result in a material change, but it would result in a color change. Balance is required when writing codes to ensure that a higher level of design is required from the development community. However, if you increase a requirement from 3 techniques to 4, there is potential that some of the features end up looking tacked on instead of integrated into a unified architectural design. One option would be to leave it at 3, but add a new option for providing trim. Another option would be to increase it from 3 to 4 techniques that would have to be used.
- **Concern 6** has to do with landscaping. In the August 1st draft, staff proposed a requirement that a developer had to provide landscaping between the building and the street that was equal to 50% of the required front yard setback. A concern came up that landscaping would not be required when the setback was zero, and requiring some landscaping would soften a building's appearance. The solution would be to require some landscaping in a portion of an area next to an entry. Staff is recommending an additional requirement that, if a property has zero front setback, then landscaping has to be provided at a depth of at least 4 feet and a width at least 30% of the unit width.

Ms. Lee explained that, since the August 1st draft, staff has had ongoing internal discussions where the following changes were identified:

- **Change 1** adds a definition for "Street Wall." The term is used in the 40% requirement, so adding a definition will provide clarification.
- **Change 2** clarifies the verbiage by changing "Public Works Director" to "Engineering Development Manual, or if no standard is provided, the standard detail required by the Public Works Director." This relates to the requirement that, if you have an access drive longer than 150 feet, a turnaround space for emergency and delivery vehicles must be provided. Currently, there is not a standard detail in the City's Engineering Development Manual, but there will be one in the March 2020 update. If everything stays on schedule, the townhouse amendments will be adopted mid-December. Staff feels it is necessary to keep the language about the Public Works Director for the time being. That way they won't have to come back for a code amendment in March or April.
- **Change 3** In the August 1st draft, staff proposed that townhouse units on corners had to have an entry oriented to each street that it fronts on. In the most recent draft, the requirement was reduced to having it oriented to one right-of-way. This is more typical of a rowhouse or townhouse building type.
- **Change 4** This change would alter the access type and width. The proposal is that larger townhouse developments would have to provide private or public streets. That means the access width minimum

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has to be at least 20 feet wide, and they have to provide a 5-foot wide sidewalk. If the street dead ends after a certain length, the developer would have to provide a larger turnaround, as well.

Ms. Lee advised that staff is looking for feedback on the draft illustrations that are meant to better explain the proposed code standards. The illustrations will be part of the proposed development code and show things like building modulation and articulation, pedestrian access, outdoor space, landscaping, etc. The illustrations help people reading through the Development Code text better understand what the requirements are.

Ms. Lee said the proposed amendments are scheduled for a public hearing on October 3rd, and then they will be move on to the City Council in November and December.

Commissioner Davis asked if the City has a minimum townhouse width standard currently. Ms. Lee answered that there is no Development Code minimum. It would just be whatever minimum is required by the Building Code.

Commissioner Davis asked if the Public Works Director would seek input from the Fire Marshall regarding the turnaround for emergency and deliver vehicle access. Ms. Lee said staff sought feedback from both the Fire Department and Recology on the size of their trucks, and the technical information was provided by the City's Engineering and Public Works staff.

Vice Chair Mork suggested that a standard be added to the code to incentivize the installation of fire sprinklers in townhouse development. Ms. Lee said she cannot think of a townhouse project in the City where sprinklers were not required. The requirement is related to the square footage of the building, and most are coming in over that threshold of 4,800 square feet. Sometimes developments under the threshold are required to provide sprinklers depending of hydrant location, water pressure, etc. Vice Chair Mork said her understanding is that most of the townhouse development in Shoreline falls just below the threshold. From her perspective, an incentive to provide sprinklers would be appropriate.

No one in the audience indicated a desire to speak regarding this agenda item.

Chair Montero invited the Commissioners to provide feedback regarding the proposed illustrations via email to staff. This allowed them to focus the discussion on the concerns, options, solutions and changes:

- **Concern 1 (Building Orientation)** – Vice Chair Mork said she prefers Option 2 (rewriting the provision entirely to move away from a percentage requirement) because it gives more flexibility. Commissioner Davis said she wants to support higher density areas and development, but she is a designer at heart, and good design has value for a number of reasons. One of them is to build good communities and good neighbors. When looking at the options, it is hard for her to get on board with Option 2 when thinking about helping design and building better, more livable communities. She said she supports Option 1, with the reduction to 30%, and felt it would be a good compromise for lots that are 60 feet wide or less.

Commissioner Malek recalled that a study is proposed for 2020 for the “missing middle” that would offer different types of housing, other than townhouses, that could fill the need. These other options

could maintain the higher density but create a different look at the street level. He asked when the study is scheduled to move forward. Ms. Lee said the project is funded for 2020, and the Department of Planning and Community Development is planning to engage a consultant, assign a project manager to shepherd the project, and conduct significant public outreach. The project could extend into 2021, depending on the level of community engagement and how complex the study ends up being.

Commissioner Malek agreed with Commissioner Davis that both aesthetics and the need for density need to be considered. Currently, they are looking at one housing choice to satisfy both needs. He suggested they retain the originally proposed 40% requirement (Option 3) and struggle along until they can come up with a better plan after the study has been completed. This will allow them to look at the unique, newer types of housing as opposed to just settling for something that may or may not work.

Commissioner Lin said she has a hard time choosing the best option for the community. She lives by a development that is oriented completely off the street (full frontage layout) without the front building facing the street. The project is quite different than the surrounding development. She said she prefers Option 1, which would require the homes to face towards the street.

Commissioner Craft commented that it is a matter of the quality of the data they are looking at in terms of what they want to achieve in the neighborhoods, and Commissioner Malek's point is well taken that this type of binary decision is not entirely ready to be made. He doesn't disagree with holding where they are while trying to get more details about the different types of living environments they could have within the area. They need to consider how these developments will look as an overall community rather than a lot-by-lot discussion. Commissioner Malek observed that, he would rather slow down redevelopment for a time by retaining the 40% requirement (Option 3) than do the wrong thing with a limited set of options. Commissioner Davis said she supports the idea of thinking about other housing choices as part of a larger discussion. If she has to choose one of the three options, she would rather go with Option 3.

Vice Chair Mork agreed with Commissioners Craft and Malek to stick with Option 3 until they can think about it more holistically as opposed to just townhouses. She agreed that there may be other options added that are more amenable.

Ms. Lee summarized that the Commissioners are in favor of Option 3, which would retain the 40% requirement.

- **Concern 2 (Site Access and Circulation)** – The Commissioners voiced support for staff's proposal relative to site access and circulation.
- **Concern 3 (Outdoor Space)** – Commissioner Malek requested clarification of private vs. common outdoor space. Ms. Lee explained that private outdoor space would be reserved specifically for the people living in a particular unit (patios, decks, etc.) and common outdoor space would be available to all of the residents of the development (courtyards, shared gardens, etc.) The original proposal would allow a developer to do either to meet the outdoor space requirement, and the Commission

suggested that perhaps larger developments should be required to do both. Staff is also proposing a minimum lineal dimension of 6 feet for the private outdoor spaces.

Commissioner Lin said she supports a minimum lineal dimension requirement of 6 feet (Option 2) to ensure that the private outdoor space is somewhat useable. She is also leaning towards requiring the larger developments to provide both private and common outdoor spaces (Option 2). The remainder of the Commission concurred. Commissioner Mork said she also agrees with Commissioner Lin that larger developments should require both public and private outdoor space. The remaining Commissioners voiced agreement with that requirement, as well.

- **Concern 4 (Covered Entries)** – Vice Chair Mork asked if requiring covered entries would take space away from other desirable design elements. For example, can the landscaping requirement and the covered entry requirement both be accommodated without problems. Commissioner Davis said it will depend on how far a townhouse is setback from the street. One option is to recess the covered entry into the building, which could end up taking away from the entry space inside the townhouse. The other option would be to set the building back so the overhang could be attached to the exterior. Vice Chair Mork voiced concern about how the requirement would be implemented on a zero-lot-line project. Would the overhang be allowed to protrude over the sidewalk to provide the required coverage? Ms. Lee answered that the overhang would not be allowed to project into the public right-of-way. The building would have to be designed in such a manner that the weather protection is provided for on the private property. Commissioner Craft observed that they are not talking about a large amount of space, and he is not convinced that requiring a 6-foot wide, 4-foot deep covered entry would significantly impact other elements of a project's design.

Commissioner Davis commented that 4-foot depth is really common for an entry overhang porch step up to a townhouse. She likes the idea that a 6-foot width would accommodate two people. She doesn't see the requirement as a design constraint that would have negative impacts. The Commissioners voiced support for a covered entry requirement of 4 feet deep by 6 feet wide.

- **Concern 5 (Building Modulation, Massing and Articulation)** – Commissioner Davis said she supports Option 1, which would require 3 techniques rather than 4. She explained that sometimes adding too many things to the design of a building can result in a mish-mashed appearance. As she read through the list of options again, she felt that it would be easy to incorporate 3 techniques into a design and make it look nice and cohesive, but requiring 4 could result in an undesirable mix. She said she supports trim being added as one of the technique options. The Commissioners indicated support for Option 1.
- **Concern 6 (Landscaping)** – The Commissioners voiced support for staff's recommendation of an additional landscaping requirement of at least a 4-foot depth and a width at least 30% of the unit width.

The Commissioners indicated support for the four changes outlined earlier by Ms. Lee.

STUDY ITEM: 2019 COMPREHENSIVE PLAN AMENDMENTS – PART II

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Mr. Szafran reviewed that this is the Commission's second study session for the three proposed 2019 Comprehensive Plan amendments. He briefly reviewed the amendments as follows:

- **Amendment 1** is a privately-initiated amendment that seeks to change the land use designation and zoning of two parcels at 1510 and 1517 NE 170th Street from Medium Density Residential (MDR) to Mixed Use (MU-2) and concurrently rezone the properties from Residential (R-8) to Community Business (CB). At the August 1st meeting, staff presented the amendment to the Commission and also presented alternative land use and zoning changes. Staff's proposal was to analyze a Comprehensive Plan amendment to High-Density Residential (HDR) and possibly a concurrent rezone to Residential (R-18), with staff explaining that a rezone to R-18 may more closely meet the goals and policies of the Comprehensive Plan and be a logical transition from CB to single family uses to the east. The Commissioners commented that the rezone to R-18 would not accommodate the applicant's business without significant changes and was not something they wanted to recommend to the City Council. Based on that direction, staff will not present that option at the public hearing on October 3rd.
- **Amendment 2** is also a privately-initiated amendment to change Natural Environment Goal V to set local goals to reduce carbon greenhouse gas (GHG) emissions in support of the Paris Climate Accord threshold to limit global warming to less than 1.5°C above pre-industrial levels. The Commission requested additional information. Specifically, they wanted to know the implications of the workload that would result from the proposed change of adopting a 1.5°C limit as opposed to a 2°C limit. It will take an enormous effort to meet either of the reduction goals. Per a report from the University of Washington Climate Impacts Group, limiting global warming to 1.5°C can only be achieved if action is taken to reduce global CO2 emissions by about 45% of 2010 levels by 2030 and to net zero by 2050. In short, the City cannot go at it alone. It will take the efforts of local, state, regional, national and global goals and policies.

The proposed language will require a substantial change in the energy we use, the transportation we choose, and the construction methods and materials allowed. If the Commission recommends approval of the proposed change, the GHG emission inventory will determine how the City is doing on meeting current targets. The City is not currently on track to meet the 2020 target, but by 2030, with some of the incentives and initiatives of recent years, the needle should start to move in a significant way.

The City will be updating its Climate Action Plan, which will include an analysis of how conditions have changed since 2013 and incorporating the latest science and relevant federal and state initiatives. Recommendations will focus on how to best evolve and meet the targets. The updated 2021 Climate Action Plan will be the primary mechanism through which the Comprehensive Plan Policies will be analyzed and recommendations for implementation will be developed, prioritized and adopted. The Comprehensive Plan updates are scheduled to be adopted by June 2023. While the Climate Action Plan offers recommendations, the City worked with Climate Solutions in 2015 to develop a Carbon Wedge Analysis, which provides a more in-depth understanding of exactly how to meet the reduction targets.

- **Amendment 3** is related to Amendment 1 and would amend Land Use Policy 2 to allow professional offices in the MDR land use designation. The Commission commented that the amendment would

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not solve the needs of the applicant of Amendment 1 and would cause greater disruption throughout the City's neighborhoods. The Commission noted that the City currently allows home-based businesses and that home occupations allow residents the flexibility to operate home offices with less impact to the surrounding neighborhood than a traditional office. The Commission also expressed concern that land intended for residential use would be converted to office uses since it is often less expensive to buy residential land.

Mr. Szafran advised that staff is not currently making a recommendation on any of the proposed amendments, but they will bring back a formal recommendation to the Commission at the October 3rd public hearing. The proposed amendments are scheduled for City Council discussion at the end of October, with a potential adoption date of November 18th.

Commissioner Malek recognized that reducing GHG emissions is part of the City's overarching goals, and he asked if there is a metric for measuring the City's progress on a yearly basis. Mr. Szafran answered that the City has a website devoted to environmental sustainability, including information about the plans that have already been implemented and the progress the City making.

Lee Keim, Shoreline, expressed her belief that capping the GHG emissions in the City of Shoreline is as important as anything else that can be considered in the world right now. She specifically noted the fire in the Amazon and the hurricane in the Bahamas. She said she recently learned that southwestern Washington is under extreme draught, and the Department of Ecology has declared 27 watersheds, which cover half of the state, in extreme draught. She emphasized that we must all face the issues that are in front of us in terms of what we've done to the atmosphere of the world. GHG emissions and the burning of fossil fuels has destroyed the climate, and we have to take responsibility for it. Otherwise, our children and our children's children will suffer the consequences. She said she was encouraged to see that the Washington State Legislature passed the Clean Energy Transformation Act during its last session, aiming for net zero GHG emissions in the State by 2045. The act includes policies to help the local jurisdictions get to the lower GHG emissions. Her hope is that Commission will forward Amendment 2 to the City Council with a recommendation of approval.

Yoshiko Saheki, Shoreline, said she was present to speak to Amendment 1, which relates to two parcels on NE 170th Street. She said she is not entirely unsympathetic to the applicant (the Irons). At the March 18th City Council Meeting, it seemed to her the City sent mixed signals to the by issuing them a business license when there was an existing zoning violation. She can only conjecture that the City unit that issues business licenses doesn't consult with the Planning Department, and she is not sure if the burden in the situation lies with the City. However, ignorance of the law is not a defense. She said she hopes the Commissioners will stick with their unanimous consensus that Amendments 1 and 3 should not be adopted.

Justin Sakounthong, Shoreline, said he lives off of NE 170th Street, about five houses up from the properties that are the subject of Amendments 1 and 3. He voiced opposition to the proposed amendments because he doesn't want these two residential properties to be changed to commercial mixed use zoning. They already have a short supply of homes, and he questioned why the City would want to turn two perfectly good residential properties into commercial mixed use.

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Kristy Rettman, Shoreline, said she lives next door to the two parcels on NE 170th Street that are the subject of Amendment 1 and 3. She is also a member of the Save Shoreline Neighborhoods community group, which strongly opposes the amendments. It is fantastic that the Iron Brothers do so much for the community and have enjoyed success, and she hopes they can continue to enjoy more. However, she takes issue with how they have operated at 1510 NE 170th Street since 2008 completely out of compliance. She takes issue that they outgrew their current location years ago; and rather than move to a lot that was already appropriately zoned for business, continued their code violation history at 1517 NE 170th Street. She takes issue that a company doing work that requires them to obtain permits and know what type of zone they are working in did not know they were operating illegally on a residential lot. She takes issue to using taxpayer money to review the amendments over the course of a year in order to obtain a very biased solution to a problem that they created. Approval of Amendments 1 and 3 would hold the needs of a single business over the needs of the entire neighborhood and set a precedent that a business can do what it wants and after the fact request the plan be changed to meet the needs of that single business. They need an unbiased and impartial message sent to the other code-abiding business owners and residents of Shoreline. She asked that the Commission recommend to keep her neighborhood residential and oppose Amendments 1 and 3.

Mark Rettman, Shoreline, said he was present to speak on behalf of Save Shoreline Neighborhoods, opposing the rezone on NE 170th Street (Amendments 1 and 3). He provided a map showing the distribution of the group's more than 200 Shoreline neighbors and voters. The numbers resulted from just a few hours of community outreach in the area, and almost 100% of those contacted opposed the rezone. After complaints in 2014, the City issued a code violation for 1510 NE 170th Street. The City issued another code violation in 2018 for 1510 NE 170th Street, and based on public records, City staff determined that *"As it currently stands, this property is in violation of City development code."* And *"The bottom line is that the property is currently in complete violation of home occupation standards."* In 2017, Iron Brothers bought a second residential lot at 1517 NE 170th Street and began operating a construction yard there, too. This was after they were already told by the City in 2014 that the use was illegal. The proposed change of use is a willful and blatant disregard for Shoreline code, laws and authority. The City has received a tremendous amount of opposing comments since Amendments 1 and 3 were made public in January 2019. He encouraged the Commissioners to review all of the written and oral comments that have been provided.

Mr. Rettman summarized that the issue is not whether Iron Brothers is a good company. It is strictly about whether it is appropriate to rezone two residential lots to commercial zoning to fix code violations that the violators caused themselves. On behalf of Save Shoreline Neighborhoods, he urged the Commission to recommend denial of Amendments 1 and 3 for the following reasons:

- It sets a bad precedent to reward violators by allowing them to change the rules instead of enforcing the rules. The violators, not the City and not the neighbors, willfully caused the problems by not following the code. It sets a bad precedent to allow businesses to expand into residential neighborhoods.
- It will permanently change the use of the two properties to any use in the future that is allowed under CB, and not just the current construction office yard that is proposed for the short-term. The amendment would be a long-term, permanent change that affects the neighborhood permanently.

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- It would permanently bring business impacts into the neighborhood, including traffic, parking, noise, alarms, privacy and cameras, light and glare, dust, more impactful development standards and other environmental and social impacts.
- It is not fair to businesses that operate legally in Shoreline and have all the costs associated with operating legally on commercially-zoned properties.

Mr. Rettman summarized that Amendments 1 and 3 will cause more business impacts in residential neighborhoods citywide, and he is glad to hear that staff is not recommending Amendment 3. It is not fair to the residential neighborhoods and all the kids, families, minorities and residents that live in the area that will be permanently exposed to the permanent impacts that the proposed permanent change would cause. On behalf of over 200 neighbors opposing the rezone, he urged the Commission to reject Amendments 1 and 3 and not recommend their approval to the City Council.

Dean Williams, Shoreline, said he is a land-use attorney on behalf of the applicant for Amendments 1 and 3. He dispelled the notion that the applicant is pursuing the amendments solely at City cost. The applicant has put forward nearly \$27,000 to fund the City's time and consultants in preparing the documentation. They are aware that the issue needs to be addressed and that they are in part responsible for it. There has been an established use on the subject parcels for at least 10 to 15 years, and likely longer. The situation is a combination of community and City inattentiveness to what has been going on on the properties in relation to existing zoning. He said he has submitted extensive comments to the Commission on all of these issues, and he encouraged them to review them thoroughly.

Mr. Williams recalled concerns that were raised at the last meeting, including traffic concerns on NE 170th Street. In reviewing the public comments submitted for this session, he found one line of particular interest, *"My husband and I have been living on this street for the past four years and in those four years have seen the increase in traffic solely due to the growth of residents in Shoreline."* Mr. Williams highlighted that the increase of traffic in the area hasn't be the result of his client's business, or at least not substantially. Rezoning the properties under Amendment 1 or 3 would not cause a significant jump in traffic. All CB businesses are required to complete a traffic impact analysis, and if necessary, implement traffic calming measures, including possibly adding sidewalks. He said he has seen notes from the public that they are concerned there are no sidewalks on NE 170th Street, and he finds it very unlikely that the City would approve a new commercial business and not require them to put in sidewalks.

