AGENDA
PLANNING COMMISSION
VIRTUAL/ELECTRONIC PUBLIC HEARING

Thursday, September 3, 2020
7:00 p.m.

Held Remotely on Zoom
https://zoom.us/j/91794980726

In an effort to curtail the spread of the COVID-19 virus, the Planning Commission meeting will take place online using the Zoom platform and the public will not be allowed to attend in-person. You may watch a live feed of the meeting online; join the meeting via Zoom Webinar; or listen to the meeting over the telephone.

The Planning Commission is providing opportunities for public comment by submitting written comment or calling into the meeting to provide oral public comment. To provide oral public comment you must sign-up by 6:30 p.m. the night of the meeting. Please see the information listed below to access all of these options:

Click here to watch live streaming video of the Meeting on shorelinewa.gov

Attend the Meeting via Zoom Webinar: https://zoom.us/j/91794980726

Call into the Live Meeting: (888) 475-4499 - Webinar ID: 917 9498 0726

Click Here to Sign-Up to Provide Oral Testimony
Pre-registration is required by 6:30 p.m. the night of the meeting.

Click Here to Submit Written Public Comment
Written comments will be presented to Council and posted to the website if received by 4:00 p.m. the night of the meeting; otherwise they will be sent and posted the next day.

	Estimated Time
1. CALL TO ORDER	7:00
2. ROLL CALL	7:01
3. APPROVAL OF AGENDA	7:02

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. Please be advised that each speaker's testimony is being recorded. Speakers are asked to sign-up by 6:30 p.m. the night of the meeting. Individuals wishing to speak to agenda items will be called to speak first, generally in the order in which they have signed. In all cases, speakers are asked to 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.

4.	**GENERAL PUBLIC COMMENT**	7:03
5.	**PUBLIC HEARING** a. Ground-Floor Commercial Development Code Regulations for North City and Ridgecrest Neighborhoods	7:05
6.	**DIRECTOR'S REPORT**	**7**:55
7.	**UNFINISHED BUSINESS**	8:00
8.	**NEW BUSINESS**	8:01
9.	**REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS**	8:02
10.	**AGENDA FOR Next meeting – September 17, 2020**	8:03
11.	**ADJOURNMENT**	8:05

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.

Planning Commission Meeting Date: September 3, 2020 **Agenda Item: 5a.**

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	**Public Hearing the Ground-Floor Commercial Development Code Regulations for North City and Ridgecrest**
DEPARTMENT:	**Planning & Community Development**
PRESENTED BY:	**Steven Szafran, AICP, Senior Planner** **Cate Lee, AICP, Associate Planner**

☒ **Public Hearing**	☐ **Study Session**	☐ **Recommendation Or**
☐ **Discussion**	☐ **Update**	☐ **Other**

INTRODUCTION

Tonight, the Planning Commission will be holding a public hearing on the proposed Development Code amendments related to ground-floor commercial uses in the Community Business zone in the North City and Ridgecrest Neighborhoods.

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 would amend 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.

BACKGROUND

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 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 and corridors include commercial uses to serve new and existing residents as stated in the following Comprehensive Plan Goals and Policies:

Approved By: **Project Manager ____** **Planning Director ____**

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.

Research was conducted by City staff earlier this year that looked at the zoning codes of 21 jurisdictions in the Pacific Northwest.

A public online survey was open from April 17 to May 17, 2020. The City received 904 responses to this survey.

June 18, 2020, Planning Commission Study Session (#1)
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. A link to the meeting video recording page can be found here:
http://shoreline.granicus.com/player/clip/1069?view_id=9&meta_id=105482.

August 6, 2020, Planning Commission Study Session (#2)
At the August 6th meeting, staff outlined responses to questions posed by the Commission at the June 18th meeting and requested direction on code language. The staff report and attachments for that meeting can be found here:
https://www.shorelinewa.gov/home/showdocument?id=48820.
A link to the meeting video recording page can be found here:
https://shoreline.granicus.com/player/clip/1083?view_id=9.

COMMISSION DIRECTION

The Commission directed staff to make changes to the proposed regulations at the August 6, 2020 meeting, which are outlined below by topic.

