

6a. Staff Report - Ground Floor Commercial Development Code Regulations

Planning Commission Meeting Date: August 6, 2020

Agenda Item: 6a.

PLANNING COMMISSION AGENDA ITEM CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Continuation of the Ground-Floor Commercial Development Code Regulations		
DEPARTMENT:	Planning & Community Development		
PRESENTED BY:	Steven Szafran, AICP, Senior Planner Cate Lee, AICP, Associate Planner		
<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> Study Session	<input type="checkbox"/> Recommendation Or	
<input type="checkbox"/> Discussion	<input type="checkbox"/> Update	<input type="checkbox"/> Other	

INTRODUCTION

This is a continuation of the Planning Commission's discussion on June 18 for the proposed Development Code amendments related to ground-floor commercial uses in the Community Business zone in the North City and Ridgecrest Neighborhoods. The purpose of this study session is to:

- Respond to Commission's questions and comments from the June 18 meeting;
- Review the revised Ground-floor Commercial Development Code regulations;
- Ask direction on options for certain Development Code regulations;
- Respond to questions regarding the proposed development regulations; and
- Gather public comment.

Amendments to Shoreline Municipal Code (SMC) Title 20 (Development Code) are processed as legislative decisions. Legislative decisions are non-project decisions made by the City Council under its authority to establish policies and regulations. The Planning Commission is the reviewing authority for legislative decisions and is responsible for holding an open record Public Hearing on the proposed Development Code amendments and making a recommendation to the City Council on each amendment.

The proposed Development Code amendments relate to requiring commercial uses on the ground floor for new development in the North City and Ridgecrest Neighborhoods (**Attachment A**). The proposed regulations include SMC 20.40 – Zoning and Use Provisions and SMC 20.50 – General Development Standards. The proposed amendments will apply to new mixed-use and multifamily buildings in specific areas in the North City and Ridgecrest neighborhoods.

PROBLEM/ISSUE STATEMENT

The City has experienced an increase in multifamily housing development in the last five years, especially in the North City Business District. While the City requires that the

Approved By: **Project Manager** _____

Planning Director _____

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ground floor of new multi-family buildings in commercial and mixed-use zones be constructed to accommodate commercial uses, it does not require commercial uses in that space. This has led to missed opportunities for commercial development and neighborhood serving commercial uses. It is important that new multifamily buildings in key nodes include commercial uses to serve new and existing residents as stated in the following Comprehensive Plan Goals and Policies:

1. **Goal LU I:** Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods;
2. **Goal LU VII:** Plan for commercial areas that serve the community, are attractive, and have long-term economic vitality;
3. **Goal ED II:** Promote retail and office activity to diversify sources of revenue, and expand the employment base; and
4. **ED7:** Enhance existing neighborhood shopping and community nodes to support increased commercial activity, neighborhood identity, and walkability.

BACKGROUND

Staff introduced the initial draft of the ground-floor commercial Development Code amendments to the Commission on June 18. The staff report and attachments for that meeting can be found here -

<https://www.shorelinewa.gov/home/showdocument?id=47438>.

COMMISSION QUESTIONS AND COMMENTS

The Commission had several questions and comments regarding the proposed ground-floor commercial regulations. The questions raised by the Commission covered many topics including economic development, development regulations, uses, incentives, and walkability. Staff will address those comments and concerns below. Staff has organized the questions by topic.

Economic Development:

1. Commissioner Lin: What does Shoreline's overall commercial development picture look like?

The City's Economic Development Manager, Nathan Daum, will provide the Commission an update of Shoreline's overall development picture on August 6.

2. Commissioner Callahan: Are the incentives the City is offering going to give Shoreline and the surrounding neighborhood the uses the neighborhood wants? What tools does the City have to prevent vacant spaces? Can the City incentivize smaller commercial spaces? Can the City make these commercial spaces more affordable for tenants?

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City staff looked at many available incentives and concluded height and hardscape are the most attractive to developers. Staff believes offering increased height and hardscape maximums will encourage developers to provide the type of ground-floor commercial space the City and the neighborhoods desire. Other incentives that were evaluated included reduced parking spaces, reduced permit fees, and front of the line permitting. Even though these incentives may be attractive to developers and encourage commercial space, staff had reservations for each:

- Reduced parking – Commercial tenants need parking spaces to support the business. If the location is along a street that doesn't offer street parking, then parking spaces must be provided elsewhere. Also, overflow parking onto public streets in the North City Neighborhood has been problematic. Reducing parking standards in North City may contribute to the existing problem.*
- Reduced Permit Fees – The City currently reduces permit fees for projects that qualify for the Deep Green Incentive Program (DGIP). It should be noted that reducing permit fees does not waive all permit fees. The Department can usually waive the plan review and zoning review portion of the permit fees, but not impact fees or capacity charges, which is not enough to be an incentive for a developer.*
- Front of the line permitting – The City already has two agreements with the Shoreline School District and Sound Transit for front of the line permitting. This is an attractive incentive for developers, but staff may not have the capacity to accommodate more requests.*

Staff researched other jurisdictions' approaches to prevent and fill vacant commercial spaces. One example is the first multifamily building with ground-floor commercial space constructed in Mountlake Terrace Town Center that was built in 2013 and is still not fully leased. The building contains four (4) commercial spaces, three (3) of which are currently occupied, and one (1) remains vacant. At the time the building was permitted, Mountlake Terrace did not have design standards in its code, such as minimum ceiling heights, minimum depth, etc. The result was the developer built the commercial space at 30 feet deep. Due to this depth and other ways the space was designed, it was very unattractive to what commercial uses actually need. Mountlake Terrace recently adopted new design standards that require a minimum depth of 50 feet on 57th Ave W and 233rd Street SW and 30 feet on the other required streets. In developing the standards, they had a lot of business community input, and the standards were crafted by a consultant with expertise in town center regulations. The most recent of the vacant commercial spaces in this building to be leased is by a brewery. When the brewery went into this space it incurred significant cost because the existing flooring could not support the heavy fermentation tanks, so they had to reinforce the floor with concrete. Mountlake Terrace staff recommends a minimum ceiling height of 15 feet to accommodate mechanical equipment, although their current regulations only require 13 feet from floor to ceiling. This is the building in question –

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The City doesn't have any programs to incentivize smaller commercial spaces. The City's Economic Development Manager will inform the Commission about commercial spaces and the economics of how these spaces are created. In most cases, the smaller the commercial space, the higher the rent per square foot. Developers will typically build out the entire ground floor into one space, then as the space is leased, the building owner or the business owner will submit a Tenant Improvement Permit to the City to divide the bigger space and build out the interior space to the clients' specifications.

*The City of Shoreline offers a limited number of initiatives and incentives for developers including, for certain commercial uses, the City will pay the applicant's Transportation Impact Fees. The list of eligible business categories can be found in **Attachment B**.*

3. Commissioner Malek: Can the City include a hardship clause that would give the owner of a new multifamily building the flexibility to use the commercial space for another purpose if the commercial space is not leased in a specific period?

Staff does not support adding a hardship clause into the proposed Development Code amendments. The City has always allowed commercial or residential uses on the ground-floor of new multifamily buildings. The policy was to allow residential uses until the demand for commercial uses would encourage the redevelopment of those spaces into commercial. This has never happened. Once the space is residential, it will stay residential. The Commission may want to look at allowing live/work units on the ground-floor if flexibility is a concern. Typically, live/work units won't provide the type of commercial uses wanted by the neighborhood, such as restaurants and cafés but they may provide office and service type uses.

4. Commissioner Malek: When will the Sound Transit Link Light Rail be operational? What is the projected ridership when the trains start running?

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Passenger service is scheduled to begin Summer 2024. Staff requested information from the City's Sound Transit Project Manager, Juniper Nammi, and was directed to the Lynnwood Link Extension Travel Forecast Results Report (published July 2017) and found the following information. The Report does not contain ridership projections for the year the station is expected to open (2024) but does contain such projections for the year 2035. The projected increase of ridership along the entire Lynnwood Link Extension (from Northgate to Lynnwood) is about 53 percent more than the current 44,800 riders estimated (2014) to 68,500 riders forecast for the future (2035). That is an increase of 23,700 riders for the entire Lynnwood Link Extension. The Report projected 6,235 daily trips in the year 2035 with the specific destination as "North King County." So, these are the trips coming specifically to Shoreline, not just passing through to other stations north or south. The report notes that uncertainty about long-term shifts in travel behavior is difficult to specify and one item that could affect future transit demand is telecommuting. With the COVID-19 public health emergency we have witnessed a sudden and dramatic shift from employers who previously had little to no telecommuting among employees. This shift to telecommuting from regionally headquartered tech company giants like Amazon are expected to remain permanent through 2021, and likely signal an overall culture change in the workplace to telecommuting as the norm for many in our community. This shift for many from working at an office building to working at home could mean less demand for office buildings and the services that support them, such as lunch-time eateries, to an increased demand in larger homes with space to accommodate a home office.

5. Commissioner Malek: If the walkshed is a ½ mile should we stagger the required commercial areas in relationship to the train stations? How many people do certain types of businesses need in order to locate within a specific area?

Council directed staff to look at ground-floor commercial spaces in the North City and Ridgecrest Neighborhoods. While some areas of Ridgecrest and the North City Business District are within one-half mile of the light-rail stations, the commercial districts of these two neighborhoods are outside of the one-half mile walkshed. Also, Council may expand the ground-floor commercial regulations to the station areas in the future.

Staff researched two documents that were created during the planning for the 145th and 185th light-rail stations in order to predict the demand for new commercial uses in the North City and Ridgecrest Neighborhoods. The first document is the 145th Street station Market Analysis prepared by the Leland Group. The document can be found here –

<https://www.shorelinewa.gov/home/showdocument?id=17855>.

The second document is the Shoreline Market Assessment for the Lynnwood Link Extension NE 185th Street Station prepared by bae Urban Economics. The document can be found here -

<https://www.shorelinewa.gov/home/showdocument?id=15888>.