Mr. Williams said the subject parcels would remain a transition zone. When CB zoning is located next to R-8 zoning, the transition zone requires setbacks. Given the small size of the two subject parcels, the setbacks alone would require about 40% of the lot to remain undeveloped.

Joseph Irons, Shoreline, said he and his wife are the owners/operators of Irons Brothers Construction. He is a long-time Shoreline resident, and his company was started in Shoreline and has remained in the City for the past 20 years. He referred to the property background information he submitted prior to the meeting, which he felt would cover some of the comments that were discussed earlier. He said that he and his wife, Melissa, respectfully request that the City recognize the long-standing use of these two parcels and approve Comprehensive Plan Amendment 1. He advised that, until 2018, Irons Brothers had no notice or knowledge that the occupation and use of their property was impermissible despite having regularly acquired business licenses from the City based on operations of these two properties and

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4a. Draft Minutes from Thursday, September 5, 2019

operating in a very public and socially active manner for years. If they had known the zoning concern earlier, Irons Brothers would have pursued an amendment a few years ago during the City's broader Comprehensive Plan review. He expressed his belief that the argument that approving the amendment would reward Irons Brothers for bad behavior was misguided. The opponents of the amendments are inviting conflict where none has existed for nearly 15 years, invoking the fear and demise of the community amidst a regional development boom. The fact is that Irons Brothers has operated for well over a decade without concern and as a positive, societal contributor.

Mr. Irons commented that there is no systematic adverse effect on the neighborhood that warrants redress. Instead, the current situation is a direct result of the City and the community's long-standing acknowledgement and acquiescence of the operation of this business on these parcels. He said he and his wife purchased the property at 1510 NE 170th Street in 2005 and have openly operated the entire business from that location since 2008. The existing 4-unit apartment building was an existing non-conforming use with no history of code enforcement. They applied for and received numerous permits for tenant improvements during their ownership of the property, and the purpose of the office space was never a secret. There was no mistaking this use for a home occupation. Without objection or comment from the City, Irons Brothers committed significant resources in creating, maintaining and improving their property. Improvements to their property include landscaping and installation of a flag pole, applied for under the company name and permitted by the City on the expressed condition that it not fly a company flag. In other words, clear recognition of the on-site business operations. Every step of the way, the City and the community have allowed continued use of the property for the Irons Brothers business. In comparison with other CB properties to the west, which lack landscaping, Irons Brothers maintains several large trees at 1510 that actually provide a visible buffer between CB and the neighborhood. The property is even a Certified Wildlife Habitat.

Melissa Irons, Shoreline, said she is a resident of the Parkwood Neighborhood and a member of the North City Neighborhood. She said she was present to talk about Amendments 1 and 3. She noted that she submitted written comment, but wanted to reiterate that the existing neighborhood has included the subject properties and Irons Brothers Construction for over a decade. There have been businesses on both parcels for at least that amount of time, and Irons Brothers Construction has only operated on 1510 since 2008. They have steadily maintained about 10 to 12 employees, no more and no less.

Ms. Irons commented that reviewing the Comprehensive Plan to reflect the history promotes quality development and considers the existing neighborhood. She asked that the Commissioners consider this when reviewing Amendments 1 and 3. Both amendments would benefit the community as a whole, and would not adversely affect the community, facilities, or public health, safety or general welfare. Putting the matter to rest by acknowledging the historical use of these properties and the benefit Irons Brothers provides to the community will benefit the community and the neighborhood as a whole. The greatest benefit could be to the subject properties, but it will also benefit Irons Brothers employees and clients, and also restore the trust that has been lost by the circumstances that have created this situation. She said there would be no adverse effect to community services or the neighborhood. The MU-2 and CB properties immediately to the west demonstrate there would be no threat to public health, safety or general welfare.

Chair Montero said he has known the Irons for a long time, and he appreciates everything they do for the community. However, he finds it hard to believe that a contractor would not review the zoning for a

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building he has been occupying, and further, purchase another building in 2017 that was also zoned for single-family. He reviewed a few permit applications they have applied for, which clearly show the zoning as single-family and multifamily. The Commission cannot ignore the 200 neighbors who say they don't support the proposed amendments. Looking at some of the historical data, he called a few of the prior owners who denied the properties were used for businesses. In his opinion, the property has been zoned as single-family and multifamily and was used as such for a long time. He finds it hard to believe that the property owners did not know that. He doesn't see why the City should make an exception at this point.

Commissioner Malek said his similar research completely corroborates and validates Chair Montero's observations. The properties have been zoned residential for a long time, and at most, they could each be subdivided into two residential lots. The properties were not previously used for business purposes. Chair Montero noted that a violation notice was issued by the City in 2014, and the matter was brought up in the Irons Brothers' application for permits in 2018 and should have been resolved at that point. He said he is inclined to recommend denial of Amendments 1 and 3.

Commissioner Craft agreed with Commissioners Malek and Montero. He explained that the Commission is tasked with providing a level of consistency, openness and honesty that creates predictability for all residents in the City when it comes to land use and other elements the City relies upon to establish itself as a community that all people can live in and enjoy. The amendment brings up the idea of trying to change something that is, in his opinion, unfair to the neighbors in proximity to this specific location and creates a precedent and inconsistency in what the Planning Commission is trying to achieve. He said he would also vote to reject Amendments 1 and 3.

Commissioner Lin said she supports the comments made by Commissioners Malek, Montero and Craft. Commissioner Davis concurred. However, she also wanted to put some support behind proposed Amendment 2. They need to be looking to their experts and scientists to guide the City's policies. It is time to reevaluate the policies to be in alignment with expert data. Vice Chair Mork and Commissioner Montero concurred.

Mr. Szafran advised that staff would bring back a recommendation for each of the three amendments for a public hearing on October 3rd. He pointed out that the information in the Staff Report relative to the decision criteria provides background information on the two properties. Going forward, the request is to change the zoning to CB, and that is what the Commission will see in the decision criteria in the next Staff Report. The question is, should it be rezoned, not because of what is currently there, but is it warranted for that location to change the zoning.

Chair Montero asked that staff provide a copy of the code enforcement notice Number CRM18-000729 for the public hearing.

Commissioner Mork commented that none of the information provided in the Staff Report talks about the Irons Brothers business. It only talks about zoning issues. She agreed that Irons Brothers Construction has been a great community member, but the Commissioners' charge is to talk strictly about the question at hand.

UNFINISHED BUSINESS

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There was no unfinished business.

NEW BUSINESS

There was no new business.

REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS

Commissioner Malek announced that a news report regarding Point Wells was published earlier in the day and is available on the City's website as a press release. It announces that a draft Interlocal Agreement for Point Wells has come out. In his opinion, it is nice to see that the Town of Woodway and the City of Shoreline are working together to provide a united front in negotiating with the developer for the Point Wells site. He said the highlights of the agreement are outlined on the City's website, and additional background can be found in a number of excellent review articles and history in the archives for *SHORELINE AREA NEWS* and *THE EVERETT HERALD*. They have both done great reporting and provided good chronological outlines.

Commissioner Malek reported that Blue Square Real Estate (BSRE) has until December 18th to review their appeal that was submitted in 2011 during the change from Urban Industrial to Urban Center and whether or not the submittals were reviewed properly. Happening concurrently, is two municipalities (Town of Woodway and City of Shoreline) coming together with a draft agreement. The highlights of the draft Interlocal Agreement include a joint planning group to be formed within 60 days of the agreement and to conclude their work within 180 days of formation; building heights of 75 feet; mandatory public recreation facilities; dark skies policy; and a traffic restriction to 4,000 average daily trips, which translates to 90% volume over capacity. The traffic restriction, if it is held, would limit the number of multi-family units to somewhere between 400 and 800 versus the originally proposed 3,080 units. Woodway will have preference to do an annexation. Should they fail to annex within three years, Shoreline would have an opportunity to come forward with an annexation.

Assistant City Attorney Ainsworth-Taylor emphasized that the Interlocal Agreement is still in draft form because the legislative bodies of each city have to ultimately approve the end product. She explained that the agreement is voiced in that the Town of Woodway has the first opportunity to annex once it becomes legally possible. Under the current annexation law, they cannot annex without property owner consent in this situation. The law would have to be changed to allow that, or the property owner would have to agree. If the timeline for Woodway to legally annex expires and they don't exercise that option, the City of Shoreline could exercise that option. Also, BSRE has appealed the Superior Court's decision that granted it a 6-month reactivation period and asked for a stay of that 6-month period pending the resolution of the appeal.

AGENDA FOR NEXT MEETING

The September 19th meeting was cancelled. The next meeting will be a public hearing on October 2, 2019 on the proposed 2019 Comprehensive Plan amendments and a public hearing on the Townhouse Design Standards Code Update.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

William Montero
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission

6a. Staff Report - Townhouse Design Standards Code Update

Planning Commission Meeting Date: October 3, 2019

Agenda Item: 6a

PLANNING COMMISSION AGENDA ITEM CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Public Hearing Townhouse Design Standards Code Update
DEPARTMENT: Planning & Community Development
PRESENTED BY: Catie Lee, AICP, Associate Planner

Public Hearing
 Discussion

Study Session
 Update

Recommendation Only
 Other

Introduction

The City has experienced increasing demand for the townhouse housing style since the adoption of the Mixed Use Residential (MUR) 35' and 45' zoning in the 185th and 145th Station Areas in 2015 and 2016. The City's current design standards for townhouses are better suited for apartment buildings than townhouses. While the increase in new townhouses constructed helps to expand housing choice within the city, it is important that these developments be appropriately designed to ensure both functional and desirable places to live.

The current design standards for townhouses are found in SMC 20.50.120 through .210 Multifamily and Single-Family Attached Residential Design. Most of this section will be deleted in its entirety and replaced with "Single-Family Attached Residential Design." The regulations in SMC 20.50.220 through .250 – Subchapter 4. Commercial Zone Standards, will regulate all multifamily development in the City regardless of zoning district. Other Development Code sections, such as Definitions SMC Chapter 20.20, Unit Lot Subdivision SMC 20.30.410(B)(4), and Landscaping SMC 20.50 Subchapter 7, need to be amended in conjunction with the townhouse design standards amendments.

The overarching goal of the proposed amendments is to yield quality townhouse developments that add value to the community.

Background

Research was conducted by City staff earlier this year that looked at the zoning code of 22 jurisdictions in the Pacific Northwest. City staff met with internal and external stakeholders in a series of nine (9) meetings from January to June this year. An online visual preference survey was open the month of April that received 534 total responses.

August 1, 2019, Public Workshop and Planning Commission Study Session (#1)

Prior to the Planning Commission meeting, a public workshop was held. City staff made a presentation after which the meeting divided into two smaller groups to discuss site

Approved By:

Project Manager



Planning Director



6a. Staff Report - Townhouse Design Standards Code Update

design and building design. Ten (10) community members were in attendance. City staff and several Planning Commissioners also attended the workshop.

At the August 1 Planning Commission meeting, staff introduced the draft Townhouse Design Standards code amendments. A link is provided to obtain more information about the August 1st Planning Commission meeting including the Staff Report:

<http://www.shorelinewa.gov/home/showdocument?id=44616> and a link to the meeting video recording page:

http://shoreline.granicus.com/MediaPlayer.php?view_id=9&clip_id=973.

September 5, 2019, Planning Commission Study Session (#2)

At the September 5th Planning Commission meeting, staff summarized feedback received at the August 1st public workshop and Planning Commission meeting. Staff outlined options for addressing concerns raised at the August 1st meetings and requested direction from the Commission. A link is provided to obtain more information about the September 5th Planning Commission meeting including the Staff Report:

<http://www.shorelinewa.gov/Home/Components/Calendar/Event/14014/182?toggle=all> and a link to the meeting video recording page:

http://shoreline.granicus.com/MediaPlayer.php?view_id=9&clip_id=978.

Planning Commission Direction to Staff

The Planning Commission provided direction on six (6) specific items of concern outlined by staff at the September 5th meeting. These were in direct response to concerns raised by the Commission at the August 1st meeting, and also by community members, at the August 1st public workshop.

1. SMC 20.50.160(C) Site Configuration

- *Proposed Language (August 1 Draft):* At least 40 percent of units within a site shall be located between the property line and a 25-foot distance from the property line to create a “street wall” which enhances the streetscape and overall pedestrian experience.
- *City staff presented three options:* 1) Make an exception to this standard for lots 60 feet wide or less; 2) Re-write the requirement; or 3) Keep the originally proposed language.
- *Result:* The Commission discussed the various options but ultimately directed staff to keep the original proposed language.

2. SMC 20.50.160(D) Site Access and Circulation

- *Proposed Language (August 1 Draft):* Each unit shall have onsite pedestrian access to a public sidewalk, and common outdoor space and common parking areas, if provided.

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- *City staff proposed the following clarifying language to be added:* For buildings that do not front on the public right(s)-of-way, this requirement shall be considered met if pedestrian access is provided from a public sidewalk to the building(s).
- *Result:* The Commission viewed this proposed clarification as satisfactory.

3. SMC 20.50.160(H) Outdoor Space

- *Proposed Language Summary (August 1 Draft):* The draft provided an option for developments meeting this requirement, either 150 square feet of private outdoor space shall be provided; or 800 square feet or 50 square feet per unit (whichever is greater) of common outdoor space shall be provided. No minimum lineal dimension of the private outdoor space was specified.
- *For minimum lineal dimension staff presented two options:* 1) Minimum of four (4) feet; or 2) Minimum of six (6) feet.
- *Result:* The Commission directed staff to set the minimum lineal dimension for private outdoor space at six (6) feet.
- *For private vs common outdoor space staff presented two options:* 1) For developments with ten (10) or more units, require both private and common outdoor space; or 2) Keep the original language where an option was provided.
- *Result:* The Commission directed staff to require developments with ten (10) or more units to provide both private and common outdoor space.

4. SMC 20.50.170(B)(1) Building Modulation, Massing and Articulation

- *Proposed Language (August 1 Draft):* Each unit shall have a covered entry or porch with weather protection at least 30 square feet with no dimension less than five lineal (5) feet.
- *City staff proposed the following language to be added:* Each unit shall have a covered entry or porch with weather protection at least 30 square feet with a minimum width of six (6) feet and minimum depth of four (4) feet.
- *Result:* The Commission viewed this proposed revision as satisfactory.

5. SMC 20.50.170(B)(2) Building Modulation, Massing and Articulation

- *Proposed Language Summary (August 1 Draft):* The draft required buildings to use at least three (3) variation techniques to make the front of the building facing the street more visually interesting.
- *City staff presented two options:* 1) Increase the requirement from three (3) techniques to four (4) techniques and add trim as one of the options; or 2) Keep the requirement at three (3) techniques and add trim as one of the options.

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- *Result:* The Commission directed staff to keep the requirement at three (3) techniques and add trim as one of the options.
- 6. SMC 20.50.485 Front façade landscaping, single-family attached and mixed single-family attached developments – Standards**
- *Proposed Language Summary (August 1 Draft):* The draft required a portion of the building facing the street to have landscaping along the façade equal to 50% of the required setback.
 - *City staff proposed the following language to be added:* If a property has a required setback of zero (0) feet, landscaping shall be provided at a depth of at least four (4) feet and width at least 30 percent of the unit width. The required landscaping shall abut the entry. For example, if the unit width is 20 feet, the landscaping next to the entry shall be a minimum of six (6) feet wide.
 - *Result:* The Commission viewed this proposed revision as satisfactory.

In addition to these concerns, city staff also outlined other changes in the draft made between the August 1st and September 5th Planning Commission meetings as a result of ongoing internal discussion among city staff. The Commission offered no comments on these changes.

Concern with Lack of Fire Sprinkler Systems

An issue raised by the Commission at the September 5th meeting related to townhouses and fire sprinkler systems. This is an important life-safety issue that is regulated by the International Fire Code (IFC). The City has amendments to the IFC in SMC 15.05.050. All buildings over 4,800 square feet are required to have fire sprinkler systems. Most townhouses being built exceed 4,800 square feet, but some are under that threshold. Buildings under 4,800 square feet may still be required to have a fire sprinkler system based on factors such as fire flow and distance to a hydrant.

Since 2018 the City of Shoreline has required a Fire Impact Fee (FIF), which was established by Ordinance No. 791, and is contained in SMC Chapter 3.75. The 2019 rate for a single-family residential unit, such as a townhouse, is \$2,187.00. If a fire sprinkler system is not required to be installed by the IFC, but is done so voluntarily, then a credit of 30 percent is applied. On a townhouse unit that amounts to \$656.10 less, so a FIF of \$1,530.90. According to staff at the Shoreline Fire Department, the national average to install a fire sprinkler system is \$1.35 per square foot. A fire sprinkler system in a townhouse building that is 4,799 square feet would cost \$6,478.65.00 to install.

Any changes to current Building Code regulations or the FIF incentive structure would require amendment of those respective SMC sections, not the Development Code (Shoreline Municipal Code, Title 20).

6a. Staff Report - Townhouse Design Standards Code Update

Edits to the Townhouse Design Standards since September 5th Planning Commission Meeting

All the updates as directed by the Planning Commission at its September 5th meeting have been made to the Proposed Townhouse Design Standards Development Code Amendments (**Attachment A**).

As a result of ongoing internal city staff discussions, the following changes have also been made and are itemized below.

- SMC 20.50.160(D) Site Access and Circulation:
 - (D)(5)(a): The September 5th draft stated that onsite pedestrian access could be raised or otherwise separated from vehicle circulation. The Proposed Townhouse Design Standards Development Code Amendments (**Attachment A**) has removed the word “raised” clarifying that pedestrian access must be separated by a building or five-feet of landscaping. The reason for the change is to mitigate a large amount of hardscape with no softening provided by landscaping. Leaving the word “raised” would allow a 20-foot wide access drive and a four-foot walkway right next to it amounting to 24 feet of hardscape.
 - (D)(5)(b)(iii): The words “doors” and “windows” have been added to the list of elements of a building that allow informal surveillance.
- SMC 20.60.160(H) Outdoor Space: For parcels with nine (9) or fewer units, the verbiage “or 50 square feet” was removed from the phrase “Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater...” This recognizes that 800 square feet is always going to be greater than 450 square feet (50 x 9).
- SMC 20.50.170(B)(2) Building Modulation, Massing and Articulation: Changed requirement that three (3) variation techniques have to be used from “per unit” to “per building.” This clarifies the proposed requirement because some of the modulation techniques apply to the entire building, not to every unit.
- Table 20.70.450 – Access Types and Widths: The September 5th draft classified single-family attached developments with ten (10) or more units as a “Private or Public Street” access type, which means that a 20-foot wide access drive and a raised five-foot walkway is required on one side. This amounts to 25 feet of hardscape uninterrupted by any landscaping to soften it. Staff is now proposing to add “Mixed Single-Family Attached” in the list of use types to be considered a “Multifamily” access type, which means a minimum 20-foot wide access drive is required. Onsite pedestrian access would defer to the applicable design standards (Single-Family Attached Residential Design or Commercial Zone Design).

There were also a few very minor edits that were not substantive such as typographical errors or an incorrect reference.

Attachment A is now formatted to include the illustrations and images previously attached to staff reports as a separate document. These illustrations and images are intended to provide further clarity on code requirements. Specific dimensions are not called out on the illustrations as the code could be amended over time, necessitating

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changes to the illustrations as well. These illustrations were created by a consultant through a one-time supplemental budget request (2019-2020 Biennial Budget).

Staff Recommendation

Staff recommends that the Planning Commission make findings and conclusions to recommend approval of the Proposed Townhouse Design Standards Development Code Amendments (**Attachment A**) to the City Council.

Next Steps

November 25, 2019 City Council Meeting – City Council will discuss the Planning Commission’s recommendation on the Townhouse Design Standards Development Code amendments.