Commercial Space Ceiling Height
The draft code amendments contained a minimum ceiling height of 12 feet. Based on concerns raised by the Planning Commission at the June 18 study session, staff conducted additional research, including contacting local architects that design commercial space. At the August 6 study session, staff recommended changing the required first floor ceiling height from 12 feet to 15 feet of clear space and 18 feet as measured from floor to ceiling. Duct work, electrical, plumbing and mechanical equipment could be placed in the additional three (3) feet above the 15-foot clear height. The Planning Commission agreed with this recommendation.

Staff also recommended a height bonus not just for “restaurant ready” spaces but for all buildings subject to these standards, so a building is not penalized for providing the

desired first-floor ceiling height. The final number of the height bonus should be adjusted based on the number above 10 feet chosen. Since staff recommended, and the Commission agreed, to a height of 18 feet, staff is proposing the height bonus for all buildings subject to the proposed code be eight (8) feet, and the height bonus for "restaurant ready" compliant buildings be an additional 10 feet (for a total bonus of 18 feet).

Commercial Space Depth

The draft code amendments contained a minimum average depth for the ground floor commercial tenant spaces of 20 feet. Based on concerns raised by the Planning Commission at the June 18 study session, staff recommended changing the required commercial space depth from a minimum average depth of 20 feet, with no depth less than 15 feet, to a higher number, perhaps 30 feet as that was the most frequent requirement in other cities' codes. The Commission agreed to a minimum average depth of 30 feet, with a lower number allowed in parts of the space to allow flexibility. Therefore, staff is proposing new language that states the required commercial space depth be an average depth of 30 feet, with no depth less than 20 feet. The "average" requirement allows flexibility to accommodate building elements such as parking circulation, stairwells, and placement of equipment.

Eligible Commercial Uses

The Commission discussed whether to expand the incentives to uses beyond those meeting the criteria for "restaurant ready." The Commission directed staff to not expand the incentives to other uses.

The Commission also discussed whether to exclude certain uses from being allowed in the required ground floor commercial spaces. The Commission directed staff to exclude the following uses from eligibility: vape/tobacco stores, marijuana uses, and adult use facilities. The Code does not currently have "vape/tobacco store" as a distinct use so, staff is proposing a definition and prohibiting the use in ground floor commercial spaces. Since the proposed amendments only apply to the CB zoning district, only the Marijuana Operations – Retail use has to be specified as being restricted in ground floor commercial since the other two marijuana uses are not allowed in CB (Marijuana Operations – Processor, Marijuana Operations – Producer). Adult use facilities are allowed in the CB zoning district subject to supplemental use criteria, so staff has prohibited this use within the commercial spaces.

COMMISSION QUESTIONS AND CONCERNS

The Commission raised questions and concerns at the August 6 study session, which are addressed below.

Utilizing Property Tax for Incentives

Chair Mork: Is there a possibility to create any incentives with the Shoreline portion of property taxes?

Staff Response: We do not have the ability to place an exemption on the tax rolls for the County to administer as an incentive for new commercial space which would require a change to state law. HB 1746 is a new state law that incentivizes office space development in areas where rents don't merit the investment. It allows for the remittance of local sales, use, and property tax reinvestment into frontage improvements the developer would otherwise be required to finance. King County cities are not eligible. The original intent was to provide a property tax exemption for office, as the Multifamily Property Tax Exemption (known as MFTE or PTE) does for housing, and limited to areas outside Seattle and Bellevue where no incentive seems to be needed. Staff is aware that advocates of this program intend to go back to the legislature to revisit the more comprehensive exemption as it is unlikely to be successful representing a small portion of the offset needed. It could be in Shoreline's interest to advocate for the types of eligible projects and geographical scope of the law to be broadened, as well.

However, Shoreline could use a portion of its share of the property tax to provide an economic development incentive program. This could be structured as a grant program specifically for small businesses. Under state law, public expenditures must further public purposes. A public purpose is one which confers a benefit of reasonably general character to a significant part of the public. Property taxes in Shoreline are at a rate of $11.65/$1000 assessed value. Of this, the City receives 12% or $1.44/$1000 which equals $0.12 for each dollar of property tax paid for regular levy and $0.01 for the excess levy (Prop 1). The latter is required to be for "operational" expenses.

