

# Townhouse Design Standards

## Planning Commission Study Session #2

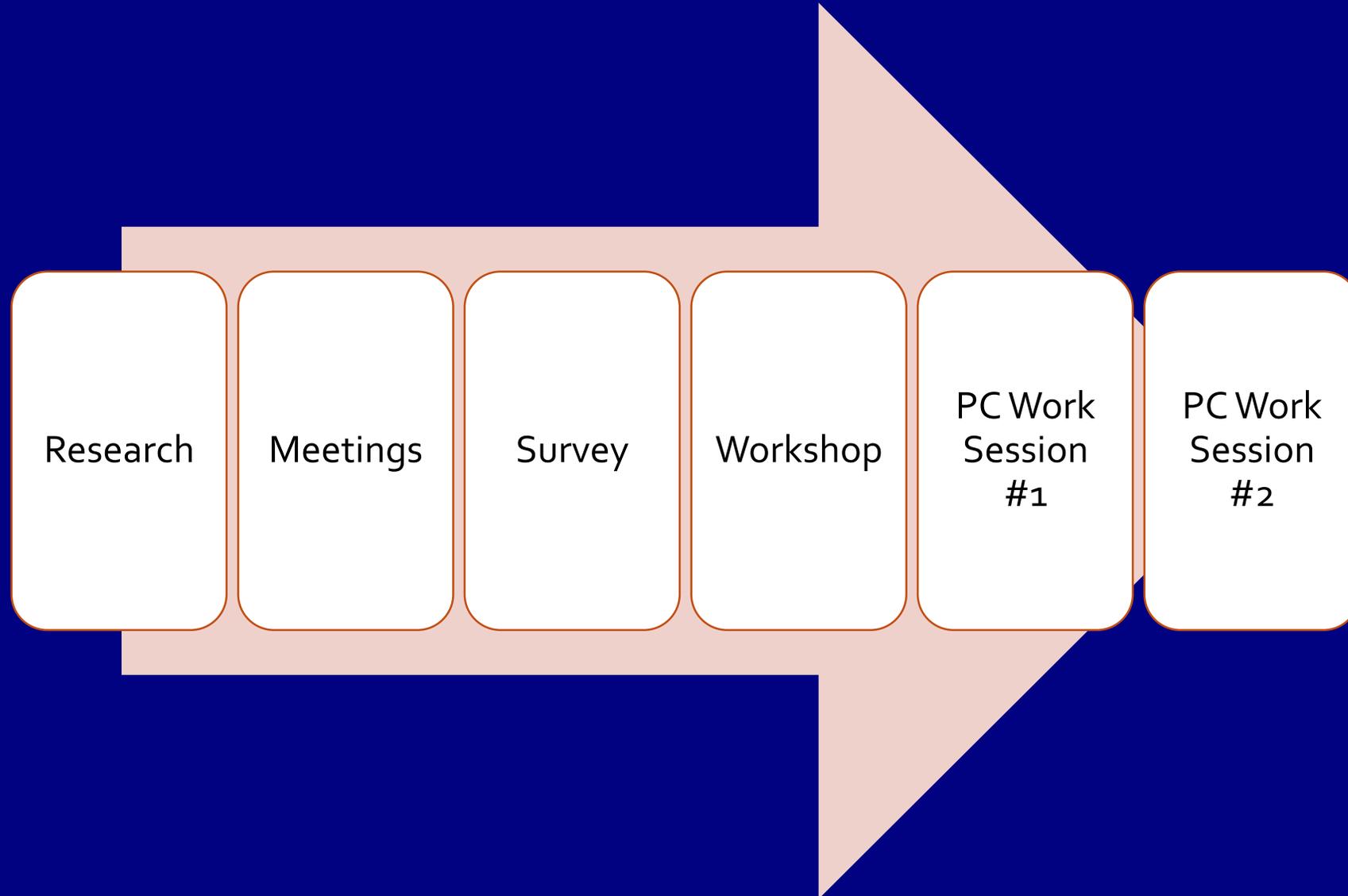


# PRESENTATION AGENDA

- Background
- Draft design standards
  - Concerns and Options
  - Other Changes
  - Code Illustrations
- Next steps



# BACKGROUND



# CONCERNS

- Six (6) concerns
- For each concern:
  - Describe the concern
  - Provide background and/or analysis
  - Present options
  - Show results of the options
  - Look for the Commissions' direction



# CONCERN #1: DESCRIPTION

- SMC 20.50.160(C) *Site Configuration* Proposed Language: At least 40 percent of units within a site shall be located between the property line and a 25-foot distance from the property line to create a “street wall” which enhances the streetscape and overall pedestrian experience.
- Commission Comment: Concern that the requirement is conflicting with increased density desired in the MUR-35’ and MUR-45’ zoning districts, particularly on smaller lots.
- Site Design Group Comments (Public Workshop):
  - 40% requirement is too low, but a higher percentage may be impractical
  - Too restrictive on narrow lots
  - Requirement is good for making developments part of the neighborhood
  - Concern about townhouse neighbors overlooking their SFR backyard
  - How would the requirement apply on corner lots?

