

# Townhouse Design Standards Development Code Amendments

Council Discussion  
November 25, 2019



# PRESENTATION AGENDA

- Background
- Project goal
- Project development
- Draft design standards
- Recommendation
- Policy discussion
- Next steps
- Questions



# LIGHT RAIL SUB-AREA PLANS



## Vision Statement

A "livable community" is one where *walking, biking, and transit are the best choice for most trips, public spaces are beautiful, well-designed and maintained, and the city is safer, healthier and more accessible. This makes walking and bicycling safer, transit faster, and public life more pleasant.* This is the overarching vision for the 145th Street Station Subarea.

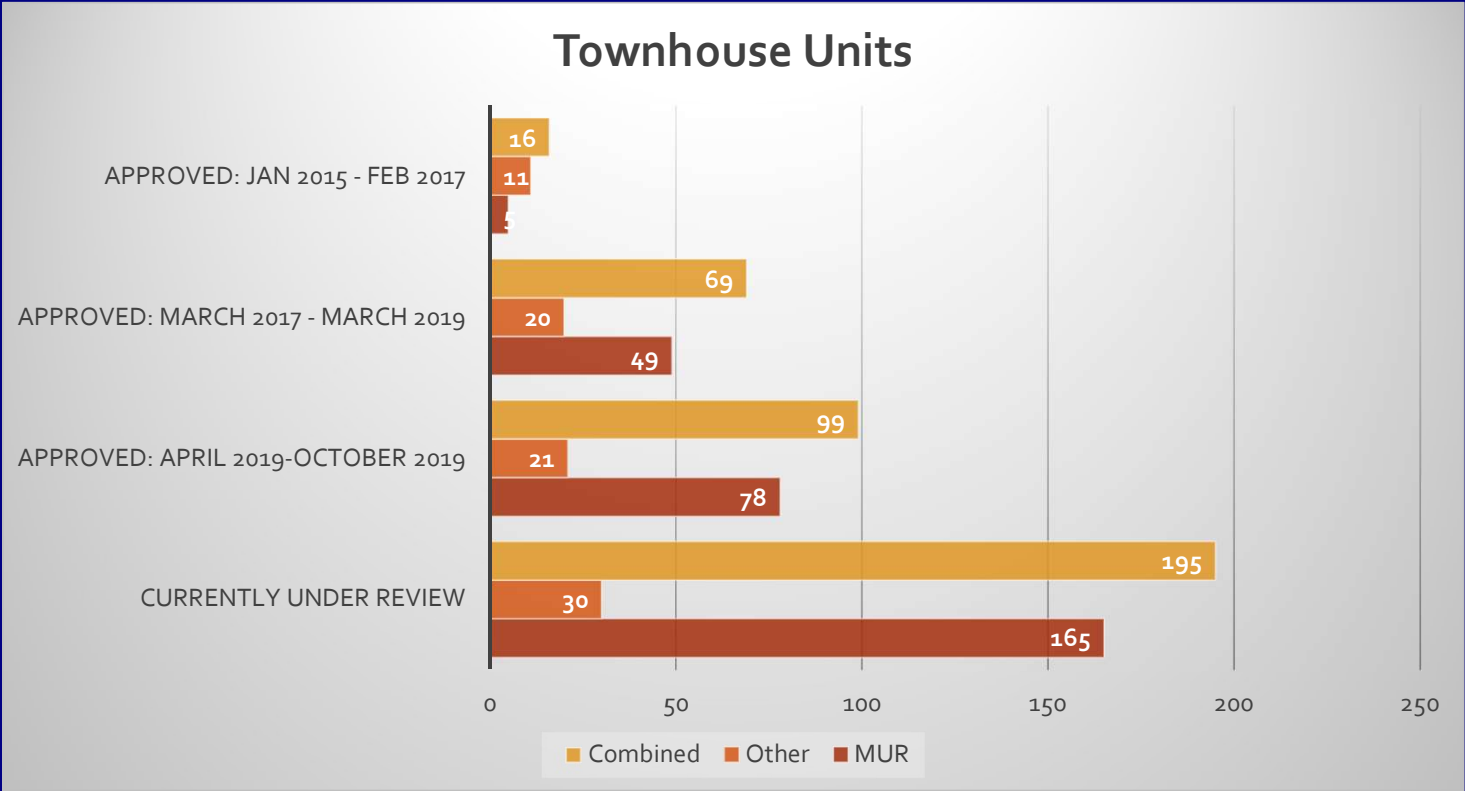
Over time, the subarea will transform into a vibrant transit-oriented village with a variety of housing choices and neighborhood supporting retail connected by a green network of pedestrian and bicycle facilities, stormwater infrastructure, parks and open spaces, and other amenities. Housing opportunities and choices will be available for people of various income levels and preserving the livable qualities that Shoreline citizens cherish.