Vacant Commercial Spaces

Commissioner Callahan: Concerned with the potential for vacancy of these commercial spaces and is interested in the idea of a vacant commercial space registry to formalize this process and further transparency.

Staff Response: Having such a registry could help staff target outreach to landlords and potential tenants and could be supported by City Ordinance. Tracking and promoting vacancies as opportunities to potential tenants would require additional budget. Staff has requested information from three real estate information service providers on the potential costs. If the Commission wants to recommend the creation of such a registry to Council it should be included in the transmittal letter to City Council. Background information on vacant property registry ordinances was obtained from the Center for Community Progress website, a short summary is included as **Attachment B**.

The City of Shoreline currently links to the Commercial Brokers Association website for available commercial space searches. Greater Seattle Partners has an online map-based tool which allows users to link to search results for available commercial space based on certain criteria (also using the Commercial Brokers Association data). Staff is working on an update to link to Shoreline-specific search results on the Online Property Search page in the Business section of the City website. While this link would be free of charge to the City, it would be based on publicly available information already known to most brokers and would not include vacant space that is not advertised. It may also be beneficial to present the available spaces directly rather than requiring a user to leave the City website.

Staff would additionally recommend a review of potential code changes which could benefit existing vacancies in legacy buildings which are able to charge lower rents and are more appropriate for the smaller, local, unique businesses of the type Shoreline residents have expressed interest in.

Building Height Allowed by Construction Type

Commissioner Malek: What is the height you can achieve with the different construction types?

Staff Response: The maximum height for a typical Type VA five-story wood framing building over a two-story Type I concrete podium is 70 feet in the 2015 IBC. The less conventional Type III wood framing allows a range of 75 or 85 feet in height, depending on the level of fire protection. However, it is still limited to five-stories of wood framing over the concrete podium. Staff stated at the August 6th meeting that the maximum height for this type was 80 feet and that it allowed six-stories of residential. This information is now corrected to 75-85 feet and five-stories of residential.

The number of stories of the Type I concrete podium is not limited by the IBC but is functionally limited to how many stories you can fit under the height-limited five-story wood structure.

The use of Cross-Laminated Timber (CLT) allows even taller heights and more stories of wood than allowed by the two construction types detailed here. CLT is a structural system based on the use of large-format, multi-layered panels made from solid wood boards glued together, and layers at 90 degrees. Cross Laminated Timber Tall Wood Buildings fit into three categories: Construction Type IV A, B and C, which are listed from most to least fire resistive construction. For Residential occupancies the maximum allowed number of stories above grade are 18, 12 and 8 respectively, while an office building (Business occupancy) is 18, 12 and 9 respectively. Of course, these heights allowed by the IBC (Washington State amendments) are much more generous than the maximum heights allowed by zoning district in the Development Code.

The height bonuses included in these amendments are contained in the Development Code, so are in addition to the base height allowed in the Development Code. Building height in the building code is measured from average <u>finished</u> grade, which is different than the Development Code which measures height from the average <u>existing</u> grade (AEG). The building code average is mathematically calculated around the building perimeter, whereas the Development Code average is calculated by averaging the four midpoints of the smallest rectangle that can be drawn around the structure. On non-rectangular shaped sites, or non-rectangular shaped buildings, the Development Code method can result in measuring the AEG based on topographic contours that are off-site and may vary drastically from onsite contours. For example, a recent multifamily proposal that is on both a non-rectangular shaped site and is proposing a non-rectangular shaped building has a height of 65 feet, measured from average <u>finished</u> grade (IBC method), and a height of 70 feet, measured from average <u>existing</u> grade (Development Code method). That proposed building is three-stories of Type I with five-stories of Type VA. So what this variation in measuring methods can mean is that the

height bonuses proposed in the Development Code allow a building to “catch up” to the heights already allowed by the IBC.

DRAFT DEVELOPMENT CODE AMENDMENTS

Staff has updated the ground-floor commercial Development Code amendments and the justifications for the amendments 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 20.20 – Definitions

Add definition of “Tobacco/Vape Store.”