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These two studies highlight the retail and office market potential within the 145th and 185th Street Station Subareas. Some interesting take-aways from both studies –

- *A prevalent trend in development over the past decade is retail (as well as other types of commercial) development slowing down considerably. This is due to short term factors such as the economy, but also major long-term factors, such as increasing online shopping, “just in time” inventory, and therefore the diminishing need for large retail floor spaces. The pace of retail development in the coming decades will likely also be slower, and smaller in scale, than in the past.*
- *Commercial uses in the station areas should focus on “quality” not “quantity”.*
- *Small restaurant and retail space, typically 1,000 to 3,000 square feet, can provide important goods and services, a sense of place, and a social hub for an infill neighborhood. Such small commercial tenants can include restaurants, coffee shops, other food vendors, salons, small medical offices, title companies and real estate offices, pet stores, and electronics. While these tenants prefer locations alongside anchor retailers such as grocery stores and pharmacies, a small number could be in the station subarea in the first ten or more years of development, if housing can also be attracted. This total retail area is likely to be no more than 25,000 square feet. As these retailers will not have the benefit of a neighborhood retail anchor, they will benefit from high traffic exposure on NE 145th Street.*

Uses:

1. Commissioner Callahan: Can the commercial spaces be flexible? Concerned that what we think of a restaurant now is shifting rapidly due to COVID.

The code as currently proposed is flexible in that the space can be for any commercial use. However, the incentives as proposed are only available for spaces that are “restaurant ready.” The incentives could be made available to an expanded list of uses. However, there is a trade-off to be made between the desire for specific uses, and spaces designed to accommodate those uses (“restaurant ready”), and the desire for flexibility, which will result in less specificity.

2. Commissioner Galuska: Open to broad list of uses. Unless there is something specific that would be problematic like car dealership.
3. Commissioner Sager: In favor of keeping the list of uses allowed broad but some uses are not appropriate.

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4. Chair Mork: Next time if you could have a list of uses that perhaps have a greater interest now than when you were first considering these regulations.

*Staff has included SMC Tables 20.40.130 and 140 for Commission to review in **Attachment C**. The tables include all the uses that are permitted by right, require a Conditional Use Permit or Special Use Permit, or are prohibited. As you can see from these two tables there are a lot of potential uses that can locate in the Community Business zone in the North City and Ridgecrest Neighborhoods. Some uses may be undesirable, and some uses were identified by users of the online survey, to be unpopular.*

*A similar process of creating a table that promoted walkability and neighborhood serving business was completed during the light-rail station subarea planning process for the 185th and 145th Street stations. The table is in SMC 20.40.160 and is included as **Attachment D**. The Commission may want to consider the uses identified in this table as a starting point for allowed and prohibited uses in North City and Ridgecrest. Uses that encourage walkability, neighborhood character, small-scale retail, restaurants, and neighborhood serving business are allowed. Uses that don't contribute to walkability and neighborhood character such as auto sales, leasing, repair, gas stations, retail marijuana, and self-storage facilities are prohibited.*

5. Commissioner Rwamashongye: How will pick-up/drop-off queuing work if a Daycare locates in one of these commercial spaces?

Staff researched recent mixed-use and multifamily developments in Shoreline and the surrounding jurisdictions and found most of the ground floor commercial businesses required access from the street. That is, parking and drop-off/pick-up spaces were provided on the street and signed as so. Staff found one example of a building in Bothell that allowed parking and queuing space within the garage. If a daycare were to locate in a new multifamily building, pick-up and drop-off would most likely occur in a loading zone in the public-right-of-way in front of the building.

Development Regulations:

1. Commissioner Rwamashongye: How will loading occur for new commercial businesses?

*Staff has included the City of Shoreline loading regulations in **Attachment E**. Staff looked at businesses in the North City and Ridgecrest Neighborhoods and found that most of the businesses load/unload from space in the parking lots and occupying parking spaces. Here is an example from North City –*

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2. Commissioner Galuska: Are all commercial uses required to provide ADA compliant bathrooms? Is there a specific kind of grease trap we can point to perhaps in the commercial building code that is unique to restaurant use?

Staff consulted with the commercial plan reviewers and wastewater specialists and found the following information:

- *ADA bathrooms – Every commercial space is required to have ADA restrooms.*
 - *Grease Traps – A grease trap is not something that would be installed during the rough-in of a vacant tenant space. Typically, a grease trap is installed at sink locations concurrent with sink installation during the restaurant build-out. A more appropriate requirement would be for a grease interceptor, which is like a catch basin outside the perimeter of the building. A grease interceptor is much more difficult to install at the tenant improvement stage so is a more appropriate requirement for the initial shell construction. In response to this information staff has changed the proposed code from “grease trap” to “grease interceptor.”*
3. Chair Mork: Concerned that the 12-foot ceiling height is too low. I would suggest 14-feet from personal experience. In addition, the 20-foot depth seems shallow for commercial spaces.

As a comparison for the Commission to consider, staff has included minimum ceiling heights from jurisdictions in the region:

- *Bellingham – 12-feet*
- *Kirkland – 13-feet*
- *Redmond – 14-feet*
- *Renton 15-feet*
- *SeaTac – 10-feet*
- *Tacoma – 12-feet*

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Staff also looked at recent permitted projects in Shoreline and found the ceiling heights of these completed projects:

- *Echo Lake Building 1 (James Alan Salon) – 14-feet*
- *Echo Lake Building 2 (Dentist Office) – 14-feet*

Staff contacted several local architects that design commercial spaces and received the following recommendations:

- *13-feet, at minimum to accommodate mechanical equipment associated with a restaurant use*
- *15 to 16-feet, as those heights are much more desirable for a restaurant use in particular*

Research shows there is some variation in minimum ceiling heights around the region. Staff does not object changing the proposed language from 12-feet to something higher. It should also be clear in the code that the minimum ceiling height is measured from finished floor to finished ceiling.

Upon further examination of this issue, staff recommends a height bonus not just for the “restaurant ready” spaces but for all ground floor commercial spaces subject to these standards to accommodate the increased ground floor ceiling height. The final number should be adjusted based on the number above 10 feet chosen. For example, if the Commission decides on a minimum ground floor ceiling height of 14 feet, then the height bonus should be four (4) feet for all buildings subject to these standards.

Incentives:

1. Chair Mork: I’m not sure a bakery needs a commercial hood. What are things that may be like restaurant ready but don’t meet the exact definition? (The Commission can call out other uses that may qualify for an incentive)

Staff consulted with the commercial plan reviewers and they stated a bakery would likely need a hood and/or special ventilation of some kind. The commercial plan reviewers also provided the following feedback on the other “restaurant ready” items:

- *ADA compliant bathrooms: Required in any commercial use.*
- *Central plumbing drain line: Any commercial space would need a drain line for at least the restrooms. Restaurants would need a larger line possibly, but a 4-inch line would normally be plenty.*
- *Ventilation shaft for a commercial kitchen hood/exhaust: Any commercial space would need a ventilation shaft if a restaurant was a desired type of tenant. Breweries and distilleries could need a ventilation shaft depending on the size and scale of their operation. They recommend a shaft be installed to make it easier for any future tenants. Not having a shaft would*

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prevent restaurants from moving in later. It is not something that would be easily installed afterwards.

2. Chair Mork: An incentive that isn't being looked at is priority in the planning department.

This is an attractive incentive for developers, but staff may not have the capacity to accommodate more requests. The City has two agreements in place for front of the line permitting with the Shoreline School District and Sound Transit. DGIP projects can also receive expedited permitting without the double fee otherwise charged. When more and more permits get moved to the "front of the line" the term itself loses meaning without corresponding staffing levels. City staff does not recommend this incentive unless there are increases in staffing levels in the Planning & Community Development and Public Works Departments. Otherwise it amounts to an unfunded mandate and will not result in the desired outcome.

3. Chair Mork: How does the Deep Green Incentive Program (DGIP) work with these incentives? Can the incentives be combined?

The DGIP contains incentives to encourage environmentally sustainable building projects. As currently worded, the DGIP incentives can be combined with ground-floor commercial incentives. While this may sound good for developers, there are other factors for the Commission to consider:

- *Competing incentives – The DGIP and GFC both allow increases in height. The DGIP will allow a 20-foot height bonus and the GFC will allow a 15-foot height bonus. If a developer took advantage of both height incentives, the building could potentially be 95-feet in the CB zone. A developer will most likely limit the height of the building to 70-75 feet when considering the cost of construction since wood frame construction over a concrete base can be 70 to 75-feet high. Any building over 70-75 feet will need to switch to steel construction making the cost of the building infeasible. This means that the incentives for DGIP will compete with the incentive for GFC because the developer will pick the incentive with the least cost, likely the GFC.*
- *Parking Reduction – The DGIP allows up to a 50 percent parking reduction under Tier 1 certification. Research shows that commercial businesses want access to easy and accessible parking. Reducing parking requirements are allowed for multifamily uses but commercial uses usually want the parking spaces for customers. Staff believes reducing parking requirements for GFC is not an attractive incentive.*

4. Commissioner Lin: Increasing hardscape will decrease green space on a site.

While it is true that increasing the building footprint will result in less green space, it is one of two meaningful incentives the City has to offer. Since the commercial zoning districts, including CB, do not contain maximum residential densities or FARs (floor-area-ratios), and there are already many other code provisions that

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allow for exemptions or reductions to other code regulations (e.g., parking reductions, impact fee reductions), there is not much left in the zoning regulation toolbox to offer. Developments still must comply with minimum setbacks, which in CB range from 15 to 20 feet, unless the property is abutting another commercial zoned property, in which case no setback is required. This fits with the desire for a more urban development form, where eventually, over time, the buildings rest on lot lines creating a continuous street front. Green space is still provided in these types of urban areas through park systems, streetscape improvements, and compliance with design standard requirements for onsite open space.

5. Chair Mork: Maybe only allowed if it is permeable hardscape.

Permeable hardscape will not encourage bigger building footprints which is an incentive a developer may be looking for. Permeable hardscape would result in a smaller building footprint and therefore would not be much of an incentive to builders. Meaning fewer builders are likely to construct restaurant ready spaces.