Over time, public and private investment will enhance the village setting, creating a walkable, safe, healthy, and livable place for people of all ages and cultures. People will be able to easily walk and bicycle to and from the light rail station, shopping, parks, schools, and other community locations from their homes. Neighborhood-oriented businesses and services will emerge as the village grows, along with places for civic celebrations, social gatherings, and public art. Eventually, the new transit-oriented village will become one of the most desirable places to live in Shoreline.

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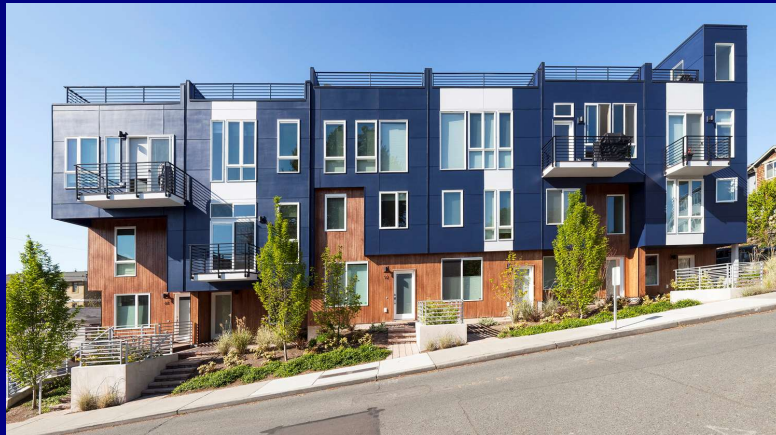


# TOWNHOUSE PERMITTING TRENDS



# PROJECT GOAL

- Townhouse developments with a higher quality design



# PROJECT DEVELOPMENT

- January – February: Research
- January – June: Meetings
- April: Survey
- August 1<sup>st</sup>: Public Workshop
- August 1<sup>st</sup>: Planning Commission Work Session #1
- September 5<sup>th</sup>: Planning Commission Work Session #2
- October 3<sup>rd</sup>: Planning Commission Public Hearing



# OVERVIEW OF PROPOSED STANDARDS

- Add requirements for outdoor space
- Add requirements for landscaping
- Add requirements that improve how townhouses look from the street
- Add requirements for solid waste collection
- Add definitions for certain site design or building design elements



# OUTDOOR SPACE

- No current code requirement for townhouses
- Planning Commission Recommendation:
  - Developments with nine (9) or fewer units: Choose between private outdoor space for each unit OR common outdoor space
  - Developments with 10 or more units: Provide BOTH private outdoor space for each unit AND common outdoor space