December 9, 2019 City Council Meeting – City Council is scheduled to consider adoption of the Townhouse Design Standards Development Code amendments.

Attachments

Attachment A – Proposed Townhouse Design Standards Development Code Amendments (Strikethrough and Underline)

20.20.012 B definitions.

Balcony A projecting platform on a building that is either supported from below or cantilevered from the structure; enclosed with a railing or balustrade.

Balcony, Juliet A false balcony, or railing at the outer plane of a window-opening reaching to the floor, and having, when the window is open, the appearance of a balcony.

20.20.018 E definitions.

Entry Means a door where a person enters a building.

20.20.020 F definitions.

Fenestration The design and placement of windows, doors and other exterior openings in a building. Garage doors are not considered fenestration.

20.20.032 L definitions.

Living Green Wall A vertical garden that is attached to the exterior of a building and has a growing medium, such as soil, water or a substrate. Most green walls include an integrated water delivery system.

20.20.034 M definitions.

Mixed Single-Family Attached Development A residential development where at least 70 percent of the dwelling units are single-family attached units with the remaining single-family detached units.

20.20.046 S definitions.

Shared-space A street that facilitates pedestrian, bicycle, and vehicular traffic within a shared space. They typically lack separate pavement and include a variety of surface treatments, bollards, lighting, and landscaping to define a shared space. They are also known as a woonerf, home zone, or living street.

Street wall A wall or portion of a wall of a building facing a public right-of-way that frames the public realm, creating a sense of enclosure for pedestrians.

20.20.050 U definitions.

Unit Lot Development A residential development that contains single-family attached building(s) or single-family attached structure(s) wherein each building or structure is defined as one building or one structure pursuant to the International Building Code, the International Fire Code, and National Electrical Code.

Unit Lot Development (ULD) Subdivision A unit lot development subdivision (also known as a “fee simple lot”) is the subdivision of land for single-family detached and/or attached dwelling units, such as townhouses, rowhouses, or other single-family attached dwellings, in the form of unit lot development, mixed single-family attached development, or zero lot line development or any combination of the above types of single-family attached dwelling units in all zones in which these uses are permitted.

20.20.060 Z definitions.

Zero Lot Line Development A development that contains building(s) configured The location of a building on a lot in such a manner that one or more of the building’s sides rest directly on a lot line.

20.30.410 Preliminary subdivision review procedures and criteria.

The short subdivision may be referred to as a short plat – Type B action.

The formal subdivision may be referred to as long plat – Type C action.

B. Review Criteria. The following criteria shall be used to review proposed subdivisions:

4. Unit Lot Subdivision Development.

- a. The provisions of this subsection apply exclusively to unit lot developments for single-family attached dwelling units, mixed single-family

attached development, or zero lot line developments ~~in all zones in which these uses are permitted.~~

b. Unit lot, mixed single-family attached, and zero lot line developments may be subdivided into individual unit lots. The development as a whole shall meet the applicable development standards ~~applicable at the time the permit application is vested.~~

c. As a result of the subdivision, development on individual unit lots may modify standards in SMC 20.50.020, Exception 2.

d. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of the property owner(s) and/or the homeowners' association shall be executed for the use and maintenance of common garage, parking and vehicle access areas; solid waste storage and/or collection area(s); on-site recreation; landscaping; underground utilities; common open space; exterior building facades and roofs of individual units; and other similar features, and shall be recorded with the King County Recorder's Office. These shall be recorded prior to final plat application or shown on the face of the final plat.

e. Within the parent lot ~~or overall site~~, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement set forth on the face of the plat, ~~to be recorded with King County Records and Licensing Services Division.~~

f. The final plat shall note all conditions of approval. The final plat shall also note that unit lots are is not a separate buildable lots independent of the overall development, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot ~~and shall be noted on the plat, to be recorded with King County Records and Licensing Services Division.~~

g. For unit lot development, ~~t~~The applicant shall record a covenant on the plat that states, "These units will be considered individual units and part of one structure that cannot be segregated from one another. A unit lot development is defined as one building or one structure in the International Building Code and International Fire Code and National Electrical Code."

20.50.020 Dimensional requirements.

A. Table 20.50.020(1) – Densities and Dimensions in Residential Zones.

Townhouse Design Standards Code Update - Att. A

Draft v7 09.25.2019

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

| Residential Zones | | | | | | | | |
|--|--|--|----------------|----------------|--|---|--|----------------------------------|
| STANDARDS | R-4 | R-6 | R-8 | R-12 | R-18 | R-24 | R-48 | TC-4 |
| Base Density: Dwelling Units/Acre | 4 du/ac | 6 du/ac (7) | 8 du/ac | 12 du/ac | 18 du/ac | 24 du/ac | 48 du/ac | Based on bldg. bulk limits |
| Min. Density | 4 du/ac | 4 du/ac | 4 du/ac | 6 du/ac | 8 du/ac | 10 du/ac | 12 du/ac | Based on bldg. bulk limits |
| Min. Lot Width (2) | 50 ft | 50 ft | 50 ft | 30 ft | 30 ft | 30 ft | 30 ft | N/A |
| Min. Lot Area (2) (13) | 7,200 sq ft | 7,200 sq ft | 5,000 sq ft | 2,500 sq ft | 2,500 sq ft | 2,500 sq ft | 2,500 sq ft | N/A |
| Min. Front Yard Setback (2) (3) (14) | 20 ft | 20 ft | 10 ft | 10 ft | 10 ft | 10 ft | 10 ft | 10 ft |
| Min. Rear Yard Setback (2) (4) (5) | 15 ft | 15 ft | 5 ft | 5 ft | 5 ft | 5 ft | 5 ft | 5 ft |
| Min. Side Yard Setback (2) (4) (5) | 5 ft min. | 5 ft min. | 5 ft | 5 ft | 5 ft | 5 ft | 5 ft | 5 ft |
| Base Height (9) | 30 ft (35 ft with pitched roof) | 30 ft (35 ft with pitched roof) | 35 ft | 35 ft | 35 ft (40 ft with pitched roof) | 35 ft (40 ft with pitched roof) (16) | 35 ft (40 ft with pitched roof) (8) (16) | 35 ft (16) |
| Max. Building Coverage (2) (6) | 35% | 35% | 45% | 55% | 60% | 70% | 70% | N/A |
| Max. Hardscape (2) (6) | 45% | 50% | 65% | 75% | 85% | 85% | 90% | 90% |

Table 20.50.020(2) – Densities and Dimensions in Mixed Use Residential Zones.

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

| STANDARDS | MUR-35' | MUR-45' | MUR-70' (10) |
|------------------------------------|---|--|---|
| Base Density: Dwelling Units/Acre | N/A | N/A | N/A |
| Min. Density | 12 du/ac (17) | 18 du/ac | 48 du/ac |
| Min. Lot Width (2) | N/A | N/A | N/A |
| Min. Lot Area (2) | N/A | N/A | N/A |
| Min. Front Yard Setback (2) (3) | 0 ft if located on an arterial street 10 ft on nonarterial street 22 ft if located on 145th Street (15) | 15 ft if located on 185th Street (15) 0 ft if located on an arterial street 10 ft on nonarterial street 22 ft if located on 145th Street (15) | 15 ft if located on 185th Street (15) 22 ft if located on 145th Street (15) 0 ft if located on an arterial street 10 ft on nonarterial street (18) |
| Min. Rear Yard Setback (2) (4) (5) | 5 ft | 5 ft | 5 ft |
| Min. Side Yard Setback (2) (4) (5) | 5 ft | 5 ft | 5 ft |
| Base Height (9) (16) | 35 ft | 45 ft | 70 ft (11) (12) (13) |
| Max. Building Coverage (2) (6) | N/A | N/A | N/A |
| Max. Hardscape (2) (6) | 85% | 90% | 90% |

Exceptions to Table 20.50.020(1) and Table 20.50.020(2):

(1) Repealed by Ord. 462.

(2) These standards may be modified to allow unit lot developments, mixed single-family attached developments and zero lot line and unit lot developments. Setback variations apply to internal lot lines only. Overall site must comply with setbacks, building coverage and hardscape limitations; limitations for individual lots may be modified.

20.50.040 Setbacks – Designation and measurement.

- I. Projections into Setback.
2. Fireplace structures, bay or garden windows, balconies (including Juliet balconies), enclosed stair landings, closets, or similar structures may project into required setbacks, except into any five-foot yard required setback, provided such projections are:
 - a. Limited to two per facade;
 - b. Not wider than 10 feet;
 - c. Not more than 24 inches into a side yard setback; or
 - d. Not more than 30 inches into a front and rear yard setback.
3. Eaves shall not project:
 - a. Into a required five-foot setback;
 - b. More than 36 inches into front and rear yard required setbacks.

Exception SMC 20.50.040(I)(3): When adjoining a legal, nonconforming eave, a new eave may project up to 20 percent into the required setback or may match the extent of the legal, nonconforming eave, whichever is less. Single-family attached and mixed single-family attached developments subject to Subchapter 3 may have eaves encroach up to 18-inches into a required five-foot setback.

**Subchapter 3.
~~Multifamily and Single-Family Attached Residential Design~~**

20.50.120 Purpose.

The purpose of this subchapter is to establish standards for ~~multifamily and single-family attached and mixed single-family attached residential development, excluding lots proposing one (1) duplex building when one unit is located over the other unit, in all zones except R-4, R-6 and neighborhood business (NB), TC-4, PA 3, and R-8 through R-48 zones; the MUR-35' zone when located on a nonarterial street; and the MUR-45' zone when developing single-family attached dwellings.~~ All mixed single-family developments shall meet the design standards contained in this subchapter. Standards that are not addressed in this subchapter will be supplemented by the standards in the remainder of Chapter 20.50 SMC. In the event of a conflict, the standards of this subchapter shall prevail. The purposes of this subchapter are as follows:

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- A. To encourage development of attractive residential areas that are compatible when considered within the context of the surrounding area.
- B. To enhance the aesthetic appeal of new ~~multifamily residential~~ single-family attached buildings by encouraging high quality, creative and innovative site and building design.
- C. To meet the recreation needs of project residents by providing open spaces within the project site.
- ~~D. To establish a well-defined streetscape by setting back structures for a depth that allows landscaped front yards, thus creating more privacy (separation from the street) for residents.~~
- ~~E. To minimize the visual and surface water runoff impacts by encouraging parking to be located under the building.~~
- ~~F. To promote pedestrian accessibility within and to the buildings.~~
- D. To provide safe routes for pedestrians to onsite vehicle parking, building entries, and between buildings.
- E. To emphasize quality building articulation, detailing, and durable materials, which add visual interest for pedestrians.
- F. Encourage coordinated and functional elements of development, including buildings, landscaping, parking, site access and circulation, and outdoor space.

20.50.12230 Administrative design review.

Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the design standards contained in ~~SMC 20.50.140, 20.50.170 and 20.50.180~~ this subchapter.

20.50.12540 Thresholds – Required site improvements.

The purpose of this section is to determine how and when the provisions for full site improvement standards apply to a development application in ~~TC-4, PA 3, and R-8 through R-48 zones, the MUR-35' zone when located on a nonarterial street, and the MUR-45' zone when developing single-family attached dwellings~~ for single-family attached development and mixed single-family attached development. Full Ssite improvement standards of for signs, parking, lighting and landscaping shall be required:

- A. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or

B. When aggregate building construction valuations for issued permits, within any cumulative five-year period after March 30, 2013, exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.

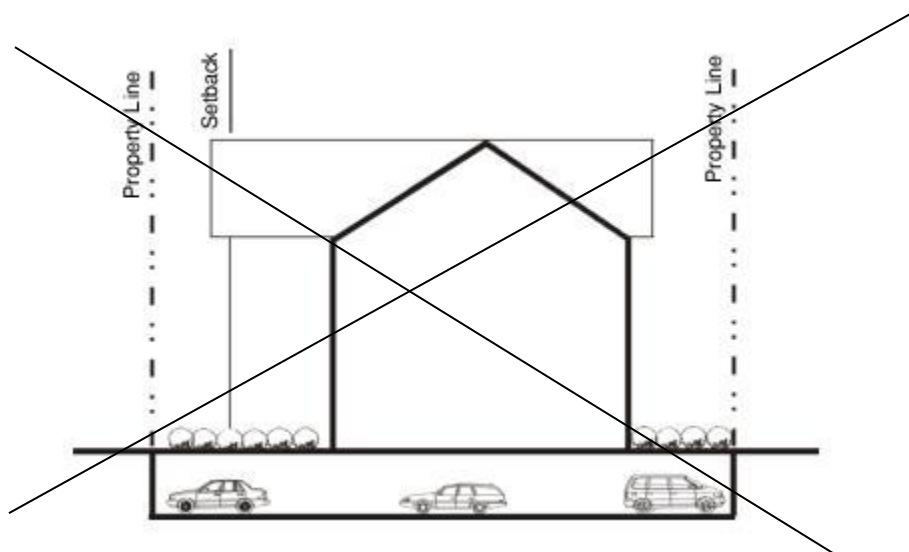
20.50.150 Overlapping Standards.

Site design standards for on-site landscaping, walkways, public access easements, and outdoor space may be overlapped if their separate, minimum dimensions and functions are not diminished.

20.50.130 Site planning – Setbacks – Standards.

For developments consisting of three or more dwelling units located on a single parcel, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.

Exception to 20.50.130(1): ~~Underground parking may extend into required minimum yard setbacks, provided it is landscaped at the ground level.~~



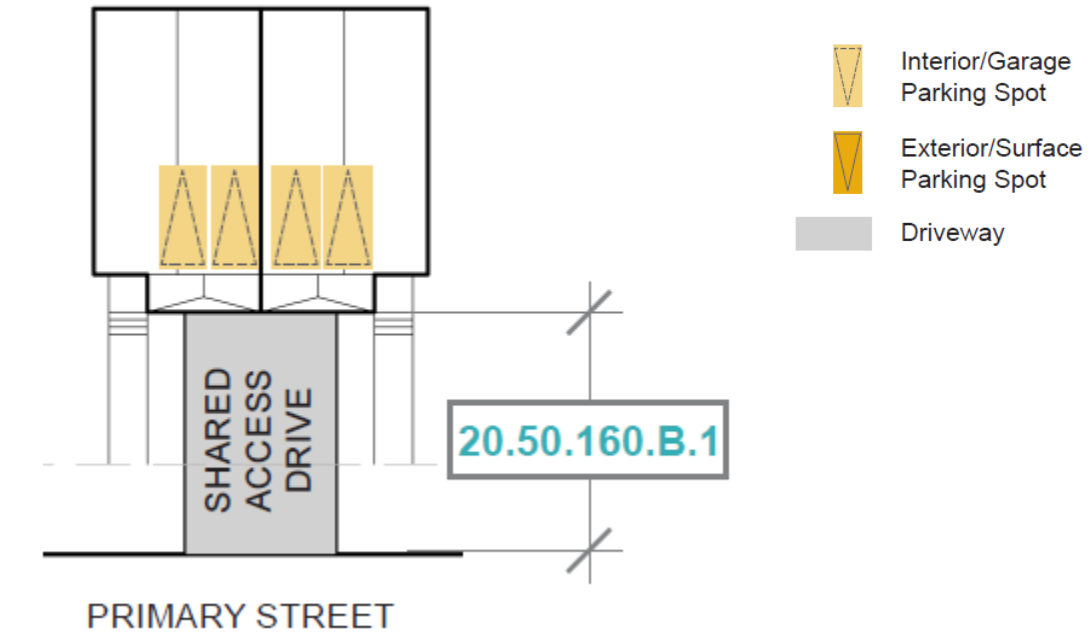
~~Figure Exception to 20.50.130(1): Diagram of multifamily structure with underground parking within a required setback.~~

20.50.1640 Parking – Access and location Site Design – Standards.

A. ~~Provide access to parking areas from alleys where possible.~~ **Setbacks**
For developments consisting of three or more units located on a single parcel, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.

B. Parking

B1. For units with individual garages or carport units, at least 20 linear feet of driveway shall be provided between any garage, carport entrance and the property line abutting the street public right-of-way, measured along the centerline of the driveway.



Minimum Linear Distance Illustration

G2. Above-ground Surface parking shall be located behind or to the side of buildings. Parking between the street property line and the building shall be allowed only when authorized by the Director due to physical limitations of the site.

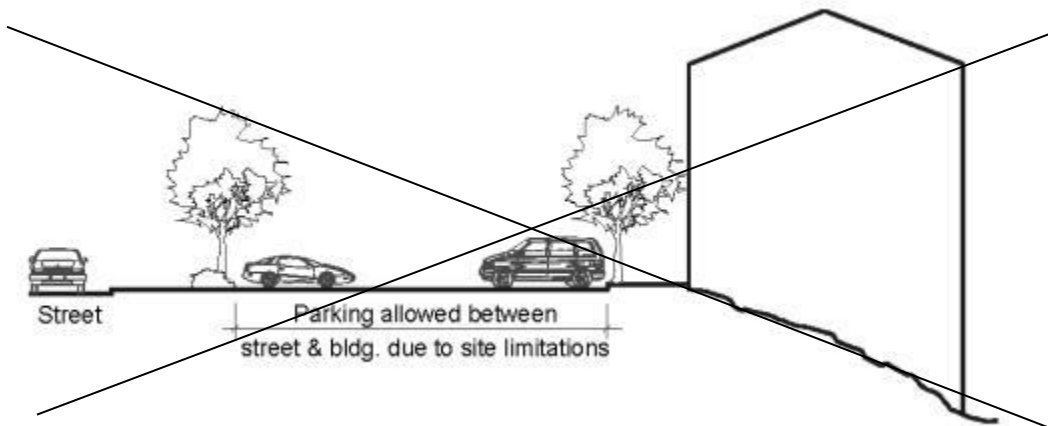
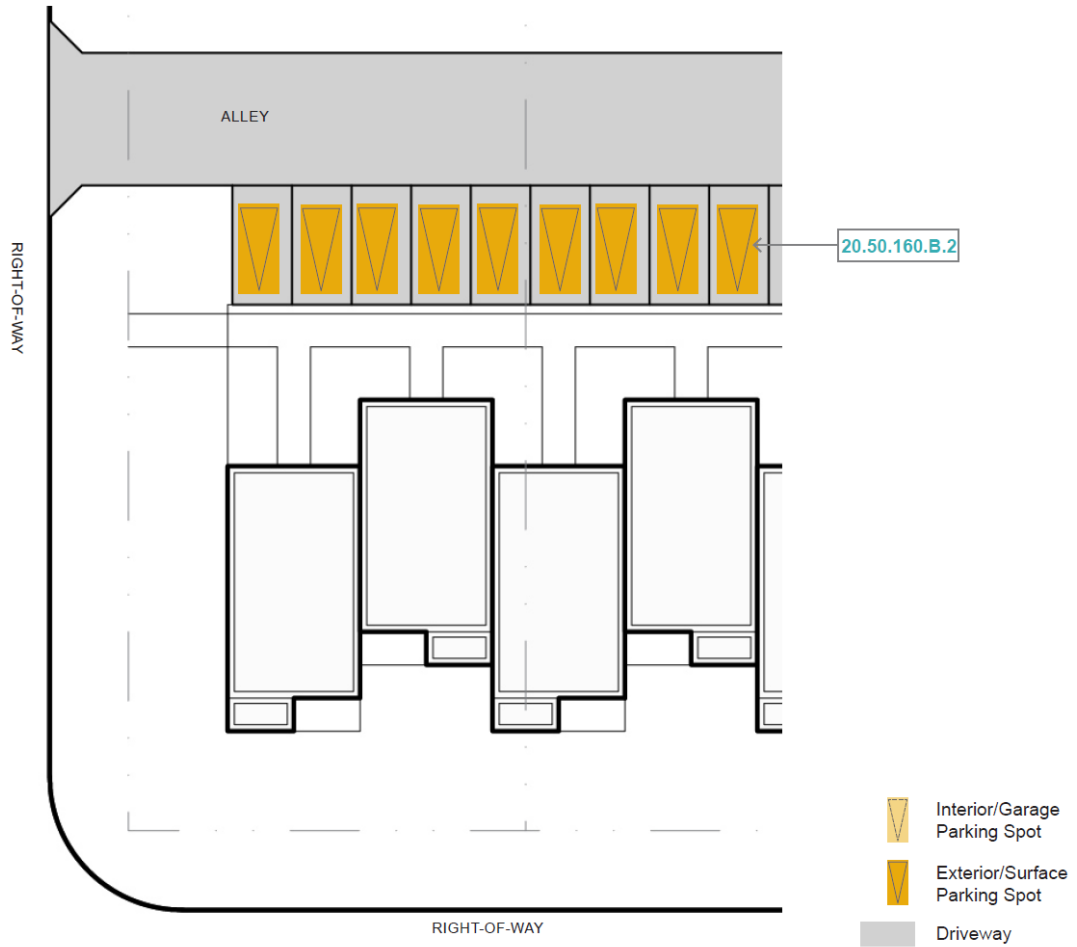


Figure 20.50.140(C): Example of parking location between the building and

the street, which is necessary due to the steep slope.