20.20.048 “T” Definitions

Tobacco/Vape Store	Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; including electronic nicotine delivery systems and associated nicotine products provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells tobacco products or paraphernalia as an ancillary sale shall not be defined as a “tobacco/vape store.”

This amendment defines “Tobacco/Vape Store” as a separate use from general retail/services and clarifies that retail uses that include tobacco sales as ancillary sales, such as grocery stores and convenience stores, do not meet this new definition.

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~~		~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
	Multifamily		C	P	P	P	P-i	P	P

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 a separate amendment.

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, except Adult Use Facilities, Marijuana Operations – Retail, and Tobacco/Vape Store. 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. All buildings subject to these indexed criteria are eligible for a height bonus. An additional eight (8) feet in height is granted through this

bonus. The eight (8) feet is considered base height and shall be measured in accordance with SMC 20.50.050.

E. Restaurant Ready are a preferred use in commercial spaces. Restaurant Ready spaces are constructed to accommodate a restaurant by including the following components:

1. ADA compliant bathrooms (common facilities are acceptable);
2. A central plumbing drain line;
3. A grease interceptor; and
4. A ventilation shaft for a commercial kitchen hood/exhaust.

F. The following incentives are available when the ground floor commercial space is constructed to accommodate a restaurant:

1. Height Bonus. An additional ten (10) feet in height is granted through this bonus. The ten (10) feet is considered base height and shall be measured in accordance with SMC 20.50.050.
2. 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. At its June 18, 2020 meeting, the Commission directed staff to expand this area in North City along 15th Ave NE (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, except Adult Use Facilities, Marijuana Operations – Retail, and Tobacco/Vape Store, which the Commission directed staff to exclude at its August 6, 2020 meeting. Staff has recommended that residential uses be specifically called out as not being allowed.

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

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.

At the August 6, 2020 Commission meeting staff recommended that a height bonus be available to all uses subject to these standards to compensate for the additional required ceiling height on the first floor. Since the Commission recommended a ceiling height of 18 feet, a new index criterion has been added refencing a height bonus of eight (8) feet, which is the number above that of a typical residential story, which is ten (10) feet.

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. An 18-foot increase in the height of a building in the CB zone could potentially allow a 78-foot tall 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%.

Other potential incentives were discussed at both the June 18 and August 6 Commission meetings but not included in the proposed draft. Staff outlined why increased height and hardscape were selected as incentives, and other potential incentives, such as permit fee reduction, priority permitting, and parking reductions, were not proposed, in the August 6 staff report.

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	0 ft	0 ft	0 ft	0 ft

Commercial Zones				
STANDARDS	**Neighborhood Business (NB)**	**Community Business (CB)**	**Mixed Business (MB)**	**Town Center (TC-1, 2 & 3)**
Setback, SMC 20.50.021)				
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 **(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. Steeples, 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 8 feet for properties that qualify for SMC 20.40.465(D) or 18 feet for properties that qualify under SMC 20.40.465(F)(1).

(7) Maximum hardscape may be exceeded by an additional five percent (5%) for properties that qualify under SMC 20.40.465(F)(2).

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;

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 ~~M~~minimum 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.

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.

4. Create an active and inviting space for pedestrians with visually interesting storefronts and seamless transitions between public rights-of-way and private space.

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.~~

2. These requirements apply to the portion of the building's ground floor abutting a public right-of-way (ROW).

3. 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.

4. All ground-floor commercial spaces abutting a ROW shall be constructed at a minimum average depth of 30 feet, with no depth less than 20 feet, measured from the wall abutting the ROW frontage to the rear wall of the commercial space.

5. All ground-floor commercial spaces shall be constructed with a minimum floor-to-ceiling height of eighteen feet (18'), and a minimum clear height of fifteen feet (15').

The amendments to 20.50.250 add a new section "C" that requires ground-floor commercial building design and uses. 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).

The second amendment (20.50.250(C)(2)) states that the requirements in this section are not eligible for design departures. Staff is proposing to remove this from the original proposed language. Staff believes this restriction should be removed to allow for flexibility. In order for staff to approve a design departure, an applicant has to articulate the site constraints necessitating the departure and/or how the alternative design still achieves the purposes of the applicable Development Code section. Therefore, staff is proposing a new purpose statement be added to SMC 20.50.250(A). With the addition of this new purpose statement, if a departure is ever requested the applicant is required to articulate how that purpose statement is still being met by their alternative design.