Walkability and Streetscape:

1. Chair Mork and Commissioner Rwamashongye: How will the new ground-floor commercial space interact with the public realm. Can staff show how the ground-floor commercial space and the public sidewalk will interact?

*The City requires public places when developing mixed-use and commercial buildings in mixed-use and commercial zones. This means that the proposed Development Code amendments will require developers to provide public places at the rate of 4-square feet of public space for every 20 square feet of commercial space. These public spaces will enhance the pedestrian experience between the GFC use and the public sidewalk. The complete list of requirements is in **Attachment F**. Some examples include:*



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It is important to note that these proposed regulations only apply to the building on private property. What happens on the sidewalk, or in the right-of-way, is dictated by Public Works through the Transportation Master Plan and the Engineering Design Manual. The proposed areas in question, North City Business District and the Ridgecrest commercial area, have specific design standards depending on what street development is taking place on. For example, 15th Avenue NE, between 175th and 180th Streets, require 6-foot sidewalks, 4-foot amenity strips, 7-foot parking lanes, 11-foot travel lanes (4-lanes total), and no bicycle lanes. The street design requirements can be found in Appendix F of the City's EDM here -

<https://www.shorelinewa.gov/home/showdocument?id=46272>.

The City has improved 15th Avenue NE through North City by incorporating benches, plantings, hanging baskets, signage, and design improvements to encourage a pedestrian friendly environment. Some of those improvements are shown below:



This photo illustrates how outdoor dining can interact with the public sidewalk. It also shows pedestrian scale lighting and wide sidewalks on 15th Avenue in the North City Business District.

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This photo illustrates pedestrian amenities such as benches, pedestrian scale lighting, wide sidewalks, and landscaping.

Map Related:

1. Chair Mork: Can other mixed-use and commercial properties take advantage of the incentives if they are outside of the areas depicted in Figure 20.50.465?

No, properties outside of the areas depicted in Figure 20.40.465 will not be eligible for the proposed incentives. It was Council's direction to craft ground-floor commercial Development Code amendments for the North City and Ridgecrest Neighborhoods. Staff has recommended applying the regulations to those areas shown in SMC 20.40.465 to target new development on the most heavily travelled arterials in those two neighborhoods. At some point in the future, Council may direct staff to look at other areas of the City, such as the station areas and the Aurora corridor, to apply new ground-floor commercial regulations.

2. Chair Mork: The Commission would like a map showing both light rail stations and the 15th Avenue corridor connecting the two.

*Staff has included a map showing both station areas, Ridgecrest, North City, and the 15th Avenue corridor as **Attachment G**.*

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PROPOSAL

Staff has updated the ground-floor commercial development code amendments and the justifications for the amendment based on additional research, public comment, and direction from the Commission. The changes are shown below and noted in [blue text](#).

Attachment A includes the proposed Ground-Floor Commercial Development Code amendments in legislative format.

All the amendments are listed in order of Chapter. The proposed amendments are shown first in legislative format followed by staff's analysis in *italics*. Each amendment is separated by a horizontal line for ease of use and to show separation between amendments.

SMC 20.40 – Uses

Table SMC 20.40.120 – Adds indexed criteria to the Multifamily use in the CB zone.

Table 20.40.120 Residential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RESIDENTIAL GENERAL									
	Apartment		<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Multifamily</u>		<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P-i</u>	<u>P</u>	<u>P</u>

This amendment to Table 20.40.120 strikes “Apartment” and adds “Multifamily”. This change is consistent with the term multifamily dwellings being used in SMC 20.50.120 Multifamily Residential Design Standards. Also, apartment is one type of multifamily dwellings and is covered in the definition of multifamily dwellings which states, “Multifamily dwellings are separate housing units contained within one building or several buildings within one complex. Multifamily dwellings may have units located above other units. Apartments and mixed-use buildings with apartments are considered multifamily dwellings.

The amendment also adds indexed criteria to the Multifamily use in the Community Business (CB) zone. The indexed criteria are addressed in the next amendment below.

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20.40.465 Multifamily

- A. Applicability. The criteria in this subsection apply only to the CB zoned properties shown in Figure 20.40.465(A) and supplement the standards in Chapter 20.50, Subchapter 4 Commercial and Multifamily Zone Design.

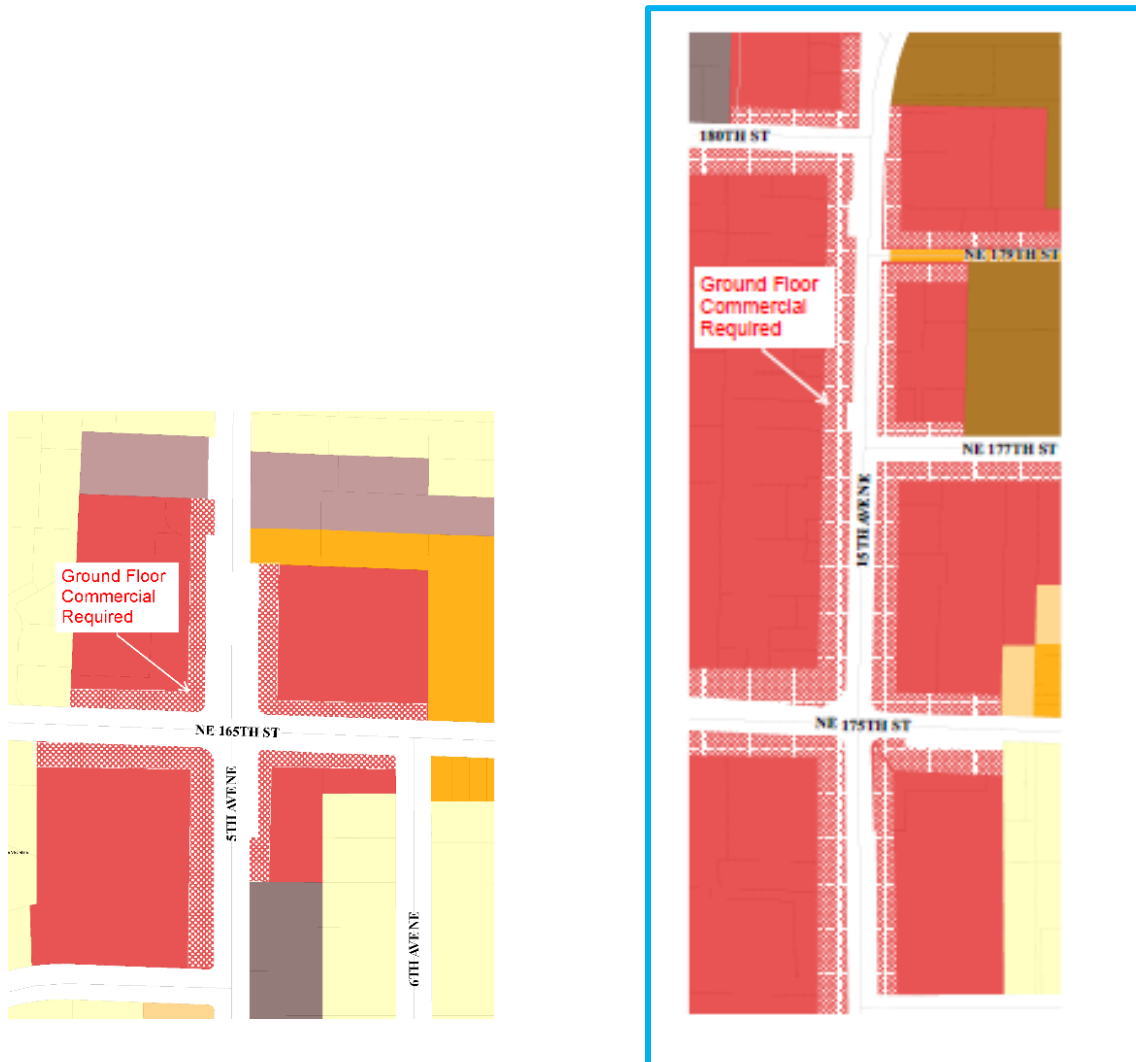


Figure 20.40.465(A) – Areas of required ground-floor commercial (UPDATED)

- B. Commercial space shall be constructed on the portion of the building's ground floor abutting a public right-of-way (ROW) in all multifamily buildings. Commercial space may be used for any use allowed in the CB zone in Table 20.40.130 – Nonresidential uses and Table 20.40.140 – Other uses. Residential dwelling units are not allowed in commercial spaces.

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- C. In order to accommodate a range of tenants the required parking ratio for any ground floor commercial tenant space shall be 1 parking stall per 400 square feet of floor area. Square footage refers to net usable area and excludes walls, corridors, lobbies, bathrooms, etc.
- D. Available Incentives. The following incentives are available when the ground floor commercial space is constructed to accommodate a restaurant.
1. Constructed to accommodate a restaurant means space that includes:
 - a. ADA compliant bathrooms (common facilities are acceptable);
 - b. A central plumbing drain line;
 - c. A grease [interceptor](#); and
 - d. A ventilation shaft for a commercial kitchen hood/exhaust.
 2. Height Bonus. An additional twelve (12) feet in height is granted through this bonus. The twelve (12) feet is considered base height and shall be measured in accordance with SMC 20.50.050.
 3. Hardscape Maximum Increase. An additional five percent (5%) of hardscape is granted through this bonus.

The above indexed criteria apply to new multifamily development in the Community Business zones in the areas designated by Figure 20.40.465(A). The areas depicted in Figure 20.40.465(A) are those areas that rated highly for commercial uses in the online survey by both residents and developers (20.40.465(A)). The indexed criteria require that commercial spaces be provided on the ground floor of new multifamily buildings (20.40.465(B)). Commercial spaces include any uses that are allowed in Table 20.40.130 – Nonresidential uses and Table 20.40.140 – Other uses. Staff has recommended that residential uses be specifically called out as not being allowed. As a policy discussion, the Commission can recommend more narrowly defining the types of uses allowed in commercial spaces or the Commission can expand the list of non-permitted uses in commercial spaces. For example, marijuana retail shops are a use that was not preferred in the online survey.