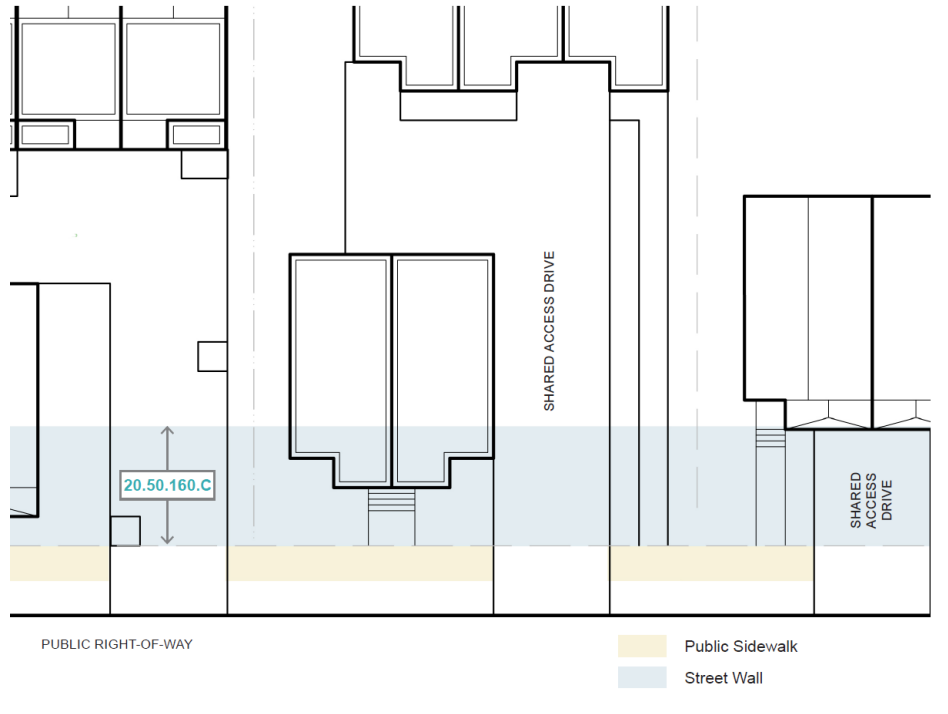
Shared surface parking with alley

Surface Parking Illustration

3. Carports are prohibited.

C. Site Configuration.

At least 40 percent of units within a site shall be located between the front property line and a 25-foot distance from the front property line to create a “street wall” which enhances the streetscape and overall pedestrian experience.

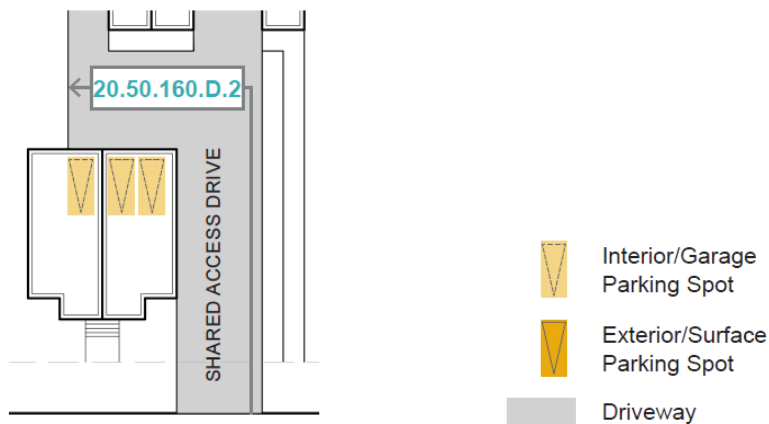


Site Configuration Illustration

D. Site Access and Circulation

1. Vehicle access requirements are contained in the Engineering Development Manual.

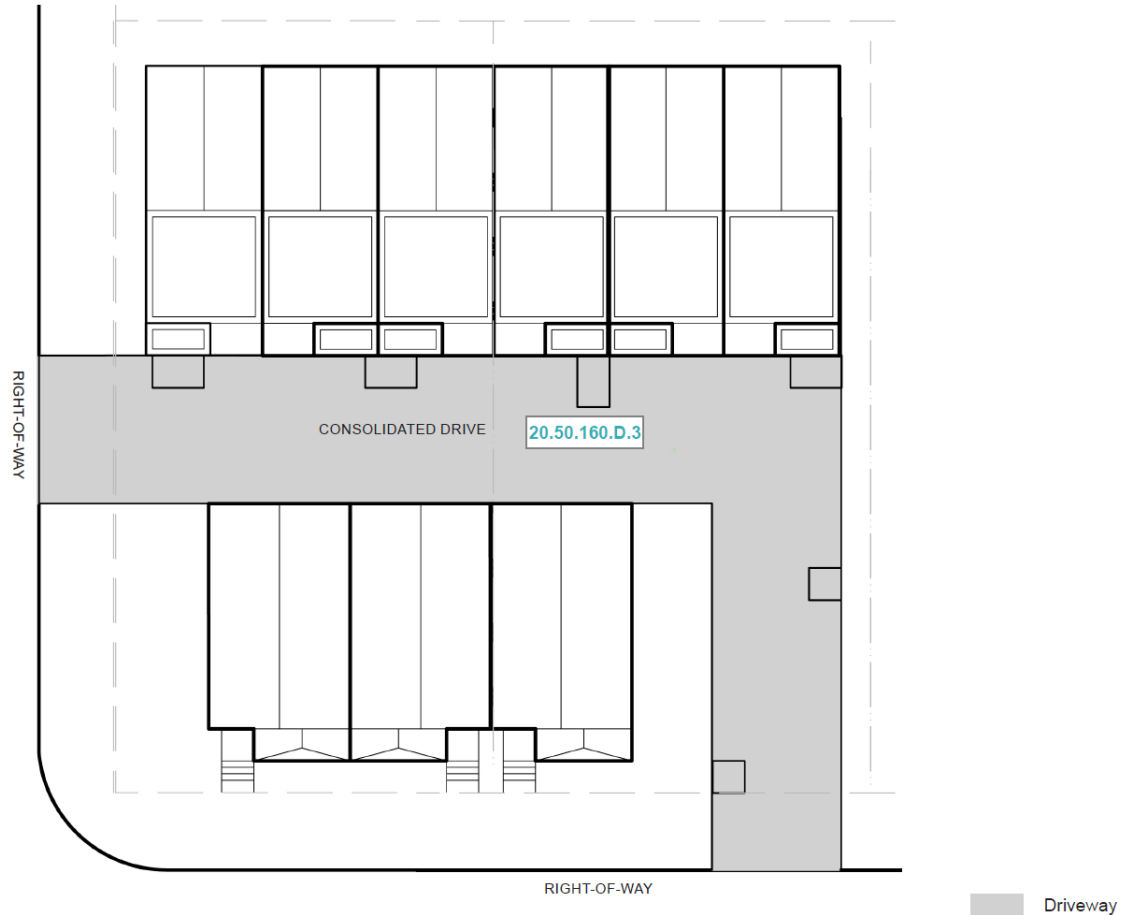
2. On lots with dead-end access drives with a length of 150 feet or greater, measured from the face of curb to the end of the access drive pavement, a turnaround facility shall be provided that meets the standard detail contained in the Engineering Development Manual or, if no standard is provided, the standard detail required by the Public Works Director.



Rear-loaded attached garage, with shared access drive

Dead-end Access Drive Illustration

3. If adjoining lots are being developed concurrently, and are under the same ownership, vehicle access points shall be consolidated. This requirement shall not apply to lots that do not have frontage on the same public right-of-way.



Consolidated Vehicle Access Illustration

4. Each unit shall have onsite pedestrian access to a public sidewalk, and common outdoor space and common parking areas, if provided. For buildings that do not front on the public right(s)-of-way, this requirement shall be considered met if pedestrian access is provided from a public sidewalk to the building(s).

5. Onsite pedestrian access shall comply with one (1) of the following:

a. Onsite pedestrian access shall be separated from vehicular circulation and a minimum of four (4) feet wide. Separated from vehicular circulation means (1) there is at least five (5) linear feet of landscaping between the closest edge of the vehicular circulation area and closest edge of the pedestrian access or (2) separation by a building. For buildings that do not front on the

public right(s)-of-way, this requirement shall be considered met if pedestrian access is provided from a public sidewalk to the building(s); or

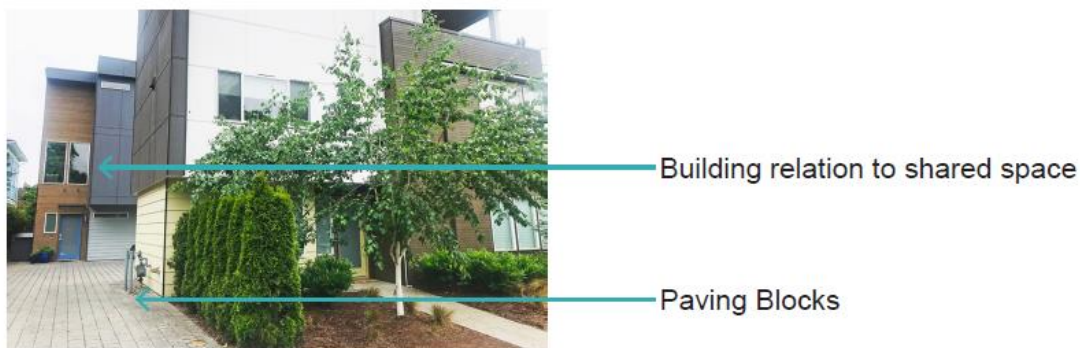
b. Pedestrian access shall be provided through shared-space with onsite vehicle circulation that complies with the following to clearly communicate to all users it is shared-space:

i. Traffic calming elements shall be located on both sides of the shared-space circulation and spaced no more than 25 feet apart. The shared-space circulation shall have at least one (1) of the following elements: trees that meet the minimum replacement tree size per SMC 20.50.360; raised planters a minimum height of three (3) feet and depth and width of two (2) feet; decorative bollards a minimum height of three (3) feet; or any other element the Director determines accomplishes the purpose;

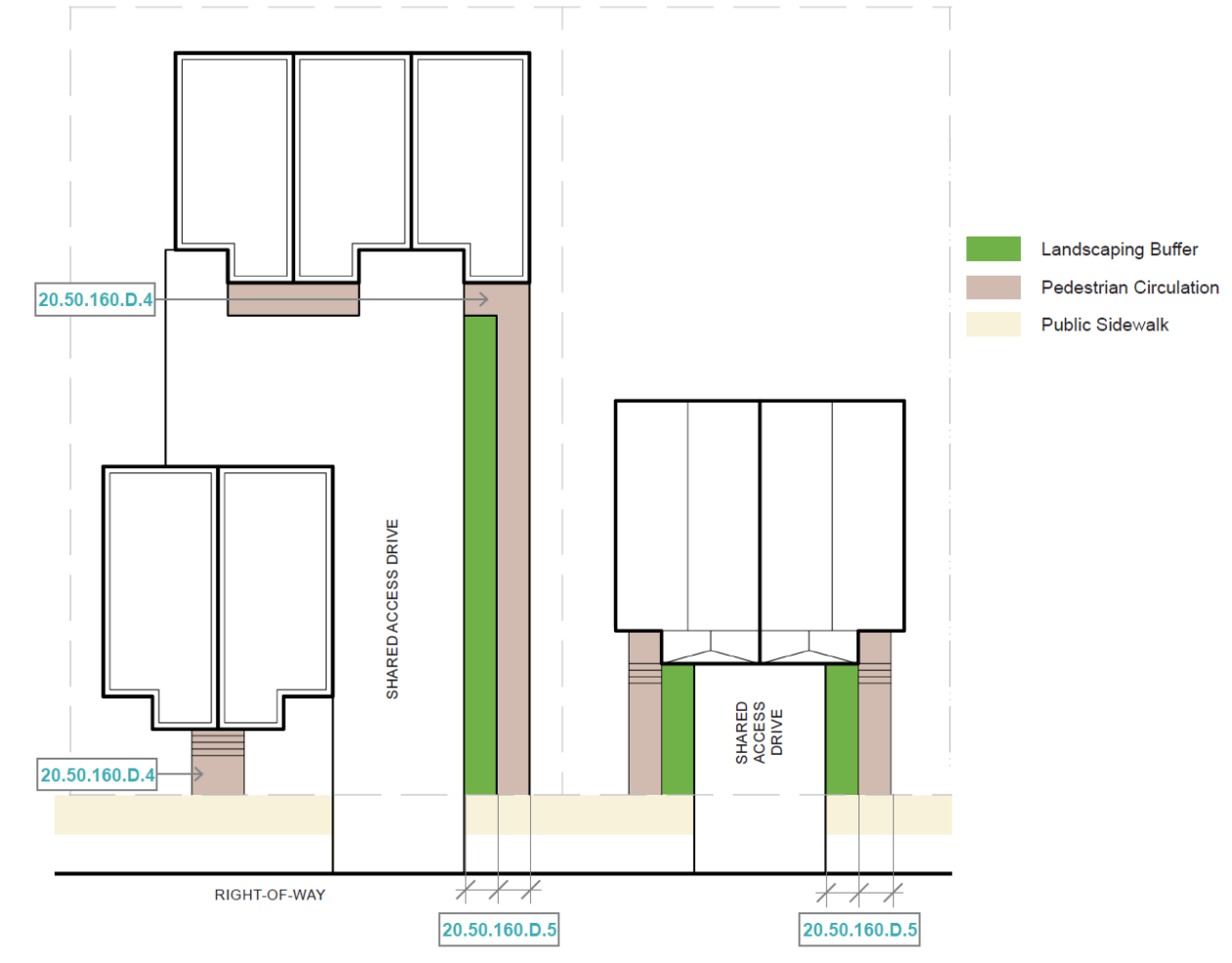
ii. The entire shared-space circulation area shall be constructed with decorative concrete, paving blocks, bricks, or other ornamental paving treatments to clearly indicate the entire surface is intended for pedestrians as well as vehicles;

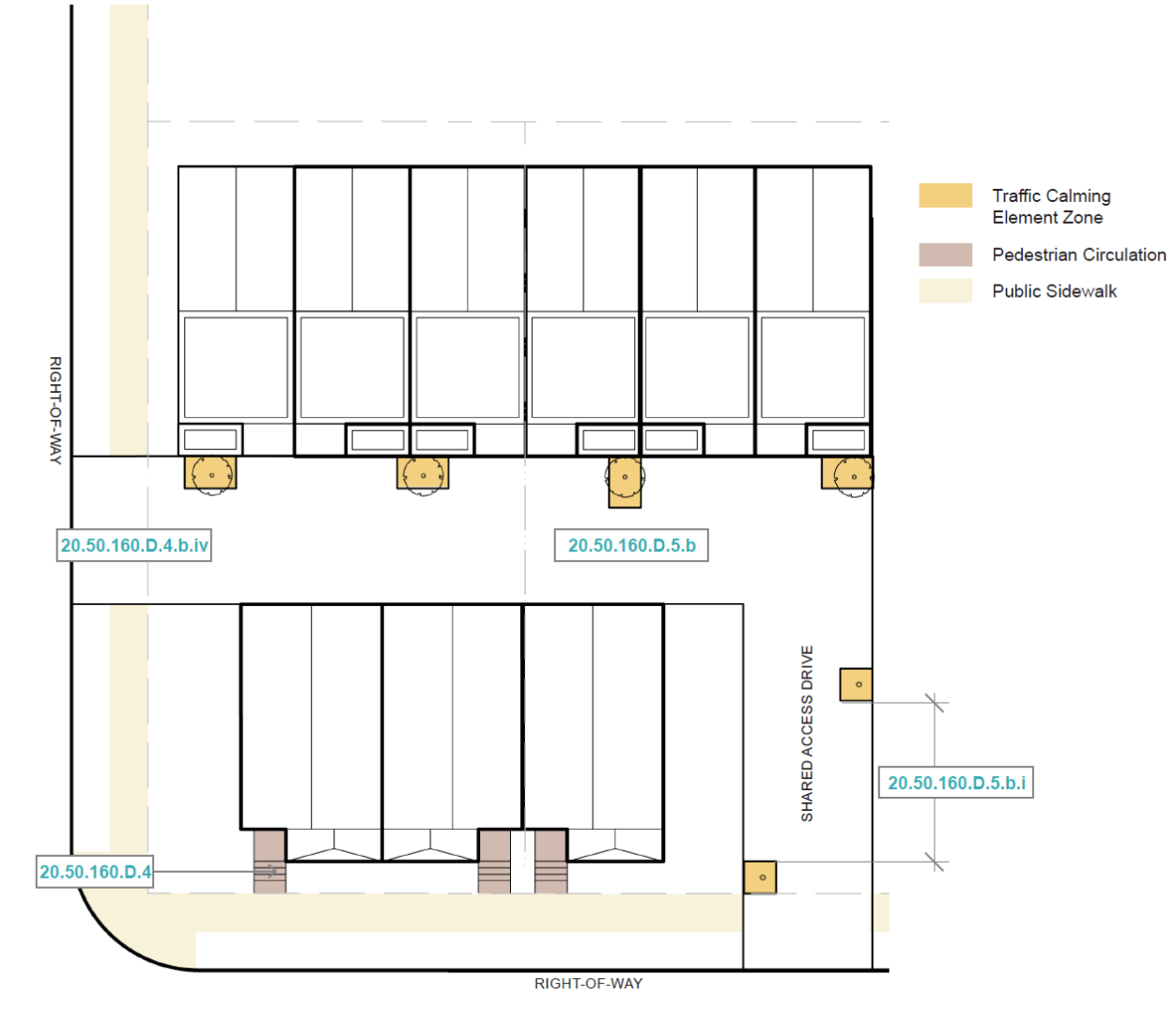
iii. The shared-space shall relate to the building(s) by having elements that allow for informal surveillance, including doors, windows, porches, stoops and balconies oriented towards the shared circulation space; and

iv. The shared-space circulation shall not result in a dead-end when abutting two or more public rights-of-way. It shall provide through access from one public right-of-way to a second public right-of-way.