The second and third amendments (20.50.250(C)(2) and (3)) 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 fourth and fifth amendments (20.50.250(C)(4) and (5)) are the physical dimensions of the ground-floor commercial spaces. The average depth of the ground-floor commercial spaces shall be 30-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 eighteen feet (18') floor-to-ceiling, and no less than fifteen feet (15') clear height.

DEVELOPMENT CODE AMENDMENT DECISION CRITERIA

In accordance with SMC 20.30.350(A), 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.

The Planning Commission makes a recommendation to the City Council, which is the final decision-maker on whether to approve or deny an amendment to the Development Code. The following are the Decision Criteria used to analyze a proposed amendment:

1. ***The amendment is in accordance with the Comprehensive Plan***

   Staff has determined that the proposed amendments are consistent with the following Comprehensive Plan Goals and Policies:

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

   Staff Analysis: The proposed amendments will require commercial uses in the ground floor of Multifamily buildings in the North City and Ridgecrest neighborhoods. This requirement will enhance neighborhood shopping and promote retail and office activity.

2. ***The amendment will not adversely affect the public health, safety or general welfare.***

   The proposed amendment will not adversely affect the public health, safety, or general welfare of the residents of Shoreline. It will promote the general welfare by providing additional opportunities for commercial uses and employment in the neighborhoods.

3. ***The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.***

   The proposed amendments are not contrary to the best interest of the residents and property owners of the City of Shoreline. Community members that participated in the survey overwhelmingly expressed support for the requirement

that commercial uses be provided on the ground floor of new multi-family buildings. These changes will support more active and vibrant neighborhoods, consistent with the goals of the Comprehensive Plan.

Staff Recommendation

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

Next Steps

September 21, 2020 City Council Meeting – City Council will discuss the Planning Commission's recommendation on the Ground Floor Commercial Development Code amendments.

October 19, 2020 City Council Meeting – City Council is scheduled to consider adoption of the Ground Floor Commercial Development Code amendments.

Attachments

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

Attachment B – Vacant Property Registry Ordinances

20.20.048 T definitions.

Tobacco/Vape Store	Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; including electronic nicotine delivery systems and associated nicotine products provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells tobacco products or paraphernalia as an ancillary sale shall not be defined as a "tobacco/vape store."

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~~		~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
	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		C	P	P	P	P-i	P	P
	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				

1

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
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									
	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.