Staff is proposing new parking standards for ground-floor commercial uses (20.40.465(C)). The proposed parking ratio is 1 parking space per 400 square-feet of commercial space. This ratio is the same as general retail uses throughout the city. The parking ratio supports restaurant tenants, a desired use in the survey, since the current parking ratio for a restaurant is 1 per 75 square feet of dining space. Developers decide during construction how many spaces to provide and under the current rules if they do not invest in the additional spaces required for a restaurant up front no restaurant will ever be able to lease space in the building. Research shows that jurisdictions have a

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range of approaches to parking requirements. Some jurisdictions do not require any parking spaces for ground-floor commercial uses while others do. Staff is proposing 1 per 400 square feet based on comments received through the online survey and comments provided by developers in the region.

The last indexed criteria in this section lists available incentives for those uses that were identified as being the most important in the online survey. In this case, restaurants were the use most residents wanted to be provided. Staff considered many incentives if the ground-floor commercial space was restaurant ready. The incentives listed above including height bonus and hardscape increase, were incentives proposed by many of the jurisdictions staff researched for these Development Code amendments. A 15-foot increase in the height of a building in the CB zone could potentially allow a 75-foot building.

An increase in the hardscape of 5 percent will allow a development in the CB zone to cover 90% of the parcel. This is still less than the MUR-70' and Mixed-Business zones which allow hardscape up to 95%.

Some other incentives that were discussed but not included in the proposed draft include permit fee reduction, setback reductions, and parking reductions. The Commission may request to discuss these options further and amend the proposed draft if any of these incentives are warranted.

SMC 20.50 – General Development Standards

Table 20.50.020(3) – Dimensions for Development in Commercial Zones

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

Commercial Zones				
STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Mixed Business (MB)	Town Center (TC-1, 2 & 3)
Min. Front Yard Setback (Street) (1) (2) (5) (see Transition Area Setback, SMC 20.50.021)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from Commercial Zones and the MUR-70' zone	0 ft	0 ft	0 ft	0 ft

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Commercial Zones				
STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Mixed Business (MB)	Town Center (TC-1, 2 & 3)
Min. Side and Rear Yard Setback from R-4, R-6 and R-8 Zones (see Transition Area Setback, SMC 20.50.021)	20 ft	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from TC-4, R-12 through R-48 Zones, MUR-35' and MUR-45' Zones	15 ft	15 ft	15 ft	15 ft
Base Height (3)	50 ft	60 ft (6)	70 ft	70 ft
Hardscape (4)	85%	85% (7)	95%	95%

Exceptions to Table 20.50.020(3):

- (1) *Front yards may be used for outdoor display of vehicles to be sold or leased.*
- (2) *Front yard setbacks, when in transition areas (SMC 20.50.021(A)) and across rights-of-way, shall be a minimum of 15 feet except on rights-of-way that are classified as principal arterials or when R-4, R-6, or R-8 zones have the Comprehensive Plan designation of Public Open Space.*
- (3) *The following structures may be erected above the height limits in all commercial zones:*
 - a. *Roof structures housing or screening elevators, stairways, tanks, mechanical equipment required for building operation and maintenance, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 10 feet above the height limit of the district, whether such structure is attached or freestanding except as provided in subsection (3)(f) of these exceptions. WTF provisions (SMC 20.40.600) are not included in this exception.*
 - b. *Parapets, firewalls, and railings shall be limited to four feet in height.*
 - c. *Steeple, crosses, and spires when integrated as an architectural element of a building may be erected up to 18 feet above the base height of the district.*
 - d. *Base height may be exceeded by gymnasiums to 55 feet and for theater fly spaces to 72 feet.*

6a. Staff Report - Ground Floor Commercial Development Code Regulations

e. Solar energy collector arrays, small scale wind turbines, or other renewable energy equipment have no height limits.

f. Base height may be exceeded by 15 feet for rooftop structures such as elevators, arbors, shelters, barbeque enclosures and other structures that provide open space amenities and their access.

(4) Site hardscape shall not include the following:

a. Areas of the site or roof covered by solar photovoltaic arrays or solar thermal collectors.

b. Intensive vegetative roofing systems.

(5) The exact setback along 145th Street, up to the maximum described in Table 20.50.020(2), will be determined by the Public Works Department through a development application.

(6) Base height may be exceeded by 12 feet for properties that qualify under SMC 20.40.465.

(7) Maximum hardscape may be exceeded by an additional five percent (5%) for properties that qualify under SMC 20.40.465.

This amendment adds footnote 6 and 7 to Table 20.50.020(3). These footnotes are based on the incentives included in the Multifamily indexed criteria in 20.40.465. If the Commission agrees with the incentives, the table above must be amended to include the new height and hardscape exceptions.

Subchapter 4.

Commercial and Multifamily Zone Design

20.50.240 Site design.

C. Site Frontage.

1. Development in NB, CB, MB, TC-1, 2 and 3, the MUR-45' and MUR-70' zones and the MUR-35' zone when located on an arterial street shall meet the following standards:

a. Buildings and parking structures shall be placed at the property line or abutting public sidewalks, except when the required minimum front yard setback is greater than zero (0) feet, in which case the building shall be placed at the minimum setback. However, buildings may be set back farther if public places, landscaping and vehicle display areas are included or future right-of-way widening, or a utility easement is required between the sidewalk and the building;

6a. Staff Report - Ground Floor Commercial Development Code Regulations

- b. All building facades in the MUR-70' zone fronting on any street shall be stepped back a minimum of 10 feet for that portion of the building above 45 feet in height. Reference dimensional Table 20.50.020(2) and exceptions;
- c. For properties not subject to SMC 20.40.465, the Mminimum space dimension for building interiors that are ground-level and fronting on streets shall be 12-foot height, measured from finished floor to finished ceiling, and 20-foot depth and built to commercial building code. These spaces may be used for any permitted land use. This requirement does not apply when developing a residential only building in the MUR-35' and MUR-45' zones;

The above amendments are general clean-up in nature and do not apply directly to the ground-floor commercial requirements. The first amendment applies to buildings that are constructed in zones that require a building setback. This amendment clarifies that if a building is constructed in a zone that requires a setback, the building must be built at the setback line and not at the property line.

The second amendment clarifies that ground floors shall be measured from the finished floor to finished ceiling.

20.50.250 Building design.

C. Ground Floor Commercial.

- 1. New buildings subject to SMC 20.40.465 shall comply with these provisions.
- 2. These standards are not eligible for design departures.
- 3. These requirements apply to the portion of the building's ground floor abutting a public right-of-way (ROW).
- 4. A minimum of ~~75~~ 100 percent of the lineal frontage shall consist of commercial space. Up to 25 percent of the ~~minimum 100 percent of~~ lineal frontage may consist of facilities associated with the multifamily use, such as lobbies, leasing offices, fitness centers and community rooms.
- 5. All ground-floor commercial spaces abutting a ROW shall be constructed at a minimum average depth of 20 feet, with no depth less than 15 feet, measured from the wall abutting the ROW frontage to the rear wall of the commercial space.
- 6. All ground-floor commercial spaces shall be constructed with a minimum ceiling height of 12 feet, measured from finished floor to finished ceiling.

The amendments to 20.50.250 add a new section "C" that requires ground-floor commercial building design. The first amendment (20.50.250(C)(1)) states that these requirements will apply to all new multifamily development in designated areas of the North City and Ridgecrest Neighborhoods as depicted in Figure 20.40.465(A).

6a. Staff Report - Ground Floor Commercial Development Code Regulations

The second amendment (20.50.250(C)(2)) states that the requirements in this section are not eligible for design departures. The Development Code does allow design departures for other building design elements through the Administrative Design Review process. Staff believes that this section should not be eligible for those same design departures in order to get the necessary frontage and commercial spaces the city desires.

The third and fourth amendments (20.50.250(C)(3) and (4)) require a minimum of 75% of the frontage along any facades abutting a public right-of-way to contain ground floor commercial space. It does not make economic sense to require commercial uses to face a side or rear yard. The remaining 25 percent (%) of the frontage may be used for amenities and facilities of the multifamily development including fitness rooms, leasing office, or community gather spaces. This area does not include residential units.

The fifth and sixth amendments (20.50.250(C)(5) and (6)) are the physical dimensions of the ground-floor commercial spaces. The average depth of the ground-floor commercial spaces shall be 20-feet. Staff recommends using average depth in case there is a point in the building that the depth must decrease for utility or mechanical reasons. Staff is also recommending that the ceiling heights be no less than 12-feet. Research has shown that other jurisdictions use a range of ceiling heights between 12-feet and 20-feet.

DECISION CRITERIA

SMC 20.30.350 states, “An amendment to the Development Code is a mechanism by which the City may bring its land use and development regulations into conformity with the Comprehensive Plan or respond to changing conditions or needs of the City”. Development Code amendments may also be necessary to reduce confusion and clarify existing language, respond to regional and local policy changes, update references to other codes, eliminate redundant and inconsistent language, and codify Administrative Orders previously approved by the Director. Regardless of their purpose, all amendments are to implement and be consistent with the Comprehensive Plan.