Building Relationship to Shared-Space Image





Site Access and Circulation Illustrations

~~D.— Avoid parking layouts that dominate a development. Coordinate siting of parking areas, pedestrian connections and open space to promote easily accessible, centrally located open space. Parking lots and access drives shall be lined on both sides with five-foot wide walks and/or landscaping in addition to frontage and landscaping standards.~~

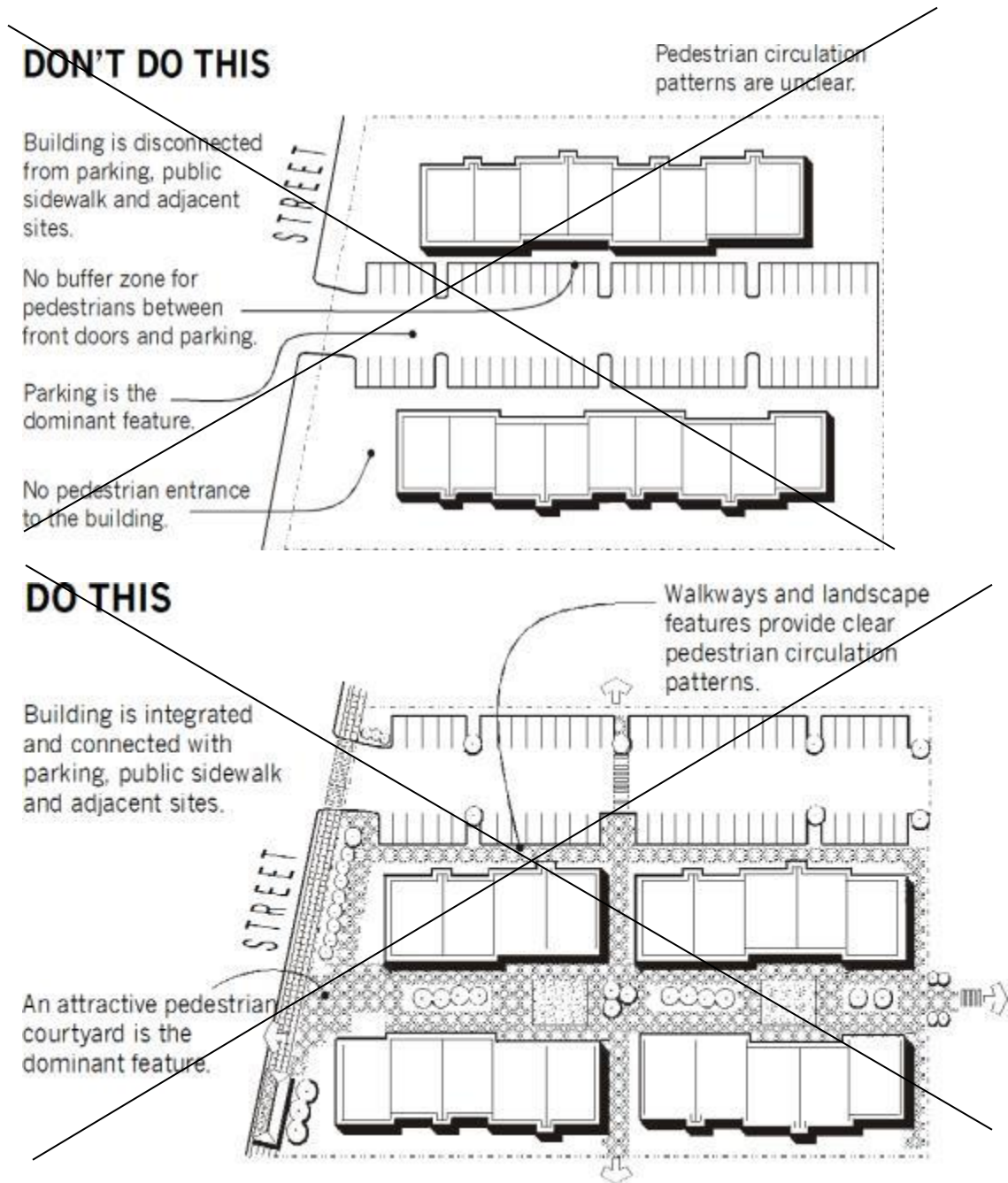


Figure 20.50.140(D): Avoid parking that dominates the site. Encourage parking located behind or on the side of buildings and common open space between buildings.

E. Break large parking areas into smaller ones to reduce their visual impact and provide easier access for pedestrians. Limit individual parking areas to no more than 30 parking spaces.

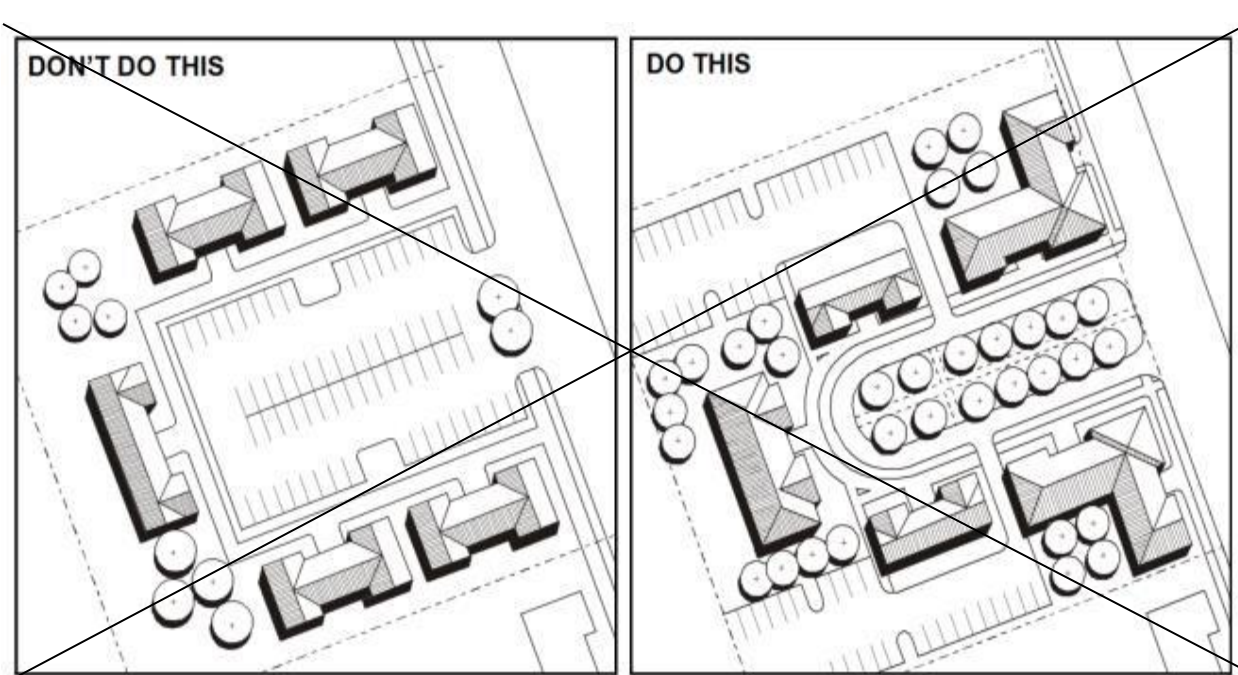
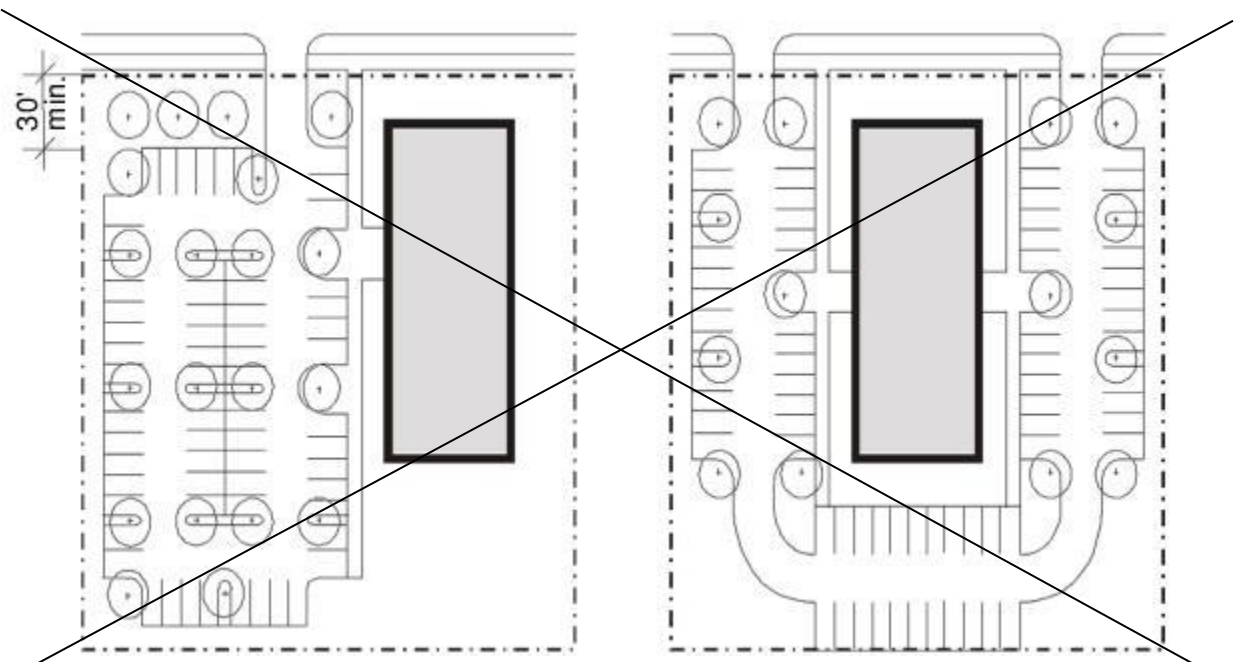


Figure 20.50.140(E): Examples of breaking up parking and siting it behind buildings. Such development creates an attractive open space and avoids the impact of a large central parking lot.

Exception to 20.50.140(E): Surface parking areas larger than 30 parking stalls may be allowed if they are separated from the street by a minimum 30-foot-wide landscaped buffer, and the applicant can demonstrate that a consolidated parking area produces a superior site plan.



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Figure Exception to 20.50.140(E): A consolidated parking scheme (left) with more than 30 spaces may be permitted if it is buffered from the street and produces improvements from a separated parking scheme (right), such as a better open space layout, fewer curb cuts, etc.

F.— Minimize the impact of individual garage entrances where they face the street by limiting the curb cut width and visually separating the garage entrance from the street with landscaped areas. Emphasize pedestrian entrances in order to minimize the garage entrances.

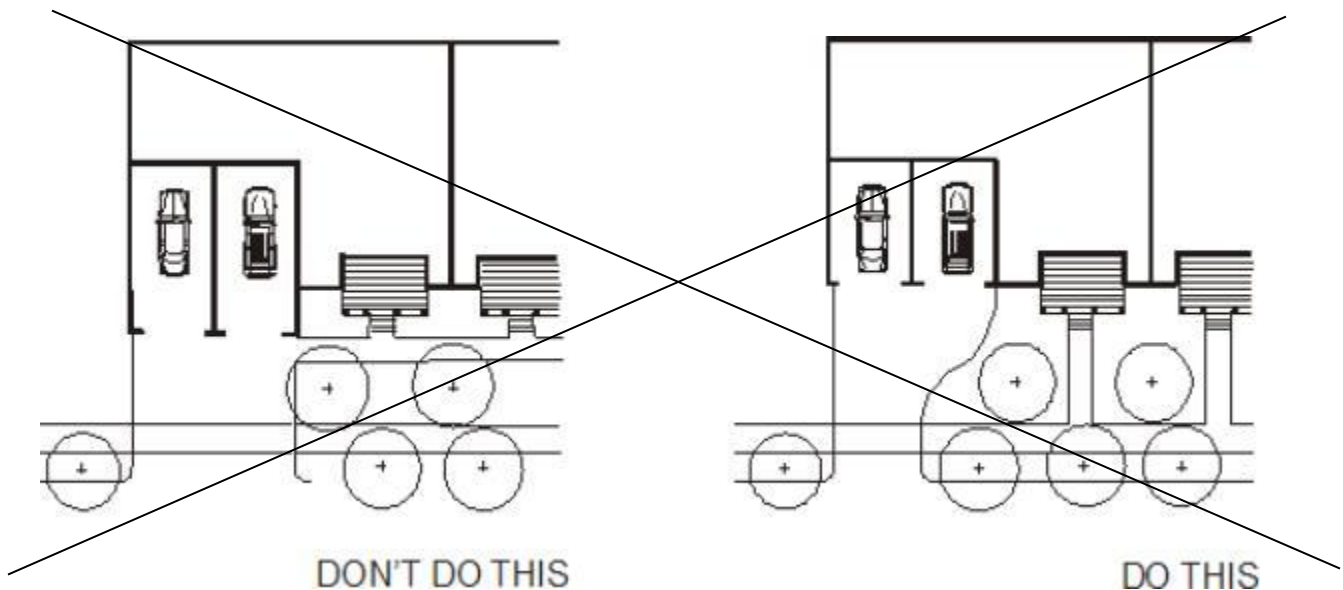


Figure 20.50.140(F), (G): Example of limiting the impact of garage entrances by building them flush with the facade, reducing their width, providing landscaping, and pedestrian access.

G.— Garages or carports either detached from or attached to the main structure shall not protrude beyond the front building facade.

20.50.150 E. Storage space and staging area for the collection of solid waste garbage, recyclables, and compostables – Standards.

Developments shall provide storage space for the collection of garbage, recyclables, and compostables consistent with the City’s current authorized collection company as follows:

1. Developments with nine (9) or fewer units shall comply with one (1) of the following options for providing solid waste storage space and staging area:

a. If the storage space is provided in individual unit garages, the space shall be its own dedicated area and shall not overlap with space needed for required vehicle parking, and staging areas shall comply with one (1) of the following:

i. Solid waste bins shall be placed in the amenity zone if there is adequate area and placement does not conflict with above grade infrastructure or services, including, but not limited to fire hydrants, electrical poles, mailboxes, and street trees; or

ii. Solid waste bins shall be placed within the front setback, provided the area needed to accommodate the bins does not preclude compliance with other codes and standards; or

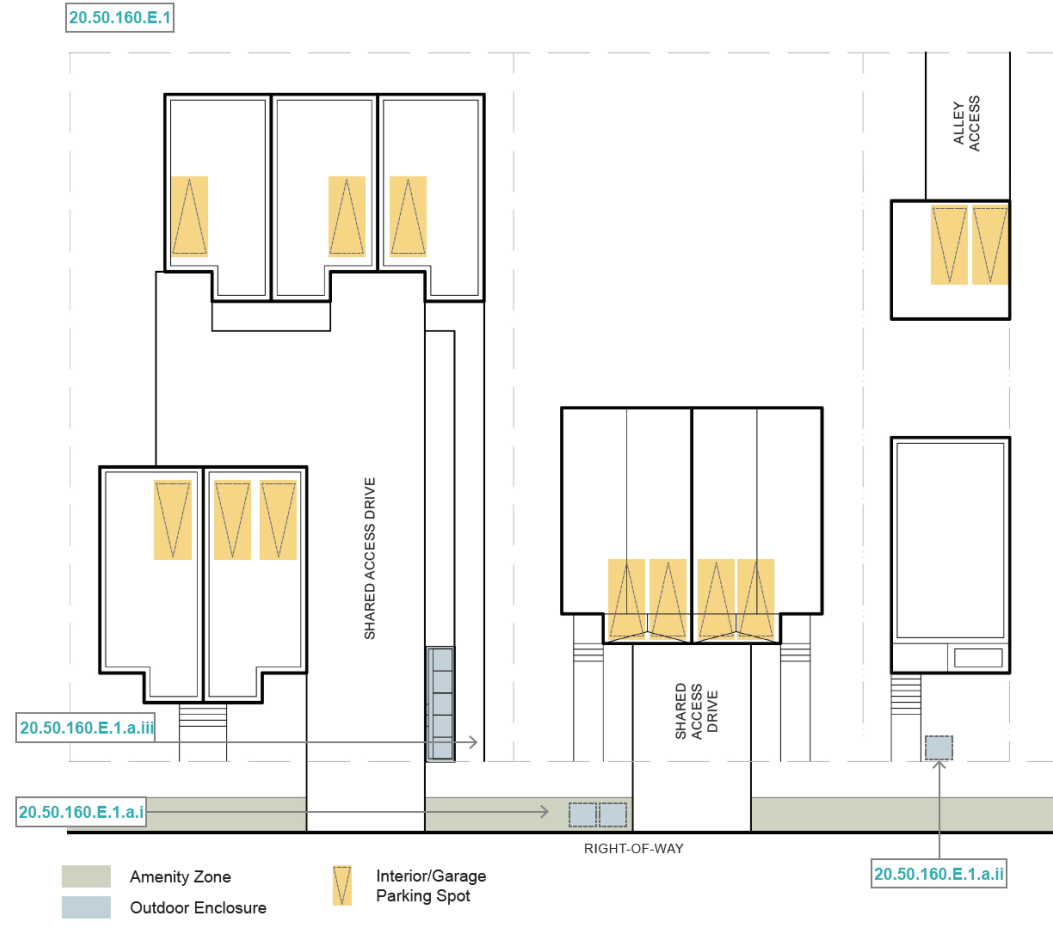
iii. Solid waste bins shall be placed along one side of the access drive, provided placement does not interfere with vehicular access and circulation, and the City's solid waste purveyor provides written confirmation it will service the location of the bins.

b. If the storage space and staging area is provided in a common indoor trash room or room(s) or a common outdoor enclosure or enclosure(s), it shall comply with all the following:

i. Access to and maintenance of the trash room(s) or enclosure(s), and financial responsibility, shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance;

ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s); and

iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened from pedestrian view from the public right(s)-of-way by a solid enclosure such as a fence or wall, or dense landscaping.



Solid Waste Storage and Staging Area Illustration 1

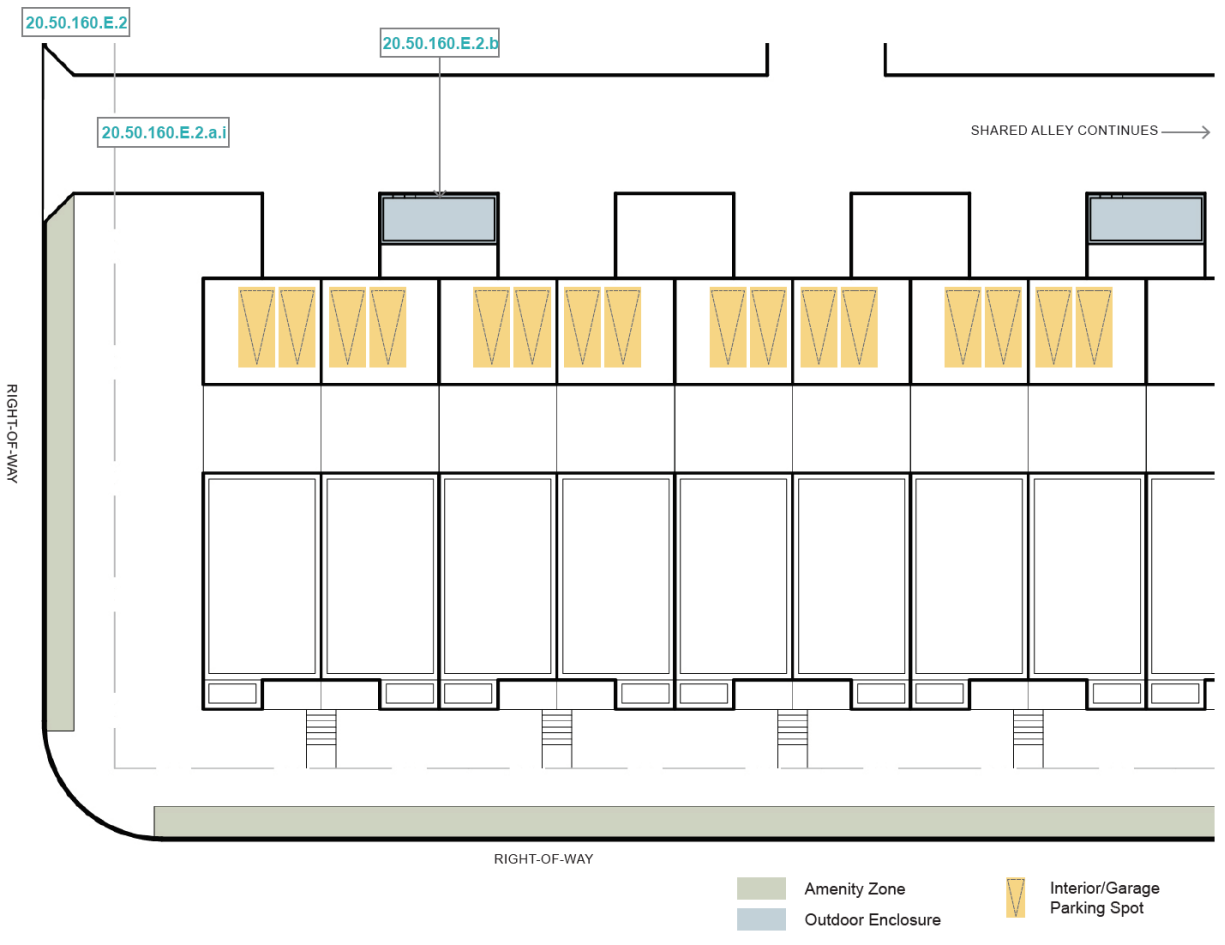
2. Developments with ten (10) or more units shall comply with one (1) of the following options for providing solid waste storage space and a staging area:

- a. If the storage space is provided in the individual unit garages it shall be its own dedicated area and shall not overlap with space needed for required vehicle parking. Staging areas shall abut vehicle access drives, but shall not obstruct vehicle circulation, and shall comply with one (1) of the following:
 - i. The vehicle access shall not dead-end, but provide a through connection to a public right-of-way; or
 - ii. The site shall contain a turnaround that meets the standard detail required by the Public Works Director.
- b. If the storage space and staging area is provided in a common indoor trash room or room(s), or in a common outdoor enclosure or enclosure(s), it shall comply with the following:

i. Access to and maintenance of the trash room(s) or enclosure(s), and billing shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance; and

ii. The City’s solid waste purveyor provides written confirmation it will service the location of the trash room(s); and

iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened.