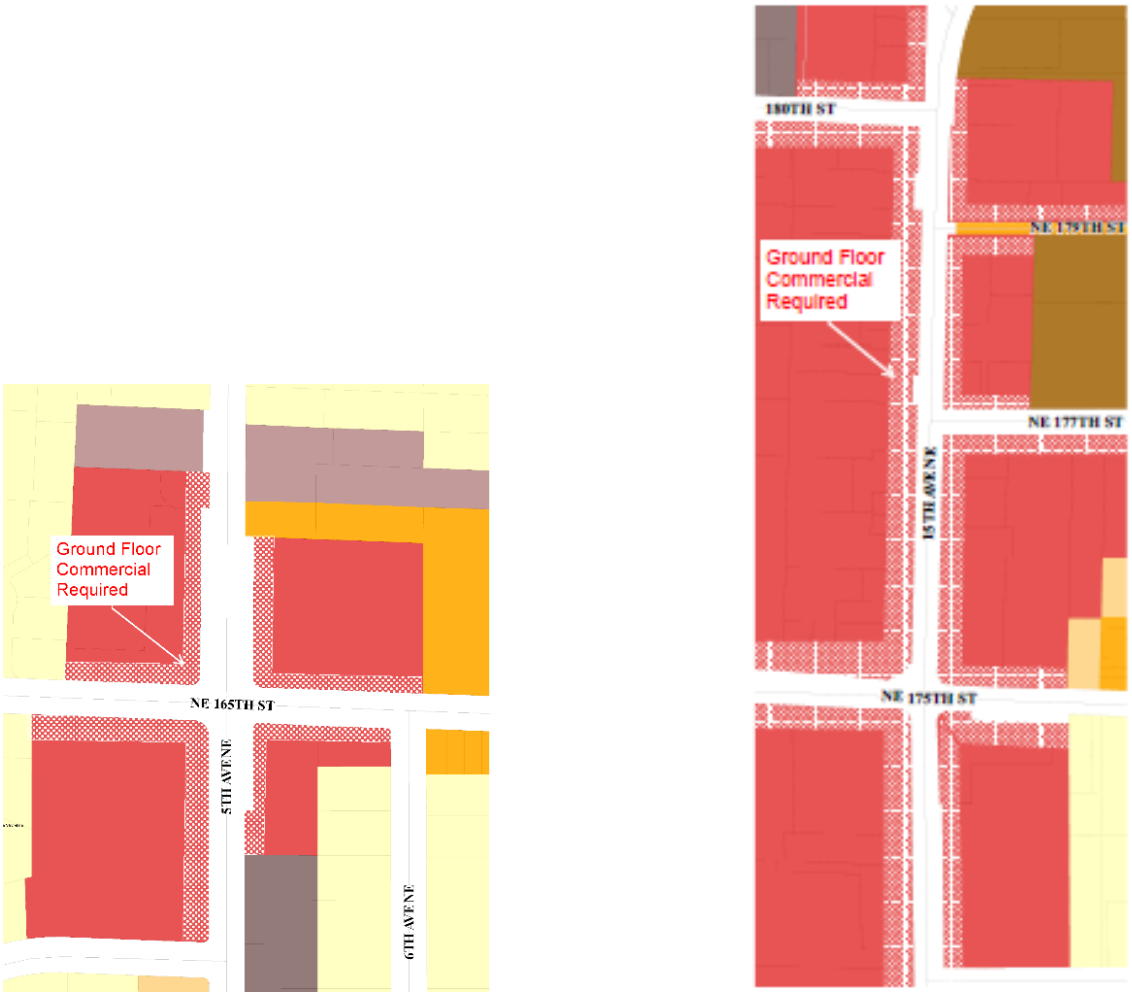


Figure 20.40.465(A) – Areas of required ground-floor commercial

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, except Adult Use Facilities, Marijuana Operations – Retail, and Tobacco/Vape Store. 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. All buildings subject to these indexed criteria are eligible for a height bonus. An additional eight (8) feet in height is granted through this bonus. The eight (8) feet is considered base height and shall be measured in accordance with SMC 20.50.050.

E. Restaurant Ready are a preferred use in commercial spaces. Restaurant Ready spaces are constructed to accommodate a restaurant by including the following components:

1. ADA compliant bathrooms (common facilities are acceptable);
2. A central plumbing drain line;
3. A grease interceptor; and
4. A ventilation shaft for a commercial kitchen hood/exhaust.

F. The following incentives are available when the ground floor commercial space is constructed to accommodate a restaurant:

1. Height Bonus. An additional ten (10) feet in height is granted through this bonus. The ten (10) feet is considered base height and shall be measured in accordance with SMC 20.50.050.
2. 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

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 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 (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. Steeples, 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 8 feet for properties that qualify for SMC 20.40.465(D) or 18 feet for properties that qualify under SMC 20.40.465(F)(1).

(7) Maximum hardscape may be exceeded by an additional five percent (5%) for properties that qualify under SMC 20.40.465(F)(2).

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 ~~M~~minimum 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;