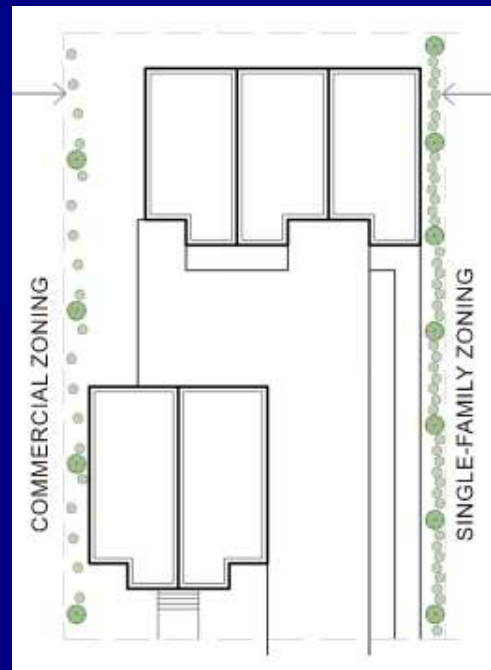
# OUTDOOR SPACE



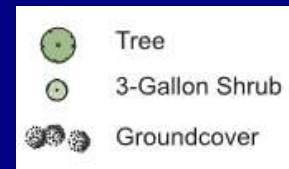
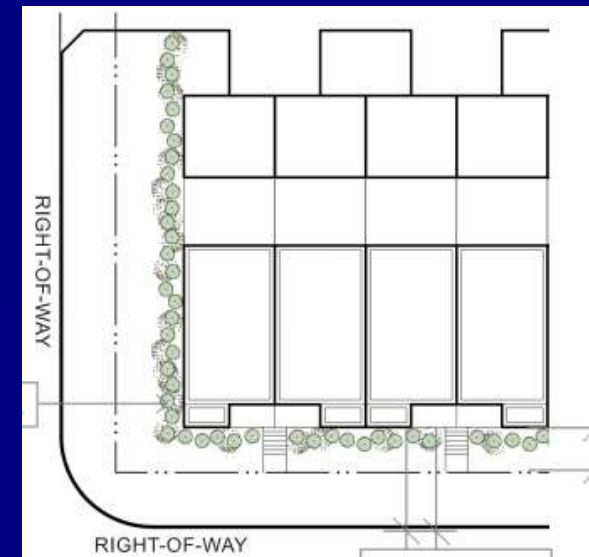
# LANDSCAPING

- No current code requirement for townhouses
- Planning Commission Recommendation: Provide landscaping along interior setbacks and between the building and the street

Interior Setbacks Landscaping



Façade Landscaping



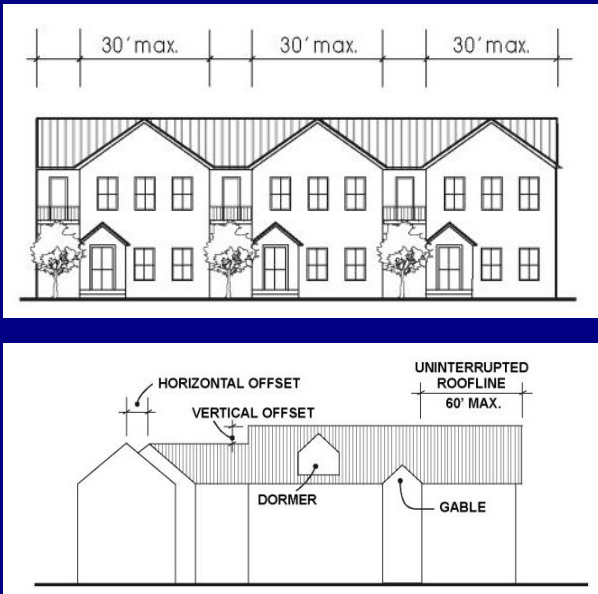
# BUILDING DESIGN

- Current code requires buildings facing the street longer than 50 feet to provide building elements like porches and balconies every 30 feet; and to vary roofline on buildings longer than 60 feet.
- Planning Commission Recommendation requires buildings facing the street to provide a minimum of three (3) variation techniques and prohibits blank walls by requiring a minimum amount of doors and windows



# BUILDING DESIGN

Current Code Illustrations



Proposed Code Illustrations



# BUILDING DESIGN

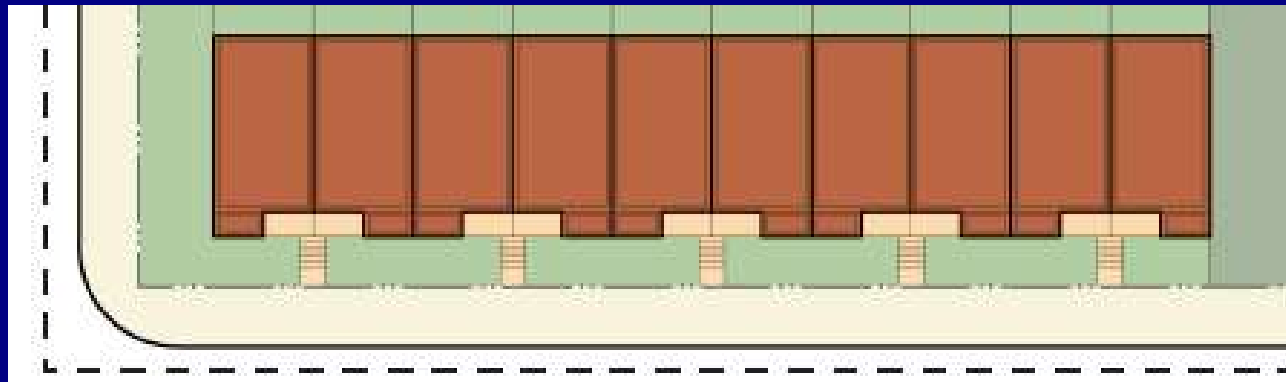
- Planning Commission Recommendation code prohibits blank walls



Recent Townhouse Development in R-48  
Zoning District

# SITE CONFIGURATION & BUILDING ORIENTATION

- Current code states to the “maximum extent feasible” primary facades and building entries shall face the street
- Planning Commission Recommendation requires units next to the street to have the entry oriented to the street