The decision criteria for a Development Code amendment in SMC 20.30.350 (B) states the City Council may approve or approve with modifications a proposal for a change to the text of the land use code when all the following are satisfied:

1. The amendment is in accordance with the Comprehensive Plan; and
2. The amendment will not adversely affect the public health, safety or general welfare; and
3. The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

6a. Staff Report - Ground Floor Commercial Development Code Regulations

NEXT STEPS

The Ground-Floor Commercial Development Code amendments schedule is as follows:

August 6	Planning Commission Meeting: Discuss Amendments (part 2)
September	Planning Commission Public Hearing
October/November	City Council Study Session and Adoption of Development Code Amendments

Attachments

Attachment A – Proposed Ground-Floor Commercial Development Code Amendments (Strikethrough and Underline Copy)

Attachment B – TIF Exception Table

Attachment C – Nonresidential and Other Use Tables

Attachment D – Station Area Use Table

Attachment E – Loading Zone Regulations

Attachment F – Public Places Regulations

Attachment G – Overview Map

20.40.120 Residential uses.

Table 20.40.120 Residential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RESIDENTIAL GENERAL									
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Apartment		<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Multifamily		<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P-i</u>	<u>P</u>	<u>P</u>
	Single-Family Attached	P-i	P	P	P	P			
	Single-Family Detached	P	P	P	P				
GROUP RESIDENCES									
	Adult Family Home	P	P	P	P				
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i	P-i	P-i
	Residential Care Facility	C-i	C-i	P-i	P-i				
721310	Dormitory		C-i	P-i	P-i	P-i	P-i	P-i	P-i
TEMPORARY LODGING									
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Homeless Shelter						P-i	P-i	P-i
72111	Hotel/Motel						P	P	P
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
MISCELLANEOUS									

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

P = Permitted Use	S = Special Use
C = Conditional Use	-i = Indexed Supplemental Criteria

20.40.465 Multifamily

A. Applicability. The criteria in this subsection apply only to the CB zoned properties shown in Figure 20.40.465(A) and supplement the standards in Chapter 20.50, Subchapter 4 Commercial and Multifamily Zone Design.



Figure 20.40.465(A) – Areas of required ground-floor commercial

- B. Commercial space shall be constructed on the portion of the building’s ground floor abutting a public right-of-way (ROW) in all multifamily buildings. Commercial space may be used for any use allowed in the CB zone in Table 20.40.130 – Nonresidential uses and Table 20.40.140 – Other uses. Residential dwelling units are not allowed in commercial spaces.

- C. In order to accommodate a range of tenants the required parking ratio for any ground floor commercial tenant space shall be 1 parking stall per 400 square feet of floor area. Square footage refers to net usable area and excludes walls, corridors, lobbies, bathrooms, etc.

- D. Available Incentives. The following incentives are available when the ground floor commercial space is constructed to accommodate a restaurant.
 - 1. Constructed to accommodate a restaurant means space that includes:
 - a. ADA compliant bathrooms (common facilities are acceptable);
 - b. A central plumbing drain line;
 - c. A grease interceptor; and
 - d. A ventilation shaft for a commercial kitchen hood/exhaust.

 - 2. Height Bonus. An additional twelve (12) feet in height is granted through this bonus. The twelve (12) feet is considered base height and shall be measured in accordance with SMC 20.50.050.

 - 3. Hardscape Maximum Increase. An additional five percent (5%) of hardscape is granted through this bonus.

20.50.020 Dimensional requirements.

Table 20.50.020(3) – Dimensions for Development in Commercial Zones

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

Commercial Zones				
STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Mixed Business (MB)	Town Center (TC-1, 2 & 3)
Min. Front Yard Setback (Street) (1) (2) (5) (see Transition Area Setback, SMC 20.50.021)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from Commercial Zones and the MUR-70' zone	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from R-4, R-6 and R-8 Zones (see Transition Area Setback, SMC 20.50.021)	20 ft	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from TC-4, R-12 through R-48 Zones, MUR-35' and MUR-45' Zones	15 ft	15 ft	15 ft	15 ft
Base Height (3)	50 ft	60 ft <u>(6)</u>	70 ft	70 ft
Hardscape (4)	85%	85% <u>(7)</u>	95%	95%

Exceptions to Table 20.50.020(3):

- (1) *Front yards may be used for outdoor display of vehicles to be sold or leased.*
- (2) *Front yard setbacks, when in transition areas (SMC 20.50.021(A)) and across rights-of-way, shall be a minimum of 15 feet except on rights-of-way that are classified as principal arterials or when R-4, R-6, or R-8 zones have the Comprehensive Plan designation of Public Open Space.*
- (3) *The following structures may be erected above the height limits in all commercial zones:*

- a. *Roof structures housing or screening elevators, stairways, tanks, mechanical equipment required for building operation and maintenance, skylights, flagpoles, chimneys, utility lines, towers, and poles; provided, that no structure shall be erected more than 10 feet above the height limit of the district, whether such structure is attached or freestanding except as provided in subsection (3)(f) of these exceptions. WTF provisions (SMC 20.40.600) are not included in this exception.*
 - b. *Parapets, firewalls, and railings shall be limited to four feet in height.*
 - c. *Steeple, crosses, and spires when integrated as an architectural element of a building may be erected up to 18 feet above the base height of the district.*
 - d. *Base height may be exceeded by gymnasiums to 55 feet and for theater fly spaces to 72 feet.*
 - e. *Solar energy collector arrays, small scale wind turbines, or other renewable energy equipment have no height limits.*
 - f. *Base height may be exceeded by 15 feet for rooftop structures such as elevators, arbors, shelters, barbeque enclosures and other structures that provide open space amenities and their access.*
- (4) *Site hardscape shall not include the following:*
- a. *Areas of the site or roof covered by solar photovoltaic arrays or solar thermal collectors.*
 - b. *Intensive vegetative roofing systems.*
- (5) *The exact setback along 145th Street, up to the maximum described in Table 20.50.020(2), will be determined by the Public Works Department through a development application.*
- (6) *Base height may be exceeded by 12 feet for properties that qualify under SMC 20.40.465.*
- (7) *Maximum hardscape may be exceeded by an additional five percent (5%) for properties that qualify under SMC 20.40.465.*

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, the MUR-70' zone, 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 this chapter. In the event of a conflict, the standards of this subchapter 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. 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. Full site improvement standards 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, 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 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 zone, 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.

20.50.240 Site design.

- A. **Purpose.**

1. Promote and enhance public walking and gathering with attractive and connected development.
2. Promote distinctive design features at high visibility street corners.
3. Provide safe routes for pedestrians and people with disabilities across parking lots, to building entries, and between buildings.
4. Promote economic development that is consistent with the function and purpose of permitted uses and reflects the vision for commercial development as expressed in the Comprehensive Plan.

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

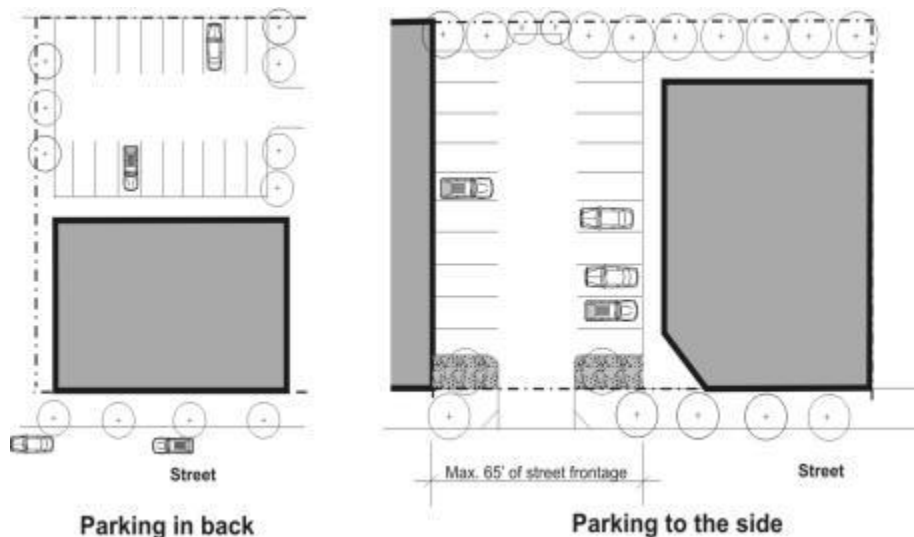
C. Site Frontage.

1. Development in NB, CB, MB, TC-1, 2 and 3, the MUR-45' and MUR-70' zones and the MUR-35' zone when located on an arterial street shall meet the following standards:
 - a. Buildings and parking structures shall be placed at the property line or abutting public sidewalks, except when the required minimum front yard setback is greater than zero (0) feet, in which case the building shall be placed at the minimum setback. However, buildings may be set back farther if public places, landscaping and vehicle display areas are included or future right-of-way widening or a utility easement is required between the sidewalk and the building;
 - b. All building facades in the MUR-70' zone fronting on any street shall be stepped back a minimum of 10 feet for that portion of the building above 45 feet in height. Reference dimensional Table 20.50.020(2) and exceptions;
 - c. For properties not subject to SMC 20.40.465, the Mminimum space dimension for building interiors that are ground-level and fronting on streets shall be 12-foot height, measured from finished floor to finished ceiling, and 20-foot depth and built to commercial building code. These spaces may be used for any permitted land use. This requirement does not apply when developing a residential only building in the MUR-35' and MUR-45' zones;
 - d. Minimum window area shall be 50 percent of the ground floor facade for each front facade which can include glass entry doors. This requirement does not apply when developing a residential only building in the MUR-35' and MUR-45' zones;
 - e. A building's primary entry shall be located on a street frontage and recessed to prevent door swings over sidewalks, or an entry to an interior plaza or courtyard from which building entries are accessible;

f. Minimum weather protection shall be provided at least five feet in depth, nine-foot height clearance, and along 80 percent of the facade where over pedestrian facilities. Awnings may project into public rights-of-way, subject to City approval;

g. Streets with on-street parking shall have sidewalks to back of the curb and street trees in pits under grates or at least a two-foot-wide walkway between the back of curb and an amenity strip if space is available. Streets without on-street parking shall have landscaped amenity strips with street trees;

h. Surface parking along street frontages in commercial zones shall not occupy more than 65 lineal feet of the site frontage. Parking lots shall not be located at street corners. No parking or vehicle circulation is allowed between the rights-of-way and the building front facade. See SMC 20.50.470 for parking lot landscape standards;



Parking Lot Locations Along Streets

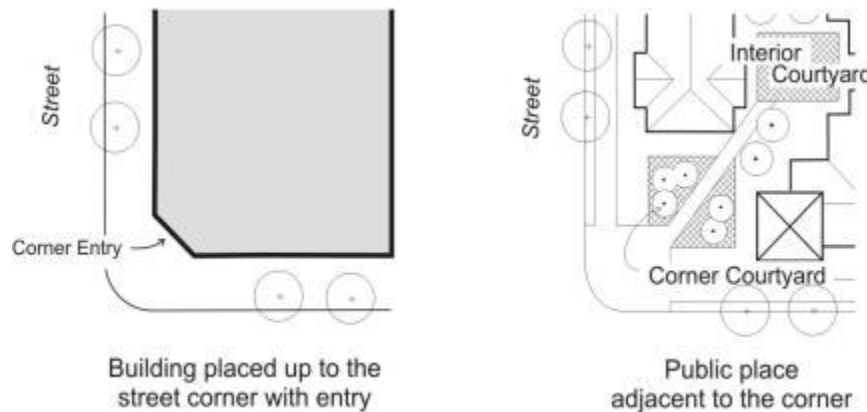
i. New development in MUR zones on 185th Street, 145th Street, and 5th Avenue NE between NE 145th Street and NE 148th Street shall provide all vehicular access from an existing, adjoining public side street or public/private alley. If new development is unable to gain access from an existing, adjoining public side street or public/private alley, an applicant may provide access from the adjacent right-of-way; and

j. Garages and/or parking areas for new development on 185th Street shall be rear-loaded.