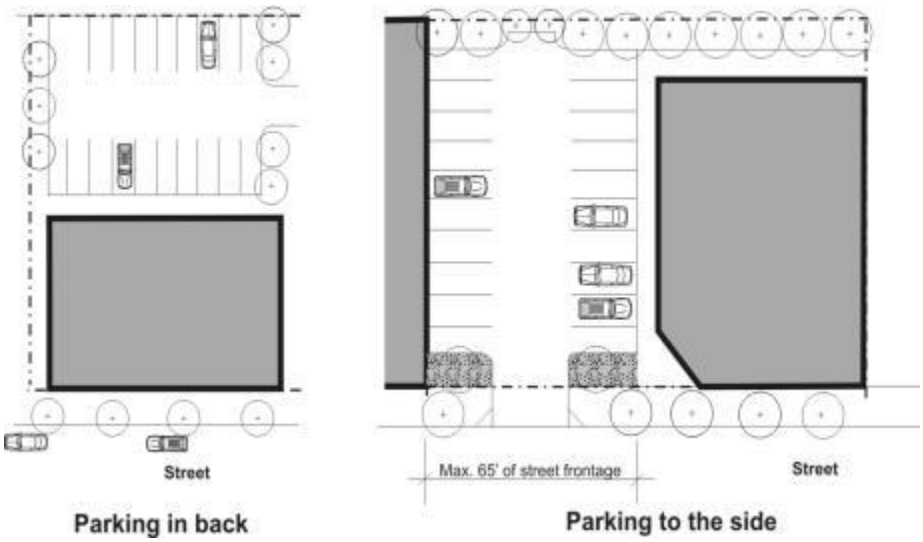
e. A building's primary entry shall be located on a street frontage and recessed to prevent door swings over sidewalks, or an entry to an interior plaza or courtyard from which building entries are accessible;

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.**

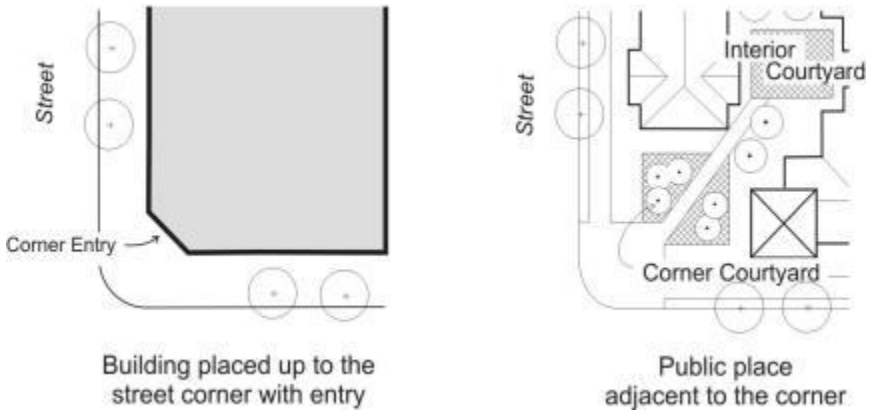
1. All building and parking structures located on street corners (except in MUR-35') shall include at least one of the following design treatments on both sides of the corner:

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.

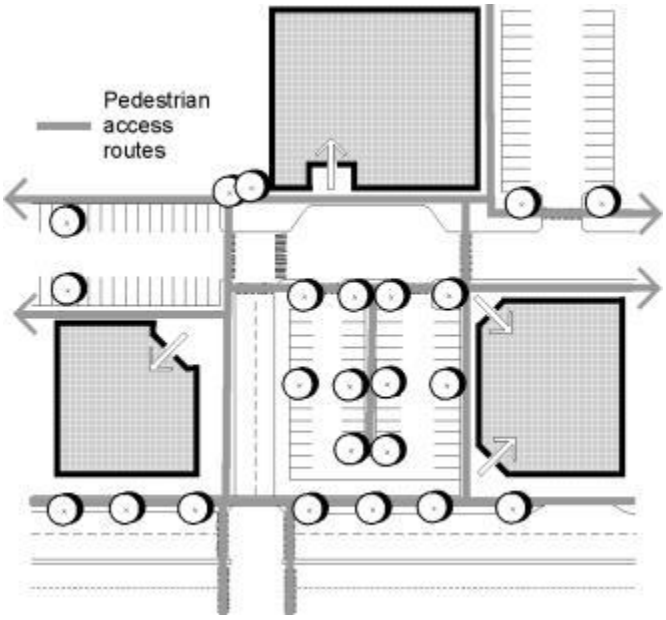
Building Corners

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).