Solid Waste Storage and Staging Area Illustration 2

~~A. Garbage, recyclables, and compostables receptacles shall be completely stored inside or screened outside unit garages without obstructing parking or vehicle movements. Alternatively, receptacles can be placed in common containers that are completely screened and covered from weather and that meet the collection service requirements for access. Receptacle enclosures shall not be located between buildings that front on streets and rights-of-way.~~

BF. Accessory Structures.

1. Shipping containers are ~~not allowed~~ prohibited.

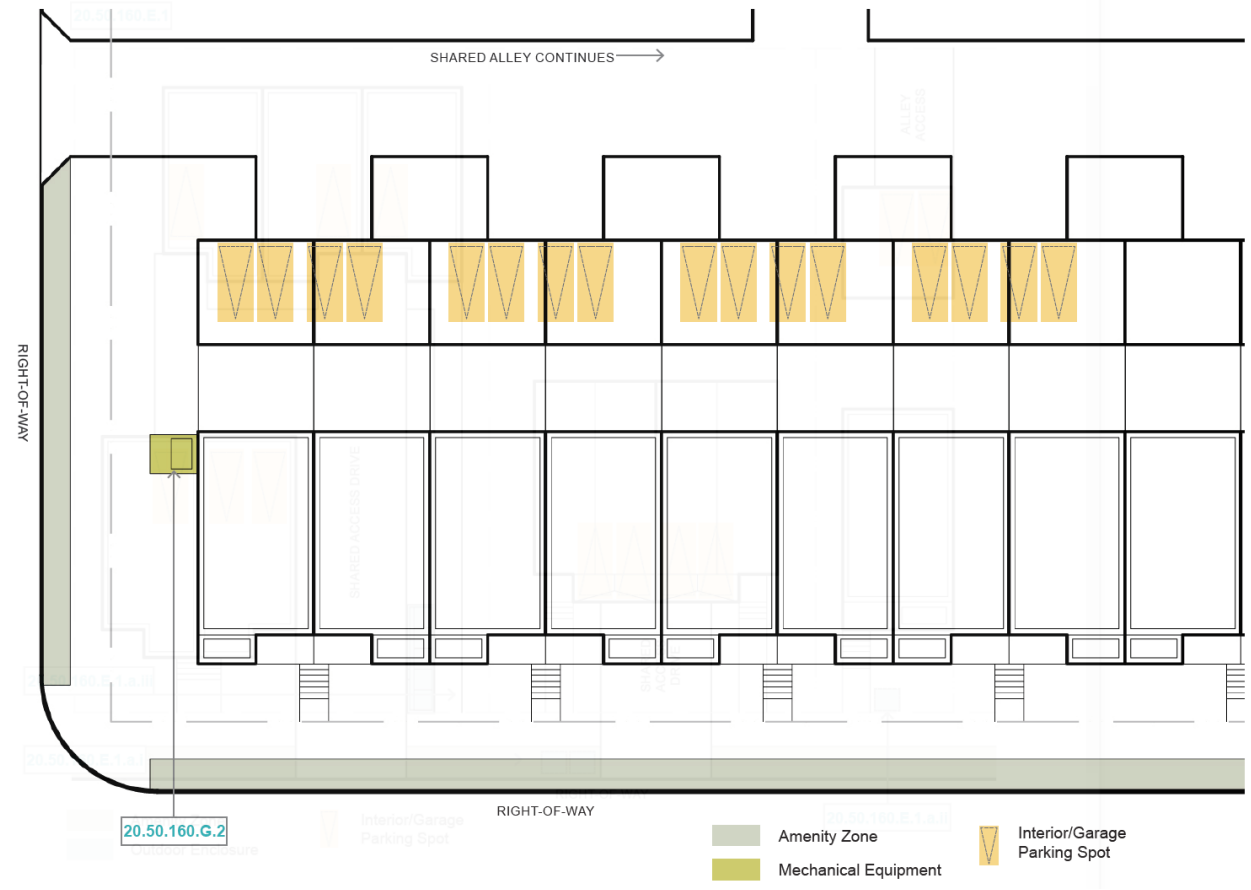
G. Utility and Mechanical Equipment

1. Mechanical and utility equipment shall be located and designed to minimize its visibility by the public. Preferred locations are off alleys; access drives; within, atop, or under buildings; underground; or other locations away from the public right-of-way. Equipment shall not intrude into required pedestrian areas.

2. Ground-mounted mechanical equipment shall be fully enclosed within an opaque fence or wall, or it shall be screened with dense landscaping from pedestrian view from the public right-of-way. Chain-link fencing with slats is prohibited.

3. All exterior building-mounted mechanical equipment, with the exception of solar collectors or wind power generating equipment, shall be screened from pedestrian view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells, clerestories, equipment rooms, materials and colors.





Utility and Mechanical Equipment Illustrations

20.50.160 H. Open Outdoor space – Standards.

1. Parcels with nine (9) or fewer units shall comply with one (1) of the following requirements:

a. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:

i. No single outdoor space to be counted as part of this requirement shall be less than 50 square feet with no dimension less than six lineal (6) feet;

ii. Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director; and

iii. The private outdoor space shall be directly accessible from the associated unit.

b. Each development shall provide a minimum of 800 square feet of common outdoor space, whichever is greater, that complies with all of the following standards:

i. No dimension shall be less than ten (10) lineal feet.

ii. Common outdoor space includes rooftop decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.

iii. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:

A. A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;

B. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and

C. Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")

The common outdoor space shall be accessible to all residents of the development.

2. Parcels with ten (10) or more units shall comply with all of the following requirements:

a. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:

i. No single outdoor space to be counted as part of this requirement shall be less than 50 square feet with no dimension less than six lineal (6) feet;

ii. Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director; and

iii. The private outdoor space shall be directly accessible from the associated unit.

b. Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater, that complies with all of the following standards:

i. No dimension shall be less than ten (10) lineal feet.

ii. Common outdoor space includes rooftop decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.

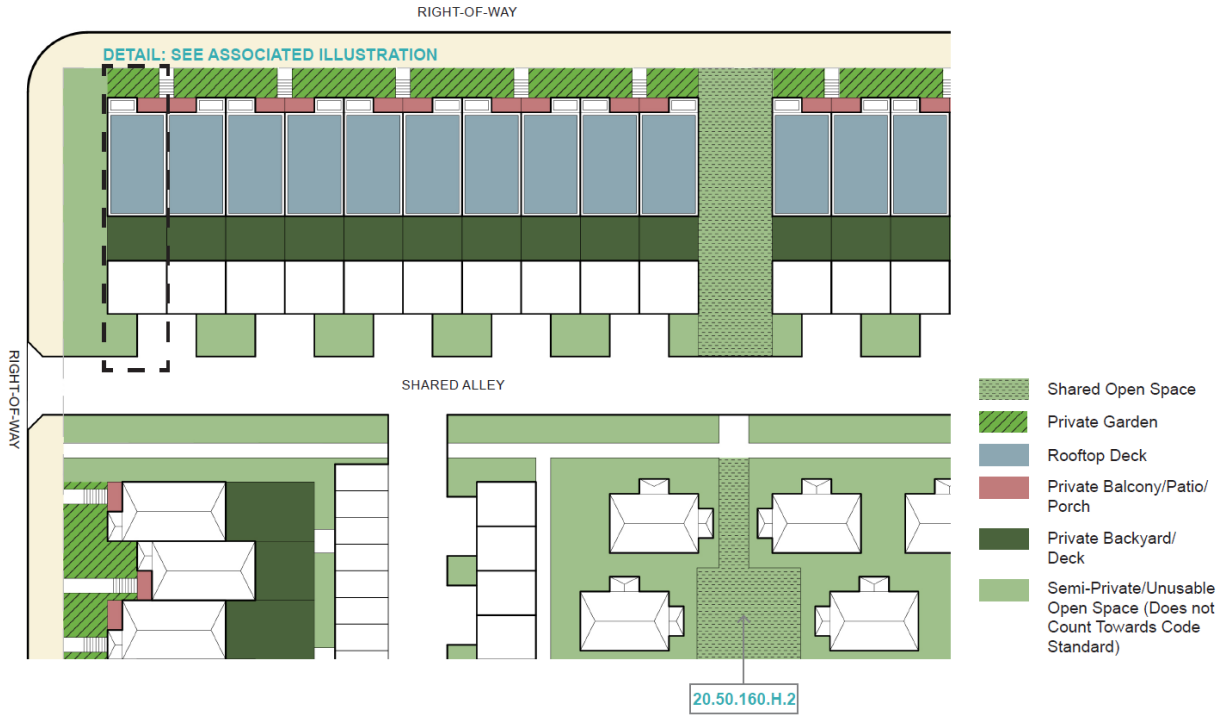
iii. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:

A. A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;

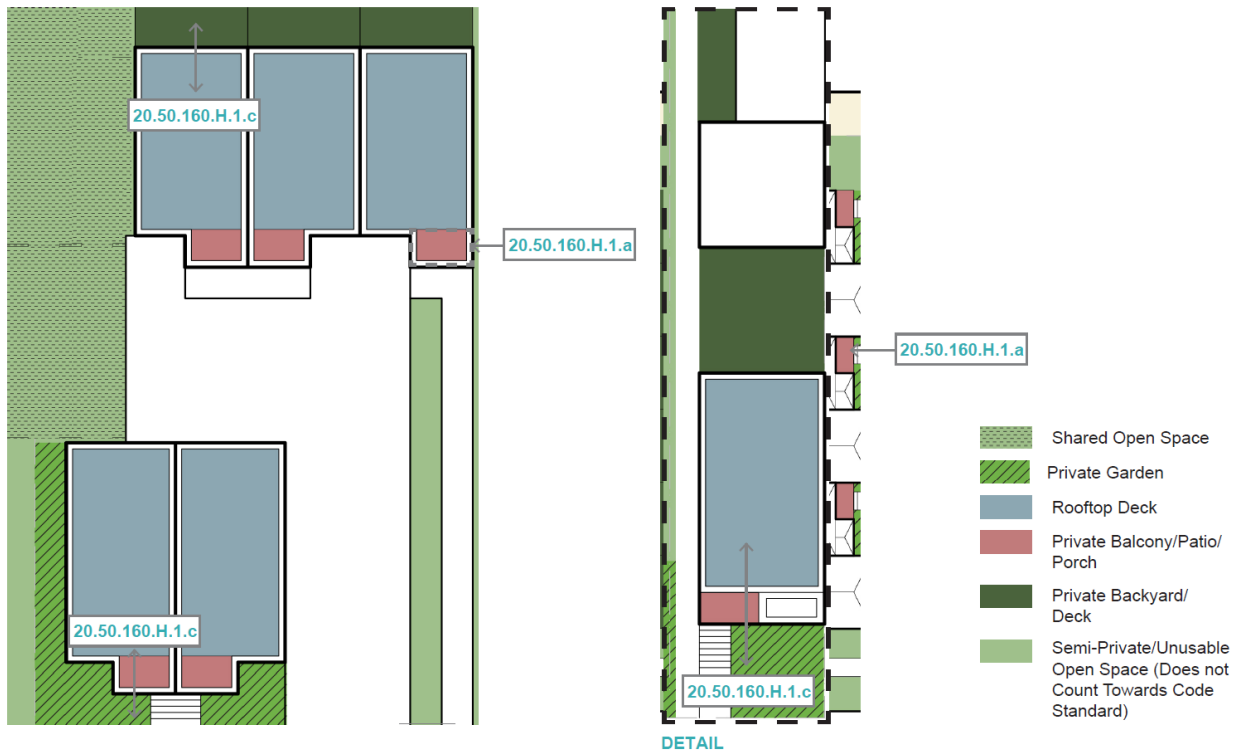
B. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and

C. Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")

The common outdoor space shall be accessible to all residents of the development.



Open Space Illustration 1



Open Space Illustration 2



20.50.160.H.2

Common Garden



20.50.160.H.2

Private Patio



20.50.160.H.2

Common Rooftop
Open Space



20.50.160.H.2

Private garden



20.50.160.H.2

Common Pedestrian
Walkway



20.50.160.H.2

Private Balcony

Open Space Images

I. Façade Landscaping.

As required by SMC 20.50.485, façade landscaping shall be provided on any building façade facing a public right-of-way.

~~A.— Multifamily developments shall provide on-site common recreational open space areas as follows:~~

~~— Minimum 170 square feet per three or more bedrooms unit;~~

~~— Minimum 130 square feet per two bedrooms unit; and~~

~~— Minimum 100 square feet per studio or one bedroom unit.~~

~~— On-site recreational open space areas shall be centrally located, and visibly accessible from dwelling units and sited away from arterial streets and parking areas, with a grade and surface suitable for their intended use, and have a smallest dimension (width) of minimum 20 feet (except for trail segments).~~

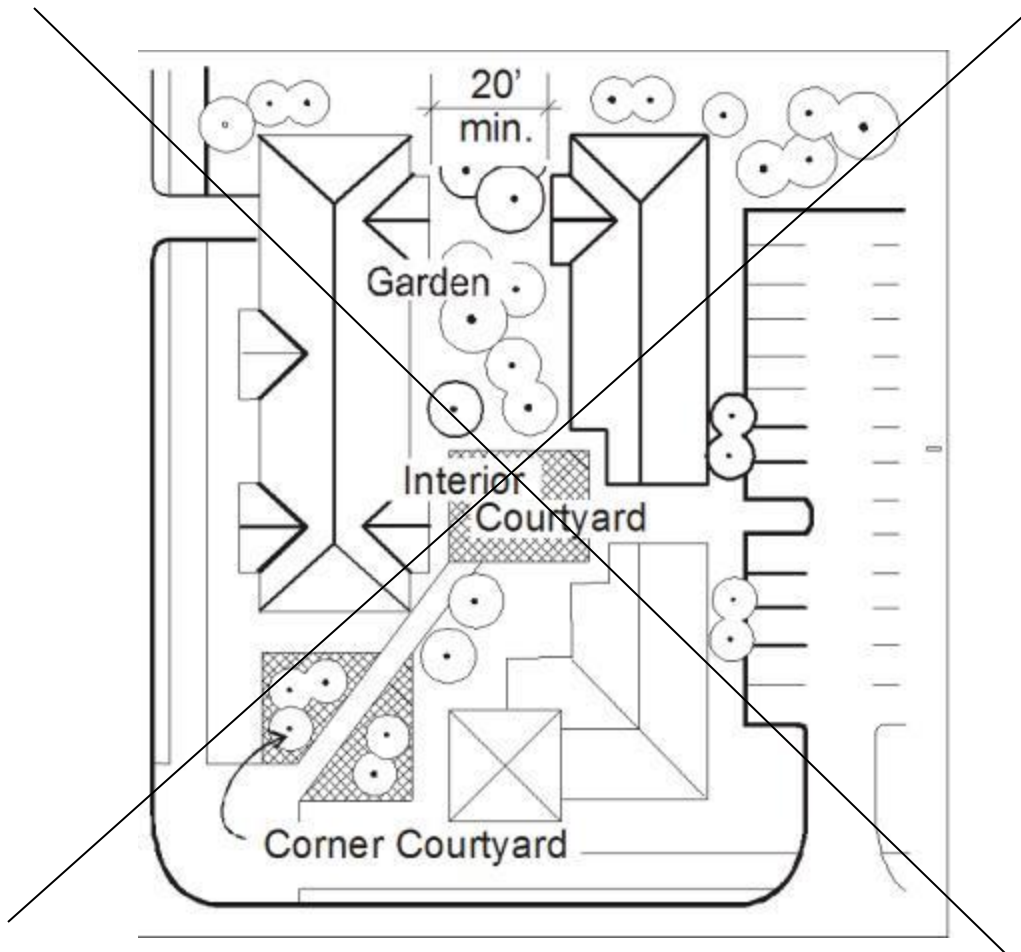


Figure 20.50.160(A): Usable outdoor open space can be created by careful siting buildings and appropriate landscape design.

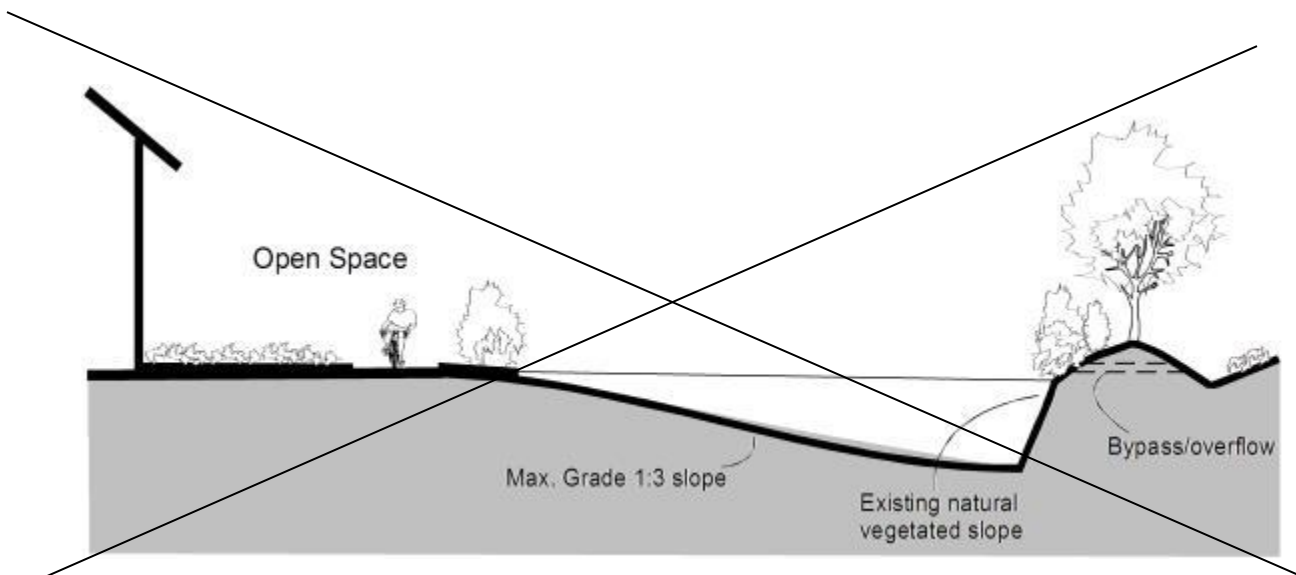
Exception 20.50.160(A)(1): Indoor recreation areas may be credited towards the total recreation space requirement, when the City determines that such areas are located, designed and improved in a manner which provides suitable recreational opportunities. Senior and special needs housing may include social areas, game and craft rooms, and other multipurpose entertainment and educational areas as part of their required recreational space.