D. Corner Sites.

1. All building and parking structures located on street corners (except in MUR-35') shall include at least one of the following design treatments on both sides of the corner:

- a. Locate a building within 15 feet of the street corner. All such buildings shall comply with building corner standards in subsection (D)(2) of this section;
- b. Provide a public place at the corner leading directly to building entries;
- c. Install 20 feet of depth of Type II landscaping for the entire length of the required building frontage;
- d. Include a separate, pedestrian structure on the corner that provides weather protection or site entry. The structure may be used for signage.



Street Corner Sites

2. Corner buildings and parking structures using the option in subsection (D)(1)(a) of this section shall provide at least one of the elements listed below to 40 lineal feet of both sides from the corner:

- a. Twenty-foot beveled building corner with entry and 60 percent of the first floor in non-reflective glass (included within the 80 lineal feet of corner treatment).
- b. Distinctive facade (i.e., awnings, materials, offsets) and roofline designs beyond the minimum standards identified in SMC 20.50.250.
- c. Balconies for residential units on all floors above the ground floor.

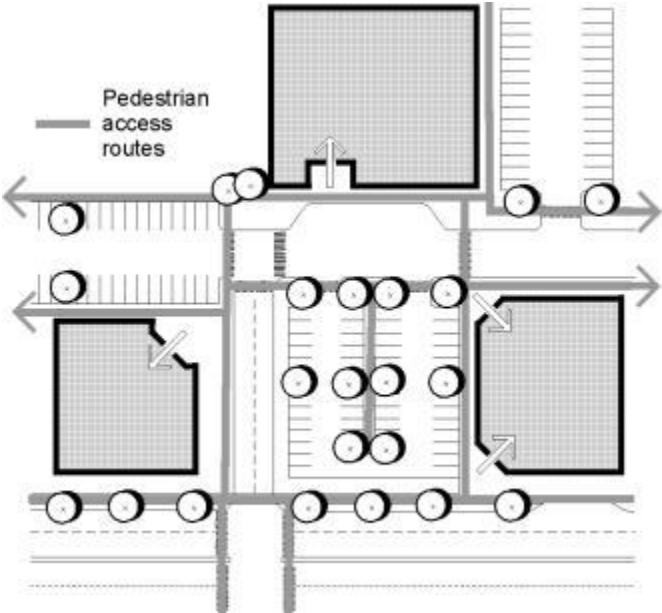


Building Corners

E. Internal Site Walkways.

1. Developments shall include internal walkways or pathways that connect building entries, public places, and parking areas with other nonmotorized facilities including adjacent street sidewalks and Interurban Trail where adjacent (except in the MUR-35' zone).

- a. All development shall provide clear and illuminated pathways between the main building entrance and a public sidewalk. Pathways shall be separated from motor vehicles or raised six inches and be at least eight feet wide;
- b. Continuous pedestrian walkways shall be provided along the front of all businesses and the entries of multiple commercial buildings;



Well-connected Walkways

c. Raised walkways at least eight feet wide shall be provided for every three, double-loaded aisles or every 200 feet of parking area width. Walkway crossings shall be raised a minimum three inches above drive surfaces;

- d. Walkways shall conform to the Americans with Disabilities Act (ADA);



Parking Lot Walkway

- e. Deciduous, street-rated trees, as required by the Shoreline Engineering Development Manual, shall be provided every 30 feet on average in grated tree pits if the walkway is eight feet wide or in planting beds if walkway is greater than eight feet wide. Pedestrian-scaled lighting shall be provided per subsection (H)(1)(b) of this section.

F. Public Places.

1. Public places are required for the commercial portions of development at a rate of four square feet of public place per 20 square feet of net commercial floor area up to a public place maximum of 5,000 square feet. This requirement may be divided into smaller public places with a minimum 400 square feet each.
2. Public places may be covered but not enclosed unless by subsection (F)(3) of this section.
3. Buildings shall border at least one side of the public place.
4. Eighty percent of the area shall provide surfaces for people to stand or sit.
5. No lineal dimension is less than six feet.
6. The following design elements are also required for public places:
 - a. Physically accessible and visible from the public sidewalks, walkways, or through-connections;
 - b. Pedestrian access to abutting buildings;
 - c. Pedestrian-scaled lighting (subsection H of this section);
 - d. Seating and landscaping with solar access at least a portion of the day;
 - e. Not located adjacent to dumpsters or loading areas; and
 - f. Amenities such as public art, planters, fountains, interactive public amenities, hanging baskets, irrigation, decorative light fixtures, decorative

paving and walkway treatments, and other items that provide a pleasant pedestrian experience along arterial streets.

g. Accessible potable water and electrical power shall be supplied to a public facing portion of the exterior of high-capacity transit centers, stations and associated parking.



Public Places

G. Multifamily Open Space.

1. All multifamily development shall provide open space.
 - a. Provide 800 square feet per development or 50 square feet of open space per dwelling unit, whichever is greater;
 - b. Other than private balconies or patios, open space shall be accessible to all residents and include a minimum lineal dimension of six feet. This standard applies to all open spaces including parks, playgrounds, rooftop decks and ground-floor courtyards; and may also be used to meet walkway standards as long as the function and minimum dimensions of the open space are met;

- c. Required landscaping can be used for open space if it does not obstruct access or reduce the overall landscape standard. Open spaces shall not be placed adjacent to service areas without full screening; and
- d. Open space shall provide seating that has solar access at least a portion of the day.



Multifamily Open Spaces

H. Outdoor Lighting.

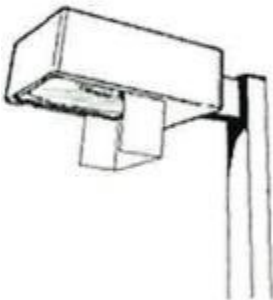
- 1. All publicly accessible areas on private property shall be illuminated as follows:
 - a. Minimum of one-half footcandle and maximum 25-foot pole height for vehicle areas;
 - b. One to two footcandles and maximum 15-foot pole height for pedestrian areas; and
 - c. Maximum of four footcandles for building entries with the fixtures placed below second floor.
- 2. All private fixtures shall be shielded to prevent direct light from entering neighboring property.
- 3. **Prohibited Lighting.** The following types of lighting are prohibited:
 - a. Mercury vapor luminaires.
 - b. Outdoor floodlighting by floodlight projection above the horizontal plane.
 - c. Search lights, laser source lights, or any similar high intensity light.

d. 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).
2. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.
3. Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.
4. Holiday and event lighting (except for outdoor searchlights or strobes).
5. Sports and field lighting.
6. Lighting triggered by an automatic emergency or security alarm system.

DO THIS



External Shield

DON'T DO THIS



Unshielded
PAR Floodlights



Unshielded Wallpacks
& Unshielded or
Poorly-shielded Wall
Mount Fixtures

I. Service Areas.

1. All developments shall provide a designated location for trash, composting, recycling storage and collection, and shipping containers. Such elements shall meet the following standards:

- a. Located to minimize visual, noise, odor, and physical impacts to pedestrians and residents;
- b. Paved with concrete and screened with materials or colors that match the building;

- c. Located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, nor require a hauling truck to project into public rights-of-way; and
- d. Refuse bins shall not be visible from the street.



Trash/Recycling Closure with Consistent Use of Materials and Landscape Screening

J. Utility and Mechanical Equipment.

- 1. Equipment shall be located and designed to minimize its visibility to the public. Preferred locations are off alleys; service drives; within, atop, or under buildings; or other locations away from the street. Equipment shall not intrude into required pedestrian areas.



Utilities Consolidated and Separated by Landscaping Elements

2. All exterior mechanical equipment, with the exception of solar collectors or wind power generating equipment, shall be screened from view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells, clerestories, equipment rooms, materials and colors. Painting mechanical equipment strictly as a means of screening is not permitted.

20.50.250 Building design.

A. Purpose.

1. Emphasize quality building articulation, detailing, and durable materials.
2. Reduce the apparent scale of buildings and add visual interest for the pedestrian experience.
3. Facilitate design that is responsive to the commercial and retail attributes of existing and permitted uses.

B. Building Articulation.

1. Commercial buildings fronting streets other than state routes shall include one of the two articulation features set forth in subsections (B)(2)(a) and (b) of this section facing a street, parking lot, or public place. Parking structure facades fronting public streets shall apply to this subsection only as material, color, texture, or opening modulations and not as offset modulations. Building facades less than 60 feet wide are exempt from this standard.



Building Facade Articulation

2. Commercial buildings fronting streets that are state routes shall include one of the two articulation features below no more than every 80 lineal feet facing a street, parking lot, or public place. Building facades less than 100 feet wide are exempt from this standard. Parking structure facades fronting public streets shall apply to this subsection only as material, color, texture, or opening modulations and not as offset modulations.

a. For the height of the building, each facade shall be offset at least two feet in depth and four feet in width, if combined with a change in siding materials. Otherwise, the facade offset shall be at least 10 feet deep and 15 feet wide.

b. Vertical piers at the ends of each facade section that project at least two inches from the facade and extend from the ground to the roofline.