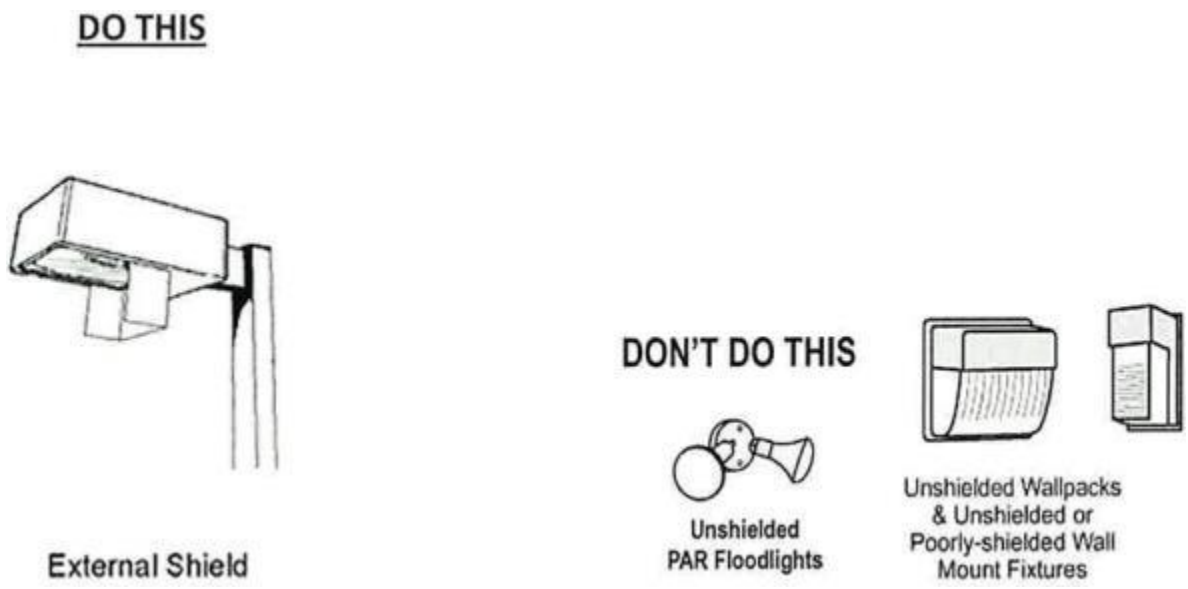
2. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.

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.



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.

4. Create an active and inviting space for pedestrians with visually interesting storefronts and seamless transitions between public rights-of-way and private space.

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 requirements apply to the portion of the building's ground floor abutting a public right-of-way (ROW).

3. 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.

4. All ground-floor commercial spaces abutting a ROW shall be constructed at a minimum average depth of 30 feet, with no depth less than 20 feet, measured from the wall abutting the ROW frontage to the rear wall of the commercial space.

5. All ground-floor commercial spaces shall be constructed with a minimum floor-to-ceiling height of eighteen feet (18'), and a minimum clear height of fifteen feet (15').

Vacant Property Registry Ordinances

The purpose of such registries varies, but typically is to ensure that owners of vacant properties are known to the city, and other interested parties, and can be reached if necessary. Such registries may also be used to ensure that owners of vacant properties are aware of the obligations of ownership under relevant codes and regulations, and that owners meet minimum standards of maintenance of vacant properties. The Commission should be clear in its recommendation to City Council which of these purposes (or all) it wishes to accomplish, as well as if this registry is for commercial areas City-wide or specific to the areas of Ridgecrest and North City where the ground floor commercial requirements will apply.

Hundreds of jurisdictions in the United States have enacted vacant property registry ordinances (VPROs). According to easily available online resources the following cities in Washington State have such a registry: Bremerton, Cheney City, Spokane, Tacoma, and Wenatchee.

A vacant property registration ordinance should include the following elements:

- A clear definition of which properties and which parties must register;
- The registration requirements and procedures, including the information required of the owner or lienholder;
- The fee structure;
- The obligations of the owner, with respect to maintaining the property; and
- The penalties for failing to register in timely fashion.

Using the information from registration forms, the city would create a vacant property registry. The registry should be accessible online and should provide a means by which individuals can report unregistered vacant properties to the city.

City staff, or a consultant, would need to evaluate web-based products to purchase to accomplish such a registry. To implement such a registry, additional staff resources are likely needed to create the initial registry and to maintain it over time. Or a consultant could create the initial registry, then staff would need to maintain it over time, which may or may not need more staff.