Exception 20.50.160(A)(2): Private yards, patios, balconies or roof decks may be credited towards the total recreation space requirement, when the City determines that such areas are located, designed and improved in a manner which provides suitable recreational opportunities. Private yards or patios shall have a minimum area of 100 square feet and a minimum dimension of 10 feet. Balconies and roof decks shall have a minimum area of 50 square feet and a minimum dimension of six feet.

Exception 20.50.160(A)(3): Stormwater runoff tracts may be credited for up to 50 percent of the on-site recreation space requirement, subject to the following criteria:

1. The stormwater runoff tract is dedicated or reserved as a part of a recreation space tract;

- 2. ~~The detention pond shall be constructed to meet the following conditions:~~
 - a. ~~The side slope of the stormwater facilities shall not exceed grade 1:3 (one vertical to three horizontal) unless slopes are existing, natural and covered with vegetation,~~
 - b. ~~Any bypass system or an emergency overflow pathway shall be designed to handle flow exceeding the facility design and located so that it does not pass through active recreation areas or present a safety hazard,~~
 - c. ~~The stormwater facilities shall be landscaped in a manner to enhance passive recreation opportunities such as trails and aesthetic viewing, and~~
 - d. ~~The stormwater facilities shall be designed so they do not require fencing pursuant to the Stormwater Manual.~~



~~Figure Exception to 20.50.160(A)(2) and (3): Example of stormwater facility design which does not require fencing.~~

~~B. All multifamily developments, excluding age restricted senior citizen housing, shall provide tot/children play areas within the recreation space on-site, except when facilities are available within one-quarter mile that are developed as public parks or playgrounds and are accessible without crossing of arterial streets.~~

~~—If any play apparatus is provided in the play area, the apparatus shall meet consumer product safety standards for equipment, soft surfacing and spacing, and shall be located in an area that is:~~

- 1. ~~At least 400 square feet in size with no dimension less than 20 feet; and~~
- 2. ~~Adjacent to main pedestrian paths or near building entrances.~~

~~C. Recreation areas shall be connected by trail or walkway to any existing or planned public park, open space or trails on adjoining properties.~~

20.50.170 Pedestrian circulation and safety – Standards.

~~A.— Provide direct pedestrian access from building entries to public sidewalks, other buildings, on site open space, and parking spaces. Connect buildings in multifamily complexes such as courtyard bungalows with sidewalks or paved paths. Illuminate these areas with at least two foot-candles of light.~~

~~B.— Avoid site configurations with entrapment areas such as dead-end exterior spaces or pathways where a pedestrian could be trapped by an aggressor.~~

~~C.— Ensure that the site and buildings provides site lines that allow observation of outdoor spaces by building occupants. Site buildings so that windows, balconies and entries overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.~~

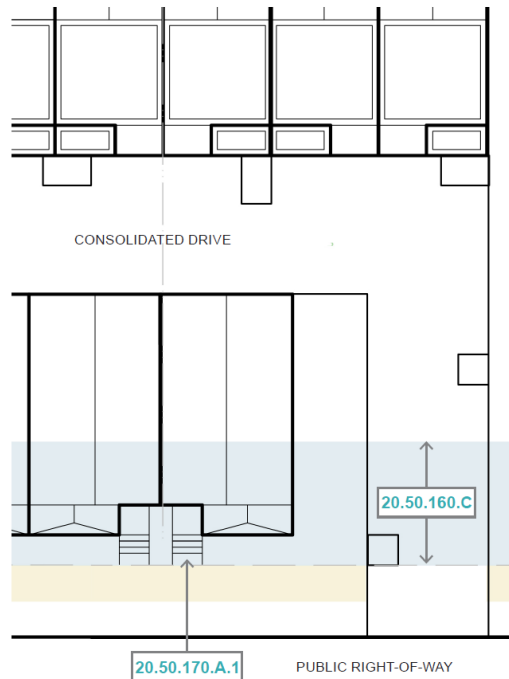
~~D.— Ensure that building entries are visible from the street or, if this is not possible, from other buildings and primary pedestrian routes. Illuminate building entries with at least four foot-candles of light.~~

~~E.— Avoid tall opaque fences, hedges or other visual obstructions that allow an aggressor to hide. Choose plant materials in open areas that allow pruning so that site lines are maintained between three feet, six inches and six feet in height. Dense screening may be allowed where there is no danger of creating a place to hide.~~

20.50.1870 Building design – Building orientation and scale – Standards.

A. **Building Orientation** ~~To the maximum extent feasible, primary facades and building entries shall face the street.~~

1. Each unit with right-of-way frontage shall have its primary entry oriented toward the right-of-way.



Primary Entry Illustration

2. Buildings with frontage on multiple public rights-of-way are only required to have the primary entry oriented towards one public right-of-way. Which right-of-way the entry shall be oriented towards shall be determined by the Director. The Director shall take into consideration site-specific and project-specific factors such as right-of-way classification, lot orientation and site configuration in making this determination.

B. Building Modulation, Massing and Articulation ~~The main building entrance, which is not facing a street, shall have a direct pedestrian connection to the street without requiring pedestrians to walk through parking lots or cross driveways.~~

1. Each unit shall have a covered entry or porch with weather protection at least 30 square feet with a minimum width of six (6) feet and minimum depth of four (4) feet.

2. Each building shall incorporate variation by using at least three (3) of the following elements on the front façade:

a. Variations in the setback of the façade of the building by at least four (4) feet between adjoining units;

b. Diminishing upper floors (gross floor area of third story is smaller than the gross floor area of the lower stories). To meet this requirement, the building wall shall be stepped back a minimum of two (2) feet with a minimum width of eight (8) feet. Balconies that are covered but not fully enclosed and meet the minimum dimensions specified shall be considered a diminished upper floor;

c. Changes in roofline at intervals not greater than 40 feet in continuous length, such as variations in roof pitch, overhangs, projections, or extended eaves;

d. Balconies (excluding Juliet balconies) on the façade of the building that have a minimum depth of six (6) feet between the building wall and the balcony railing; at least 50 percent of the units shall have a balcony;

e. Garage door entrance(s) for vehicles located at the side or rear of buildings;

f. Dormers (at least three (3) feet wide); at least 50 percent of the units shall have dormers;

g. Living green wall minimum of 100 square feet;

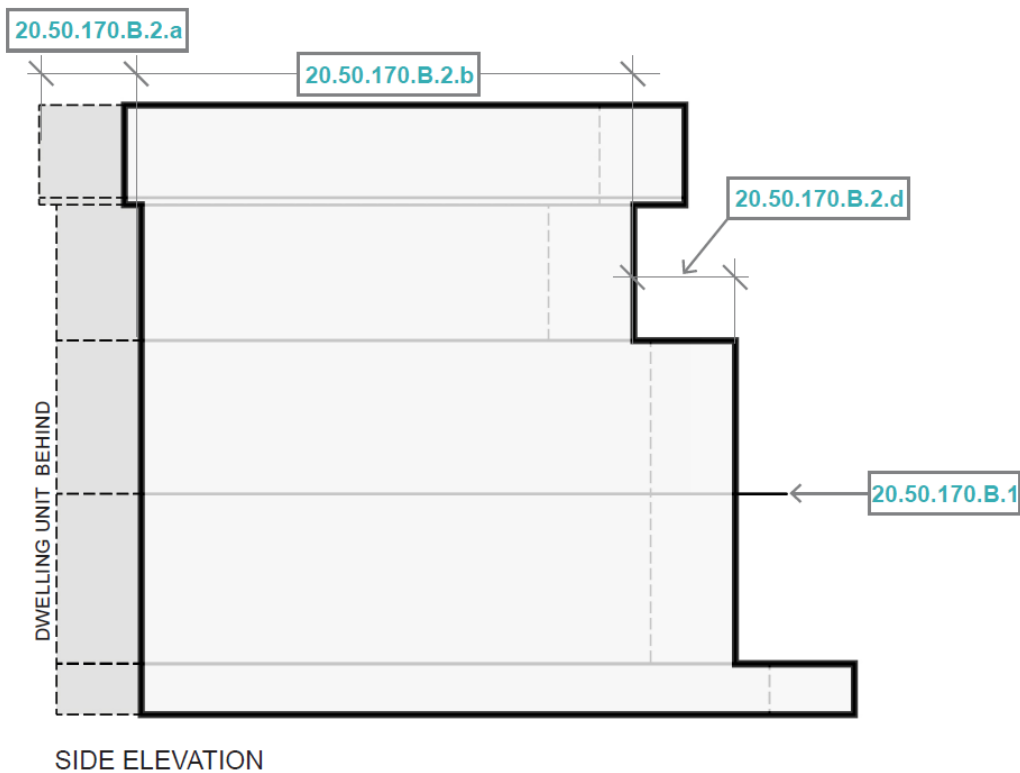
h. A façade with at least 40 percent fenestration and/or landscaping, 50 percent of which shall be fenestration;

i. Trim that is a minimum of 0.75 inches deep and 3.5 inches wide to mark roof lines, windows, and doors on all public right-of-way facing facades;

j. Other variation techniques that meet the purpose of the section as approved by the Director.



Building Modulation, Massing and Articulation Illustration 1



Building Modulation, Massing and Articulation Illustration 2

3. Building Facades. Building facades shall comply with all of the following:

- a. Public right-of-way facing facades shall consist of at least 30 percent fenestration and/or landscaping.

b. All other façades shall consist of at least 15 percent fenestration and/or landscaping.

c. The façade area is measured vertically, top to bottom, and horizontally edge-to-edge as illustrated in Illustration 3.

d. For purposes of calculation, the square footage of landscaping shall be measured at the size it will be at installation, not maturity.

e. Blank walls (building façade sections without fenestration or covered by landscaping) greater than 20 feet in length are prohibited.



Building Modulation, Massing and Articulation Illustration 3: Illustration of No Blank Façade. The façade facing the right-of-way measures 650 square feet. The façade depicted has 235 square feet of fenestration and landscaping, which is 36 percent of the façade, meeting the requirement.



Building Modulation, Massing and Articulation Images

4. Public right-of-way-facing garages shall comply with the following standards:

a. The maximum combined garage door width facing the public right-of-way shall be 50 percent or less of the total building width. If the solid waste storage space is provided within each individual unit garage, then the width in the garage needed to accommodate this storage shall be excluded from the maximum 50 percent calculation;

b. The garage(s) shall be recessed a minimum of one foot behind the front façade; and

c. The access from the public right-of-way shall comply with the requirements of the Engineering Development Manual.



Public Right-of-Way Facing Garage Illustration

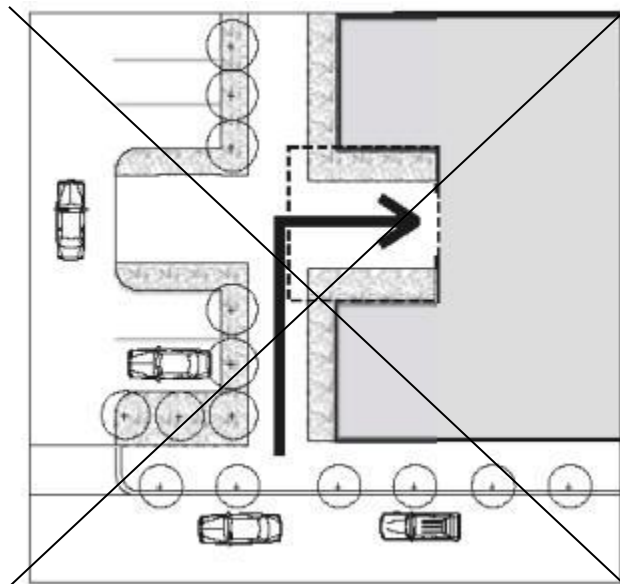


Figure 20.50.180(B): Example of connection of building entrance which is not located on a street but has a clear pedestrian walkway to it.

C. Building Materials

Materials and colors shall comply with the following:

1. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below siding materials, unless they are used as architectural features.

2. Architectural elements, such as trim, shall be of a color that provides contrast to the surrounding, dominant material color(s).

3. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, and plywood or T-111 siding are prohibited. Uncoated zinc and copper are prohibited.



Building Materials Images

~~C. Break large buildings into smaller components to reflect the character and scale of surrounding neighborhood through repetition of roof lines, patterns of door and window placement, and use of the characteristic entry features.~~



Figure 20.50.180(C): Stepping repeating elements such as entry porches help large buildings fit better with adjacent single-family neighborhoods.

D.— Break up a contiguous building facade facing the street or single-family zone (longer than 50 feet) by providing building elements, such as embellished entrances, courtyards, bays, balconies and other architectural elements dividing the facade visually. The maximum wall length without modulation shall be 30 feet.

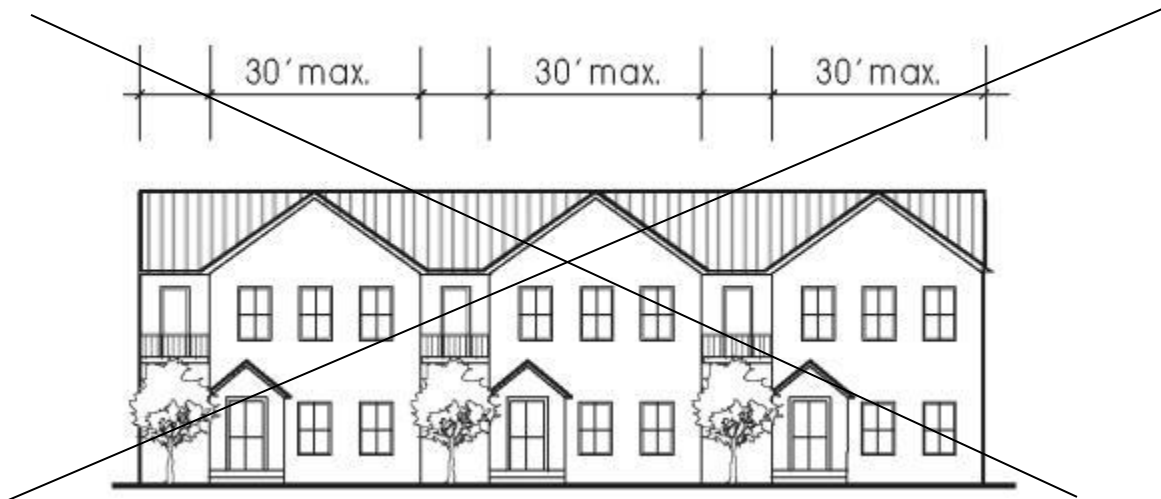


Figure 20.50.180(D): Example of articulation of facades that can help break down the scale of large buildings.

E.— Break up the scale of large buildings by providing roofline variation on rooflines exceeding 60 feet. Roofline variation shall be achieved using one or more of the following methods:

- 1.— Vertical offset in ridge line;
- 2.— Horizontal offset in ridge line;

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- 3.— Variations in roof pitch;
- 4.— Gables;
- 5.— Dormers.

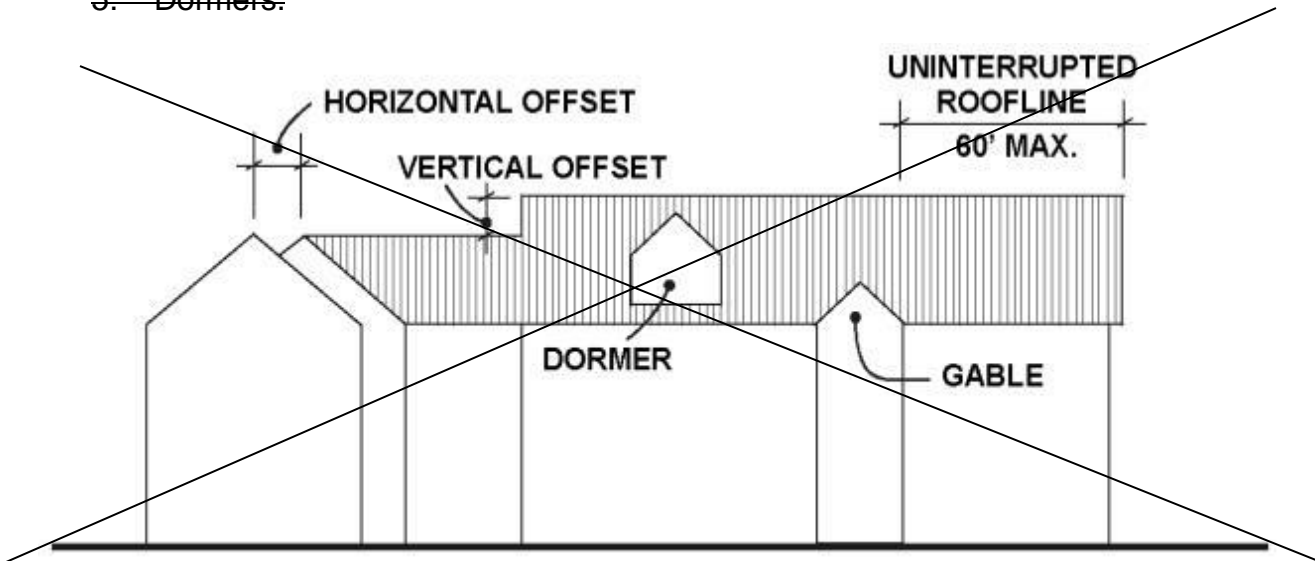


Figure 20.50.180(E): Examples of roofline variation techniques.

20.50.190 Exterior materials – Standards.

A.— Building exteriors shall be constructed from quality and durable materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.

B.— The “blank” wall shall be articulated in one or more of the following ways:

- 1.— Installing a vertical trellis in front of the wall with climbing vines or planting materials.
- 2.— Providing a landscaped planting bed at and five feet wide in front of the wall with plant materials that can obscure at least 50 percent of the wall’s surface within three years.
- 3.— Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.
- 4.— Other equivalent method that provides for enhancement of the wall.

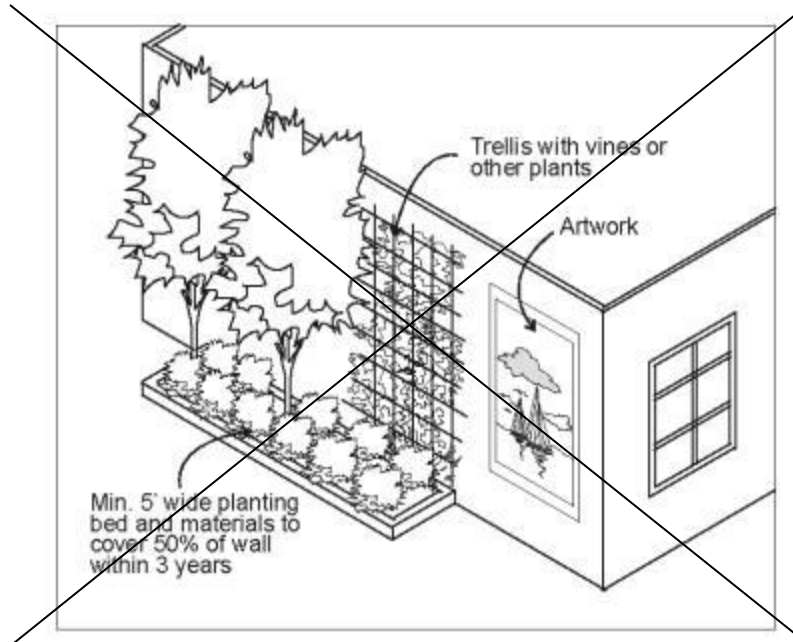


Figure 20.50.190(B): Examples of “blank” wall treatment.