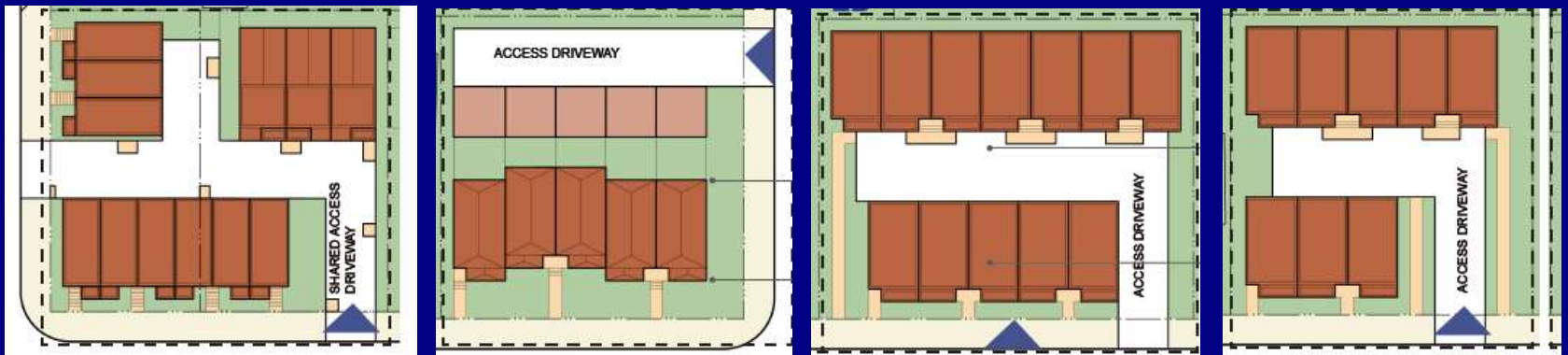
# SITE CONFIGURATION & BUILDING ORIENTATION

- Planning Commission Recommendation requires:
  - 40% of units to be within 25 feet of front property line, on lots over 70 feet wide in all zoning districts except MUR-45'
  - 30% of units to be within 25 feet of front property line, on lots up to 70 feet wide in all zoning districts except MUR-45'
  - Buildings to fill lot frontage, except an access drive, and all units with frontage to be oriented to the street in MUR-45'



# SITE CONFIGURATION & BUILDING ORIENTATION

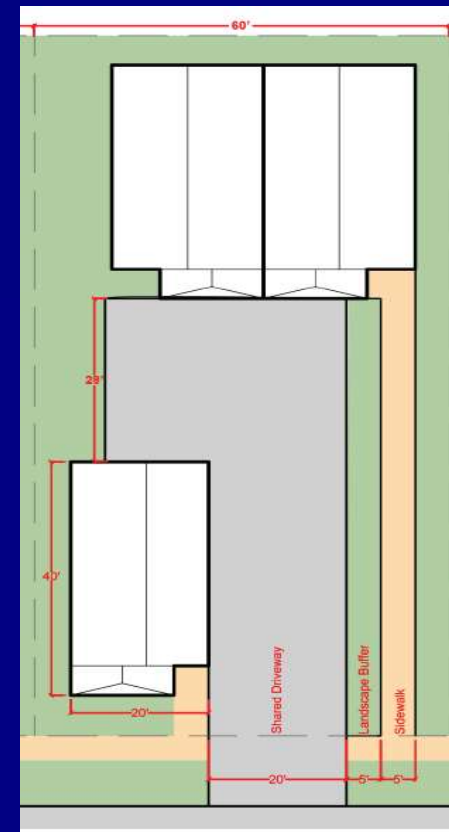
- 40% of units to be within 25 feet of front property line, on lots over 70 feet wide in all zoning districts except MUR-45'





# SITE CONFIGURATION & BUILDING ORIENTATION

- 30% of units to be within 25 feet of front property line, on lots up to 70 feet wide in all zoning districts except MUR-45'

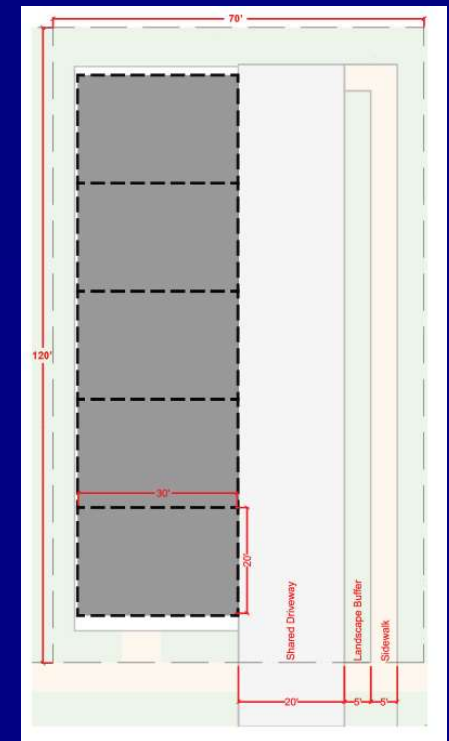


# SITE CONFIGURATION & BUILDING ORIENTATION

- Buildings to fill lot frontage, except an access drive, and all units with frontage to be oriented to the street in MUR-45'