3. Multifamily buildings or residential portions of a commercial building shall provide the following articulation features at least every 35 feet of facade facing a street, park, public place, or open space. Parking structure facades fronting public streets shall apply to this subsection only as material, color, texture, or opening modulations and not as offset modulations:

a. Vertical building modulation 18 inches deep and four feet wide, if combined with a change in color or building material. Otherwise, the minimum depth of modulation is 10 feet and the minimum width for each modulation is 15 feet. Balconies may be used to meet modulation; and

b. Distinctive ground or first floor facade, consistent articulation of middle floors, and a distinctive roofline or articulate on 35-foot intervals.



Multifamily Building Articulation



Multifamily Building Articulation

- 4. Rooflines shall be modulated at least every 120 feet by emphasizing dormers, chimneys, stepped roofs, gables, or prominent cornices or walls. Rooftop appurtenances may be considered a modulation. Modulation shall consist of a roofline elevation change of at least four feet every 50 feet of roofline.
- 5. Every 150 feet in building length along the streetfront shall have a minimum 30-foot-wide section that is offset by at least 20 feet through all floors.



Facade Widths Using a Combination of Facade Modulation, Articulation, and Window Design

6. Buildings shall recess or project individual windows above the ground floor at least two inches from the facade or use window trim at least four inches in width.



Window Trim Design

7. Weather protection of at least three feet deep by four feet wide is required over each secondary entry.



Covered Secondary Public Access

8. Materials.

a. Metal siding shall have visible corner moldings or trim and shall not extend lower than four feet above grade. Masonry, concrete, or other durable material shall be incorporated between the siding and the grade. Metal siding shall be factory finished with a matte, nonreflective surface.



Masonry or Concrete Near the Ground and Proper Trimming Around Windows and Corners

b. Concrete blocks of a singular style, texture, or color shall not comprise more than 50 percent of a facade facing a street or public space.



- c. Stucco must be trimmed and sheltered from weather by roof overhangs or other methods and shall be limited to no more than 50 percent of facades containing an entry. Stucco shall not extend below two feet above the grade.



- d. The following exterior materials are prohibited:
- i. Chain-link fencing that is not screened from public view. No razor or barbed material shall be allowed;
 - ii. Corrugated, fiberglass sheet products; and

- iii. Plywood siding.

C. Ground Floor Commercial.

1. New buildings subject to SMC 20.40.465 shall comply with these provisions.
2. These standards are not eligible for design departures.
3. These requirements apply to the portion of the building's ground floor abutting a public right-of-way (ROW).
4. A minimum of 75 percent of the lineal frontage shall consist of commercial space. Up to 25 percent of the lineal frontage may consist of facilities associated with the multifamily use, such as lobbies, leasing offices, fitness centers and community rooms.
5. All ground-floor commercial spaces abutting a ROW shall be constructed at a minimum average depth of 20 feet, with no depth less than 15 feet, measured from the wall abutting the ROW frontage to the rear wall of the commercial space.
6. All ground-floor commercial spaces shall be constructed with a minimum ceiling height of 12 feet, measured from finished floor to finished ceiling.

3.80.070 Exemptions.

Except as provided for below, the following shall be exempted from the payment of all transportation impact fees:

I. Businesses – Exemption. A business building permit applicant shall receive an exemption of impact fees under the following conditions:

- 1. To be eligible for an exemption, an applicant shall meet the following criteria:
 - a. Qualify as a “business” based on the following Institute of Transportation Engineers (ITE) code categories:

ITE Code	Land Use Category/Description
110	Light industrial
140	Manufacturing
310	Hotel
320	Motel
444	Movie theater
492	Health/fitness club
565	Day care center
710	General office
720	Medical office
820	General retail and services (includes shopping center)
841	Car sales
850	Supermarket
851	Convenience market – 24 hour
854	Discount supermarket
880	Pharmacy/drugstore
912	Bank
932	Restaurant – sit down
934	Fast food
937	Coffee/donut shop
941	Quick lube shop
944	Gas station
948	Automated car wash

b. If none of the ITE fee categories in subsection (l)(1)(a) of this section accurately describes or captures a new business, the director shall determine the applicable ITE fee category and whether that ITE category is the type of business intended to be eligible for exemption under this section.

2. The amount of impact fees not collected from businesses pursuant to this exemption shall be paid from public funds other than the impact fee account.

3. Term. This subsection shall expire on December 31, 2023.

20.40.130 Nonresidential uses.

Table 20.40.130 Nonresidential Uses

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	TC- 4	NB	CB	MB	TC-1, 2 & 3
RETAIL/SERVICE									
532	Automotive Rental and Leasing						P	P	P only in TC-1
81111	Automotive Repair and Service					P	P	P	P only in TC-1
451	Book and Video Stores/Rental (excludes Adult Use Facilities)			C	C	P	P	P	P
	Brewpub					P	P	P	P
513	Broadcasting and Telecommunications						I	P	P
812220	Cemetery, Columbarium	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
	Houses of Worship	C	C	P	P	P	P	P	P
	Construction Retail, Freight, Cargo Service						I	P	
	Daycare I Facilities	P-i	P-i	P	P	P	P	P	P
	Daycare II Facilities	P-i	P-i	P	P	P	P	P	P
722	Eating and Drinking Establishments (excluding Gambling Uses)	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
812210	Funeral Home/Crematory	C-i	C-i	C-i	C-i		P-i	P-i	P-i
447	Fuel and Service Stations					P	P	P	
	General Retail Trade/Services					P	P	P	P
811310	Heavy Equipment and Truck Repair						I	P	
481	Helistop			S	S	S	S	C	C

Table 20.40.130 Nonresidential Uses

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	TC- 4	NB	CB	MB	TC-1, 2 & 3
P = Permitted Use						S = Special Use			
C = Conditional Use						-i = Indexed Supplemental Criteria			

20.40.140 Other uses.

Table 20.40.140 Other Uses

NAICS #	SPECIFIC USE	R4- R6	R8- R12	R18- R48	TC- 4	NB	CB	MB	TC- 1, 2 & 3
EDUCATION, ENTERTAINMENT, CULTURE, AND RECREATION									
	Adult Use Facilities						P-i	P-i	
71312	Amusement Arcade						I	P	P
71395	Bowling Center					C	P	P	P
6113	College and University					S	P	P	P
56192	Conference Center	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
6111	Elementary School, Middle/Junior High School	C	C	C	C		I		
	Gambling Uses (expansion or intensification of existing nonconforming use only)					S-i	S-i	S-i	S-i
71391	Golf Facility	P-i	P-i	P-i	P-i		I		
514120	Library	C	C	C	C	P	P	P	P
71211	Museum	C	C	C	C	P	P	P	P
	Nightclubs (excludes Adult Use Facilities)						C	P	P

Table 20.40.140 Other Uses

NAICS #	SPECIFIC USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
7111	Outdoor Performance Center						I	S	P
	Parks and Trails	P	P	P	P	P	P	P	P
	Performing Arts Companies/Theater (excludes Adult Use Facilities)						P-i	P-i	P-i
6111	School District Support Facility	C	C	C	C	C	P	P	P
6111	Secondary or High School	C	C	C	C	C	P	P	P
6116	Specialized Instruction School	C-i	C-i	C-i	C-i	P	P	P	P
71399	Sports/Social Club	C	C	C	C	C	P	P	P
6114 (5)	Vocational School	C	C	C	C	C	P	P	P
GOVERNMENT									
9221	Court						P-i	P-i	P-i
92216	Fire Facility	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
	Interim Recycling Facility	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
92212	Police Facility					S	P	P	P
92	Public Agency Office/Yard or Public Utility Office/Yard	S-i	S-i	S	S	S	P	P	
221	Utility Facility	C	C	C	C	P	P	P	P
HEALTH									
	Enhanced Services Facility						I	S	
	Evaluation and Treatment Facility						I	S	

Table 20.40.140 Other Uses

NAICS #	SPECIFIC USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
622	Hospital			C-i	C-i	C-i	P-i	P-i	P-i
6215	Medical Lab						P	P	P
6211	Medical Office/Outpatient Clinic			C-i	C-i	P	P	P	P
623	Nursing Facility			C	C	P	P	P	P
	Residential Treatment Facility			C-i	C-i	C-i	P-i	P-i	P-i
REGIONAL									
	School Bus Base	S-i	S-i	S-i	S-i	S-i	S-i	S-i	
	Secure Community Transitional Facility						I	S-i	
	Transfer Station	S	S	S	S	S	S	S	
	Light Rail Transit System/Facility	S-i	S-i	S-i	S-i	S-i	S-i	S-i	S-i
	Transit Bus Base	S	S	S	S	S	S	S	
	Transit Park and Ride Lot	S-i	S-i	S-i	S-i	P	P	P	P
	Work Release Facility						I	S-i	

P = Permitted Use**C = Conditional Use****S = Special Use****-i = Indexed Supplemental
Criteria**

20.40.160 Station area uses.

Table 20.40.160 Station Area Uses

NAICS #	SPECIFIC LAND USE	MUR-35'	MUR-45'	MUR-70'
COMMERCIAL				
	Book and Video Stores/Rental (excludes Adult Use Facilities)	P (Adjacent to Arterial Street)	P (Adjacent to Arterial Street)	P
	Brewpub	P (Adjacent to Arterial Street)	P (Adjacent to Arterial Street)	P
	House of Worship	C	C	P
	Daycare I Facilities	P	P	P
	Daycare II Facilities	P	P	P
	Eating and Drinking Establishment (excluding Gambling Uses)	P-i (Adjacent to Arterial Street)	P-i (Adjacent to Arterial Street)	P-i
	General Retail Trade/Services	P-i (Adjacent to Arterial Street)	P-i (Adjacent to Arterial Street)	P-i
	Individual Transportation and Taxi			P -A
	Kennel or Cattery			C -A
	Marijuana Operations – Medical Cooperative	P	P	P
	Marijuana Operations – Retail			
	Marijuana Operations – Processor			
	Marijuana Operations – Producer			
	Microbrewery		P (Adjacent to Arterial Street, cannot abut R-6 zone)	P