20.50.200 Facade elements – Standards.

A.— All new multifamily residential building facades shall feature at least three of the following design features:

- 1.— Multiple rooflines or gables (beyond what is required in SMC 20.50.180(C)).
- 2.— Windows and door treatment which embellishes the facade.
- 3.— Porches.
- 4.— Unique facade treatment, such as decorative materials, trellis, arcade and other design elements.
- 5.— Dormers or fascia boards (at least 10 inches wide).
- 6.— Bay windows.

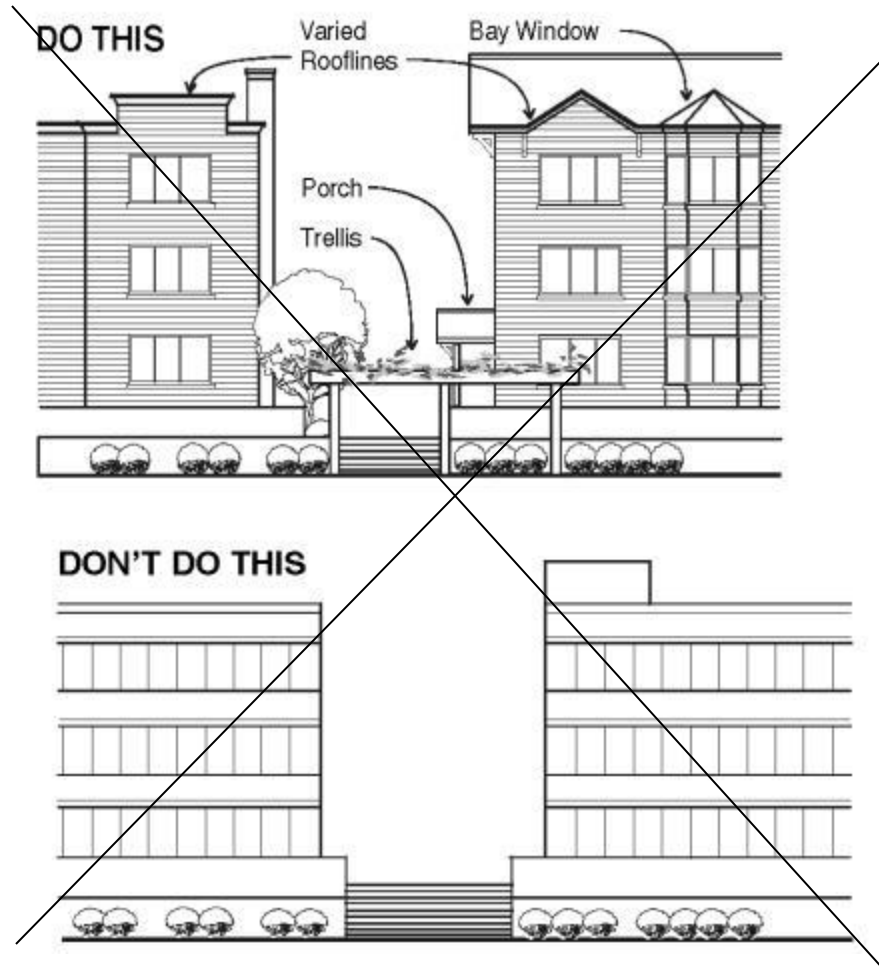


Figure 20.50.200(A): These two projects point out the importance of architectural elements. They are essentially the same building envelope except that the upper example employs varied roof lines, window details, facade articulation, a trellis, chimneys, entry details and other features that reduce the “visual bulk” impact of the facade.

20.50.205180 Outdoor Lighting – Standards.

A. **Light Trespass Standard.** All light sources, such as a lamp or bulb, shall be shielded within a fixture, and fixtures shall be located, aimed or shielded to prevent direct so as to minimize stray light trespassing across property lines. The light source (lamp or bulb) in a fixture installed on a property and visible from any residential property must be shielded such that the light source is not directly visible from that property.

B. Onsite pedestrian pathways shall be illuminated with at least two foot-candles of light.

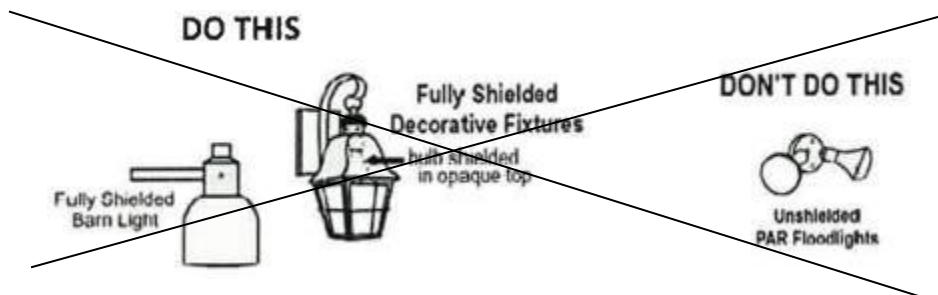
C. Building entries shall be illuminated with at least four foot-candles of light.

BD. Prohibited Lighting. The following types of lighting are prohibited:

1. Outdoor floodlighting by floodlight projection above the horizontal plane;
2. Search lights, laser source lights, or any similar high intensity light; and
3. Any flashing, blinking, rotating or strobe light illumination device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel.

Exemptions:

- ~~1. Lighting required for emergency response by police, fire, or medical personnel (vehicle lights and accident/crime scene lighting).~~
- ~~21. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code Section 321 (Lighting) of the International Swimming Pool and Spa Code, or Chapter 246-260 WAC, as applicable.~~
- ~~32. Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.~~
- ~~43. Holiday and event lighting (except for outdoor searchlights and strobes).~~
- ~~5. Sports and field lighting.~~
- ~~64. Lighting triggered by an automatic emergency or security alarm system.~~



Examples of Fixtures

20.50.240190 Fences and walls – Standards.

A. Front yard. Fences and walls located within the required minimum front yard setback shall be a maximum of three feet, six inches high and shall be no more than 60 percent opaque. ~~between the minimum front yard setback line and the front property line for the street frontage that contains the main entrance to the building. Chain link fences are not permitted in the minimum front yard setback for the street frontage that contains the main entrance to the building.~~

B. Side and Rear yards. The maximum height of fences located along a side and/or rear yard property line shall be six feet.

C. Fences and walls shall be constructed of wood, wrought iron, brick, stone, or other high quality material. All chain link, electric, razor wire, and barbed wire fences, and other similar types of security fences are prohibited.

D. The height of a fence located on a retaining wall shall be measured from the finished grade at the top of the wall to the top of the fence. The overall height of the fence located on the wall shall be a maximum of six feet.

Subchapter 4.

Commercial and Multifamily Zone Design

20.50.220 Purpose.

The purpose of this subchapter is to establish design standards for all commercial zones – neighborhood business (NB), community business (CB), mixed business (MB) and town center (TC-1, 2 and 3), the MUR-35' and the MUR-45' zones for all uses except single-family attached and mixed single-family developments, and the MUR-70' zones and the MUR-35' zone when located on an arterial street, and the R-8, R-12, R-18, R-24, R-48, PA 3 and TC-4 zones for all uses except single-family detached, attached and mixed single-family developments. Refer to SMC 20.50.120 when developing single-family attached and detached dwellings in the MUR-35' and MUR-45' zones. Some standards within this subchapter apply only to specific types of development and zones as noted. Standards that are not addressed in this subchapter will be supplemented by the standards in the remainder of Chapter 20.50 SMC. In the event of a conflict, the standards of this subchapter ~~will~~ shall prevail.

20.50.225 Administrative design review.

Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the design standards in this subchapter or sign standards in Chapter 20.50 SMC, Subchapter 8.

20.50.230 Threshold – Required site improvements.

The purpose of this section is to determine how and when the provisions for site improvements cited in the General Development Standards apply to development proposals. Full site improvement standards apply to a development application in commercial zones NB, CB, MB, TC-1, 2 and 3, and the MUR-70' zone the MUR-45', and MUR-70' zones and the MUR-35' zone when located on an arterial street. This subsection also applies in the following zoning districts except for the single-family attached use: MUR-35', MUR-45', PA 3, and R-8 through R-48. Refer to SMC 20.50.120 when developing single-family attached and detached dwellings in the MUR-35' and MUR-45' zones. Full Ssite improvements standards of for signs, parking, lighting, and landscaping shall be required:

- A. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or
- B. When aggregate building construction valuations for issued permits, within any cumulative five-year period after March 30, 2013, exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.
- C. When a single-family land use is being converted to a commercial land use then full site improvements ~~will~~ shall be required.

20.50.235 Site planning – Setbacks – Standards.

For developments consisting of three or more units located on a single parcel in the TC-4, the R-8 through R-48 zones, and the MUR-35', MUR-45' and MUR-70' zones, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.

Subchapter 7.

Landscaping

20.50.485 Front façade landscaping, single-family attached and mixed single-family attached developments – Standards.

A. The portion of the building adjacent to public rights-of-way shall have landscaping along the building façade. Foundation landscaping shall abut the building (while allowing the necessary space for growth) and shall be used or installed in such a manner so as to screen mechanical equipment attached to or adjacent to the building, provide direction to and enhance entrances and pedestrian pathways, and provide visual breaks along building facades.

B.

1. Landscaping shall be provided at a depth of at least 50 percent of the required front yard setback. The depth of required landscaping for properties with frontage on 145th Street or 185th Street shall be calculated by subtracting the amount of right-of-way dedication easement.

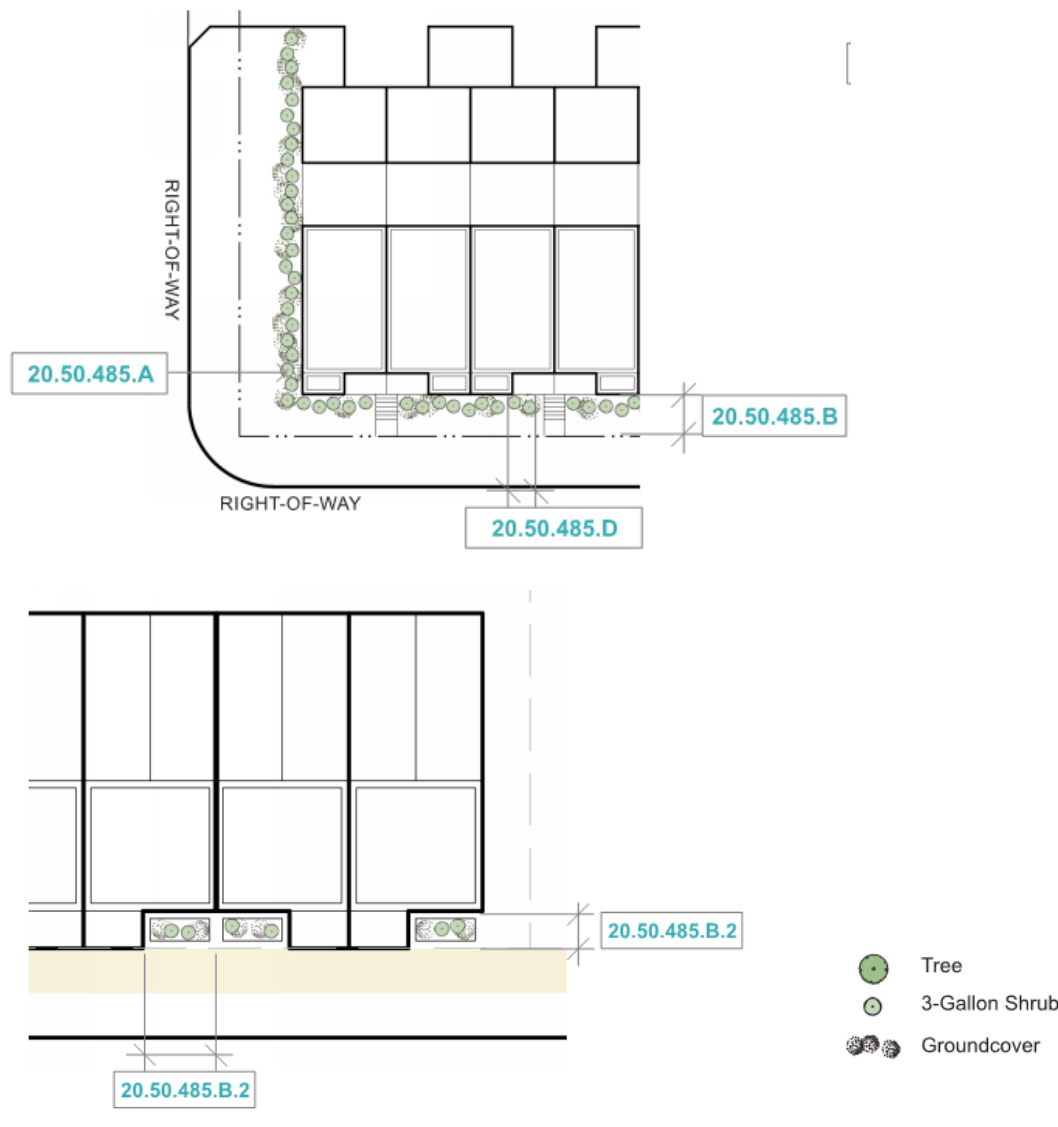
2. If a property has a required setback of zero (0) feet, landscaping shall be provided at a depth of at least four (4) feet and width at least 30 percent of the unit width. The required landscaping shall abut the entry. For example, if the unit width is 20 feet, the landscaping next to the entry shall be a minimum of six (6) feet wide.

C. Foundation plantings may be comprised of trees, shrubs, accent plants, ornamental grasses, and ground cover in any combination; provided that no more than 50 percent of the total required landscaping area consists of ground cover.

D. At least one (1) three-gallon shrub for every three (3) lineal feet of foundation shall be provided.

E. Shrubs shall be a mix of deciduous and evergreens.

F. When calculating the minimum number of required plants, the linear distance of openings for doors entering the building shall be excluded.

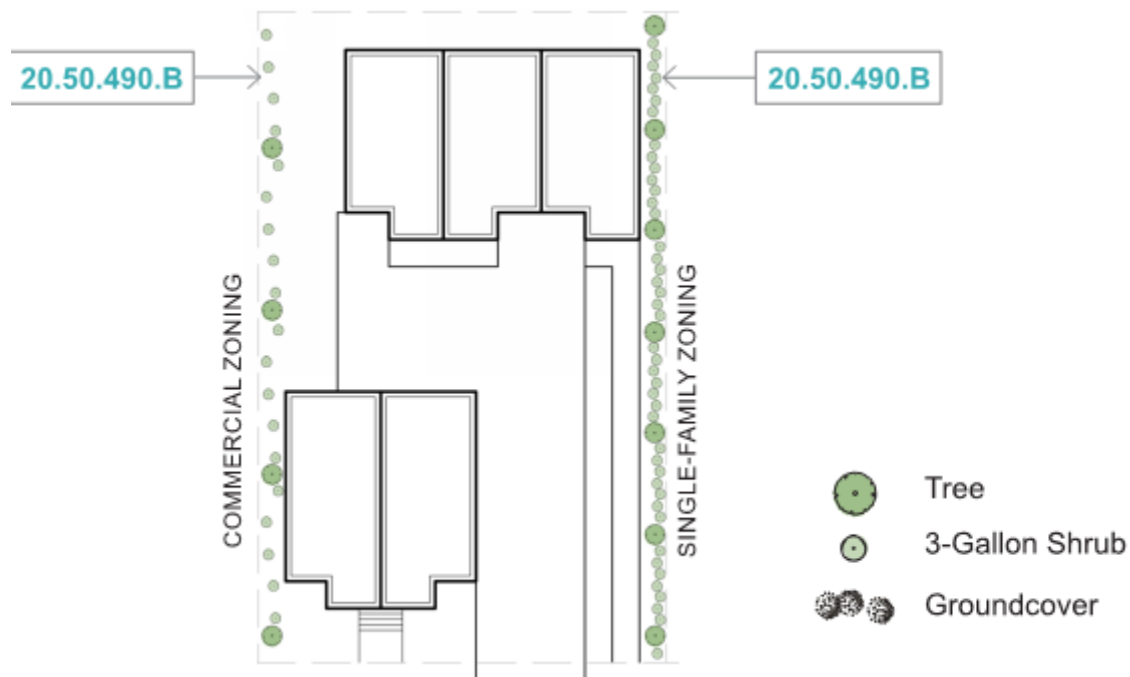


Front Façade Landscaping Illustrations

20.50.490 Landscaping along interior lot line – Standards.

A. Type I landscaping in a width determined by the setback requirement shall be included in all nonresidential development along any portion adjacent to single-family and multifamily residential zones or development. All other nonresidential development adjacent to other nonresidential development shall use Type II landscaping within the required setback. If the setback is zero feet then no landscaping is required.

B. Multifamily development shall use Type I landscaping when adjacent to single-family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback. Single-family attached and mixed single-family developments shall use Type I landscaping when adjacent to R-4 or R-6 zoning, and Type II landscaping when adjacent to all other zoning districts. Single-family attached and mixed single-family developments that have a shared access drive with an abutting property are exempt from this requirement on the side with the shared access drive.



Single-family Attached and Mixed Single-family Interior Landscaping Illustration

C. A 20-foot width of Type I landscaping shall be provided for institutional and public facility development adjacent to single-family residential zones. Portions of the development that are unlit playgrounds, playfields, and parks are excluded.

D. Parking lots shall be screened from single-family residential uses by a fence, wall, plants or combination to block vehicle headlights.

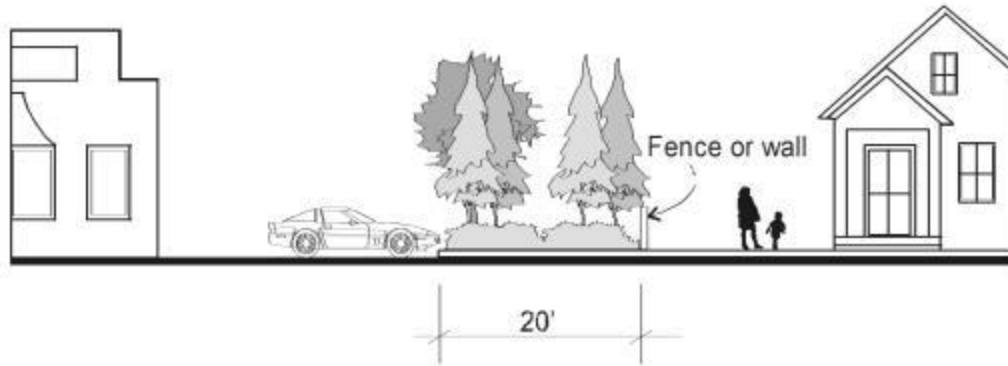


Figure 20.50.490(D): Example of parking screened from single-family house.

20.70.450 Access types and widths.

A. Table 20.70.450 – Access Types and Widths.

| Dwelling Type and Number | Engineering Development Manual Access Types and Width |
|--|---|
| Single-Family Detached – 1 unit | Residential |
| Single-Family Detached – 2 – 4 units | Shared |
| Single-Family Detached – 5 or more units | Private or Public Street |
| Commercial, Public Facility | Commercial |
| Single-Family Attached, <u>Mixed Single-Family Attached</u> or Multifamily | Multifamily |