Multiple Lots



Single Mid-Block Lot

# RECOMMENDATION

Planning Commission: Adoption of proposed amendments in Ordinance No. 871

Staff: Adoption as presented at the October 3, 2019 Public Hearing



# POLICY DISCUSSION

Planning Commission recommendation:

- 40% of units to be within 25 feet of front property line, on lots over 70 feet wide in all zoning districts except MUR-45' →
- 30% of units to be within 25 feet of front property line, on lots up to 70 feet wide in all zoning districts except MUR-45'
- Buildings to fill lot frontage, except an access drive, and all units with frontage to be oriented to the street in MUR-45' →



# POLICY DISCUSSION

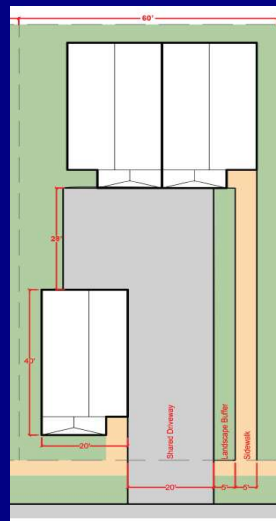
Staff recommendation: 40% of units to be within 25 feet of front property line



# POLICY DISCUSSION

If Planning Commission recommendation is chosen staff has three (3) recommended changes.

- Change 1: Definition of “Mixed Single-Family Attached Development”: Change from at least 70 percent of the units have to be attached to at least 60 percent

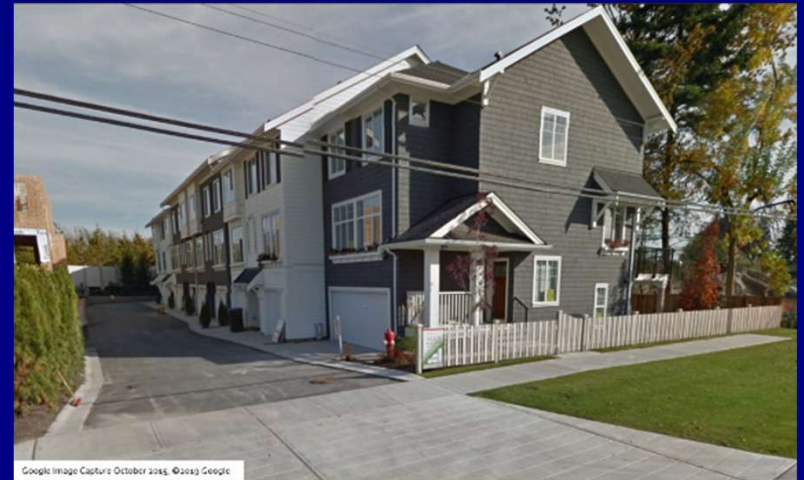


# POLICY DISCUSSION

Change 2: In MUR-45', require building variation on front of building and side that faces access drive



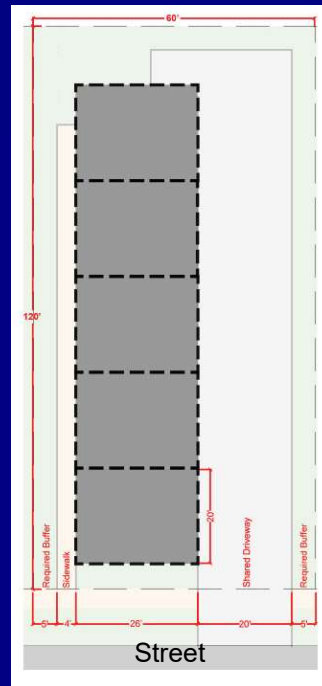
No Variation in Front or Side Facing  
Access Drive



Some Variation in Front and Side Facing  
Access Drive

# POLICY DISCUSSION

Change 3: In MUR-45', waive landscaping requirement on interior setback that does not abut vehicle access





# NEXT STEPS

January 13, 2020 – Council Adoption



QUESTIONS?