Table 20.40.160 Station Area Uses

NAICS #	SPECIFIC LAND USE	MUR-35'	MUR-45'	MUR-70'
	Microdistillery		P (Adjacent to Arterial Street, cannot abut R-6 zone)	P
	Mini-Storage		C -A	C -A
	Professional Office	P-i (Adjacent to Arterial Street)	P-i (Adjacent to Arterial Street)	P
	Research, Development and Testing			P-i
	Veterinary Clinic and Hospital			P-i
	Wireless Telecommunication Facility	P-i	P-i	P-i
EDUCATION, ENTERTAINMENT, CULTURE, AND RECREATION				
	Amusement Arcade		P -A	P -A
	Bowling Center		P-i (Adjacent to Arterial Street)	P
	College and University			P
	Conference Center		P-i (Adjacent to Arterial Street)	P
	Elementary School, Middle/Junior High School	C	C	P
	Library		P-i (Adjacent to Arterial Street)	P
	Museum		P-i (Adjacent to Arterial Street)	P
	Parks and Trails	P	P	P

Table 20.40.160 Station Area Uses

NAICS #	SPECIFIC LAND USE	MUR-35'	MUR-45'	MUR-70'
	Performing Arts Companies/Theater (excludes Adult Use Facilities)		P -A	P -A
	School District Support Facility		C	C
	Secondary or High School	C	C	P
	Specialized Instruction School		P-i (Adjacent to Arterial Street)	P
	Sports/Social Club		P-i (Adjacent to Arterial Street)	P
	Vocational School		P-i (Adjacent to Arterial Street)	P
GOVERNMENT				
	Fire Facility	C-i	C-i	C-i
	Police Facility	C-i	C-i	C-i
	Public Agency Office/Yard or Public Utility Office/Yard	S	S	S
	Utility Facility	C	C	C
HEALTH				
	Hospital	C	C	C
	Medical Lab	C	C	C
	Medical Office/Outpatient Clinic		P-i (Adjacent to Arterial Street)	P
	Nursing Facilities		P-i (Adjacent to Arterial Street)	P
OTHER				

Table 20.40.160 Station Area Uses

NAICS #	SPECIFIC LAND USE	MUR-35'	MUR-45'	MUR-70'
	Animals, Small, Keeping and Raising	P-i	P-i	P-i
	Light Rail Transit System/Facility	S-i	S-i	S-i
	Transit Park and Ride Lot		S	P

<p>P = Permitted Use</p> <p>S = Special Use</p> <p>A= Accessory = Thirty percent (30%) of the gross floor area of a building or the first level of a multi-level building.</p>	<p>C = Conditional Use</p> <p>-i = Indexed Supplemental Criteria</p>
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20.50.410 Parking design standards.

L. Every nonresidential building engaged in retail, wholesale, manufacturing or storage activities, excluding self-service storage facilities, shall provide loading spaces in accordance with the standards listed below in Table 20.50.410L.

Table 20.50.410L

GROSS FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
10,000 to 16,000 square feet	1
16,001 to 40,000 square feet	2
40,001 to 64,000 square feet	3
64,001 to 96,000 square feet	4
96,001 to 128,000 square feet	5
128,001 to 160,000 square feet	6
160,001 to 196,000 square feet	7
For each additional 36,000 square feet	1 additional

M. Every building engaged in retail, hotel, office building, restaurant, hospital, auditorium, convention hall, exhibition hall, sports arena/stadium, or other similar use shall provide loading spaces in accordance with the standards listed in Table 20.50.410M.

Table 20.50.410M

GROSS FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
40,000 to 60,000 square feet	1
60,001 to 160,000 square feet	2
160,001 to 264,000 square feet	3
264,001 to 388,000 square feet	4

GROSS FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
388,001 to 520,000 square feet	5
520,001 to 652,000 square feet	6
652,001 to 784,000 square feet	7
784,001 to 920,000 square feet	8
For each additional 140,000 square feet	1 additional

N. Each loading space required by this section shall be a minimum of 10 feet wide, 30 feet long, and have an unobstructed vertical clearance of 14 feet six inches, and shall be surfaced, improved and maintained as required by the Engineering Development Guide. Loading spaces shall be located so that trucks shall not obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All loading space areas shall be separated from required parking areas and shall be designated as truck loading spaces.

O. Any loading space located within 100 feet of areas zoned for residential use shall be screened and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may include architectural or structural barriers, berms, walls, or restrictions on the hours of operation.

P. Multi-story self-service storage facilities shall provide two loading spaces, single-story facilities one loading space, adjacent to each building entrance that provides common access to interior storage units. Each loading berth shall measure not less than 25 feet by 12 feet with an unobstructed vertical clearance of 14 feet six inches, and shall be surfaced, improved and maintained as required by the Engineering Development Guide.

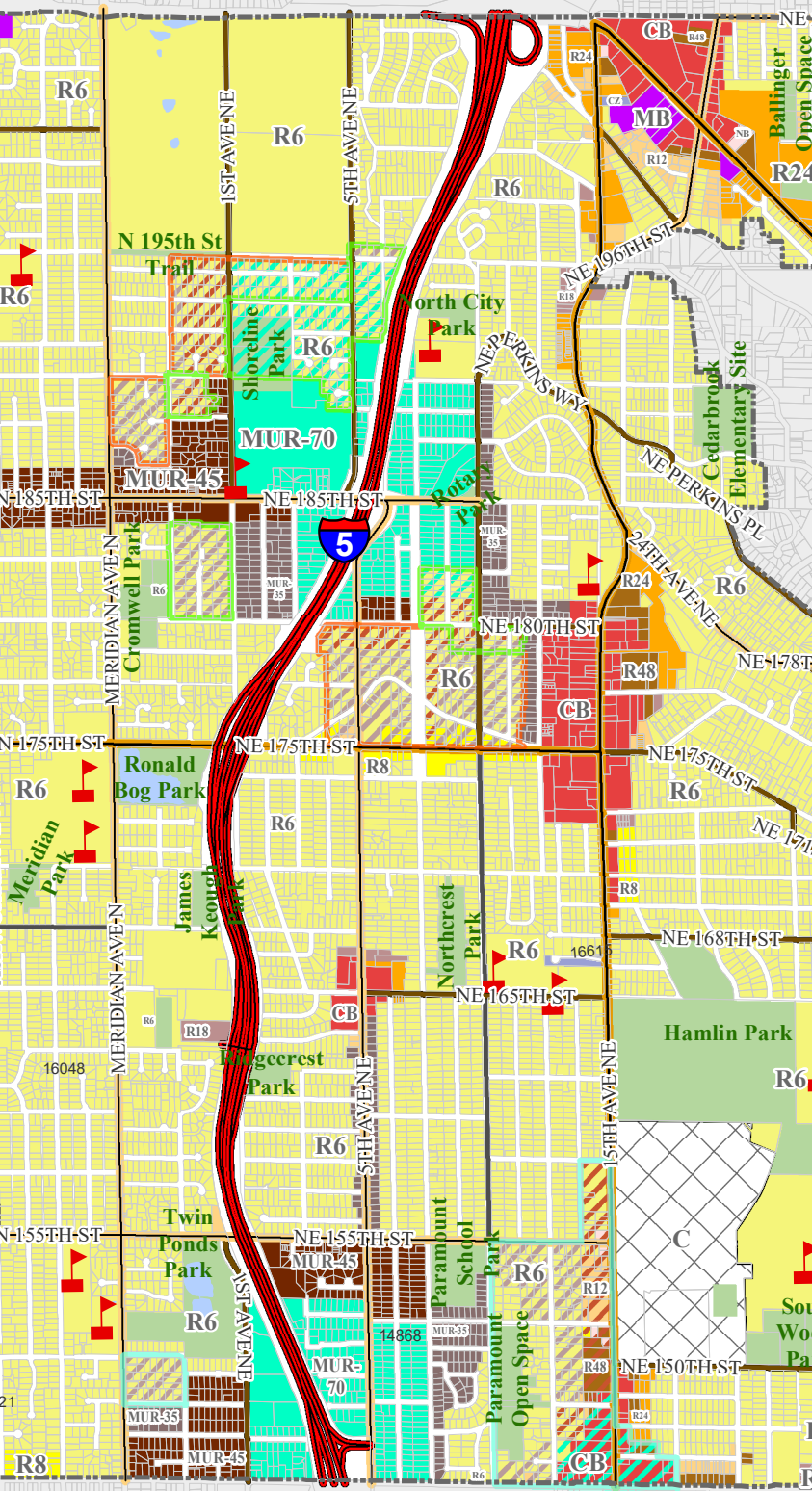
Q. Any floor area additions or structural alterations to a building shall be required to provide loading space or spaces as set forth in this section.

Public Places.

1. Public places are required for the commercial portions of development at a rate of four-square feet of public place per 20 square feet of net commercial floor area up to a public place maximum of 5,000 square feet. This requirement may be divided into smaller public places with a minimum 400 square feet each.
2. Public places may be covered but not enclosed unless by subsection (F)(3) of this section.
3. Buildings shall border at least one side of the public place.
4. Eighty percent of the area shall provide surfaces for people to stand or sit.
5. No lineal dimension is less than six feet.
6. The following design elements are also required for public places:
 - a. Physically accessible and visible from the public sidewalks, walkways, or through-connections;
 - b. Pedestrian access to abutting buildings;
 - c. Pedestrian-scaled lighting (subsection H of this section);
 - d. Seating and landscaping with solar access at least a portion of the day;
 - e. Not located adjacent to dumpsters or loading areas; and
 - f. Amenities such as public art, planters, fountains, interactive public amenities, hanging baskets, irrigation, decorative light fixtures, decorative paving and walkway treatments, and other items that provide a pleasant pedestrian experience along arterial streets.
 - g. Accessible potable water and electrical power shall be supplied to a public facing portion of the exterior of high-capacity transit centers, stations and associated parking.

Lake Ballinger

ATTACHMENT G



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