# CONCERN #1: BACKGROUND

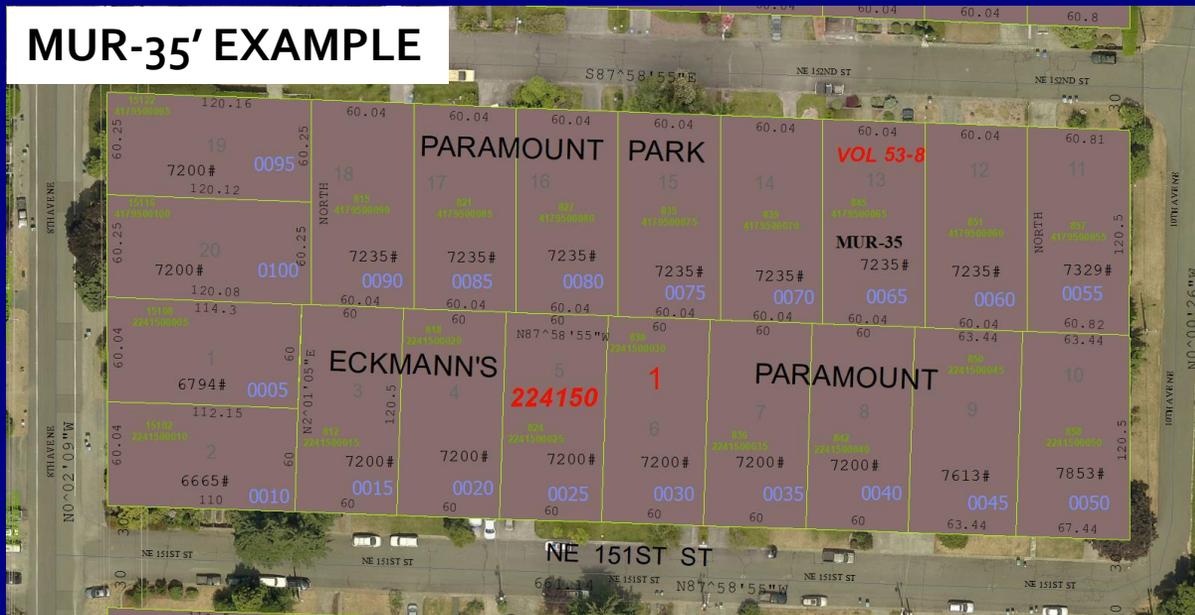
## LOT SIZE

	MUR-35'	MUR-45'
Number of Parcels	315	433
Average Lot Size	8,325 sf	9,437 sf
Median Lot Size	8,169 sf	8,110 sf

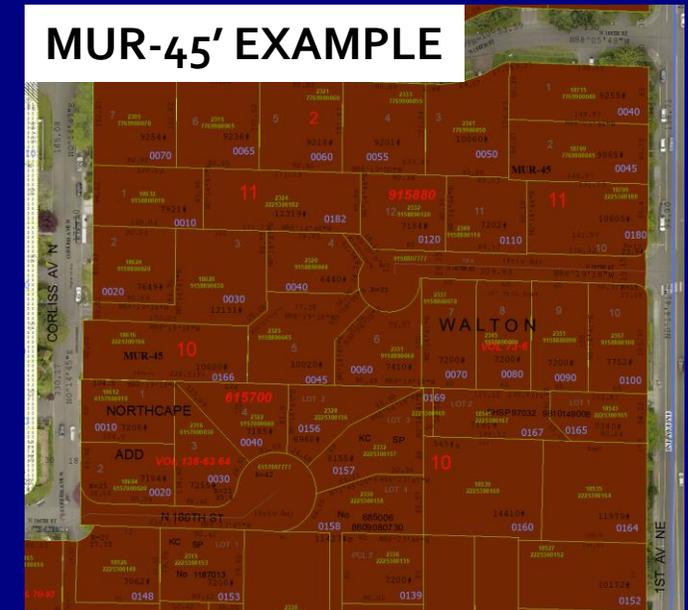
## LOT WIDTH

	MUR-35'	MUR-45'
Number of Parcels	68	81
Average Lot Width	75 ft	70 ft
Median Lot Width	70 ft	60 ft

### MUR-35' EXAMPLE



### MUR-45' EXAMPLE



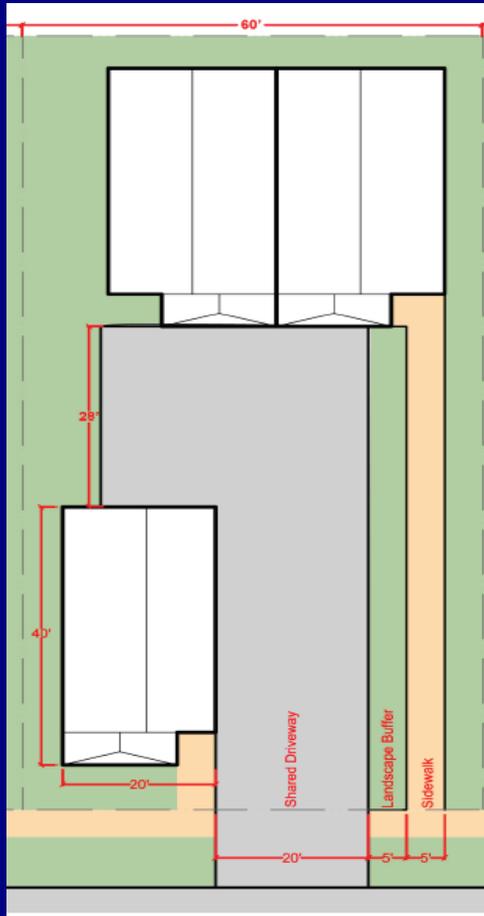
# CONCERN #1: OPTIONS

- Option 1: Keep original 40% language but add the following exception: “On lots 60 feet wide or less, at least 30 percent of units within a site shall be located between the property line and a 25-foot distance from the front property line.”
- Option 2: Re-write the provision: “Buildings shall be located to create a “street wall” which enhances the streetscape and overall pedestrian experience. Except for vehicular access that meets the requirements of the Engineering Development Manual and the Development Code, buildings shall fill the lot frontage. All units with frontage shall be oriented to the public right(s)-of-way.”

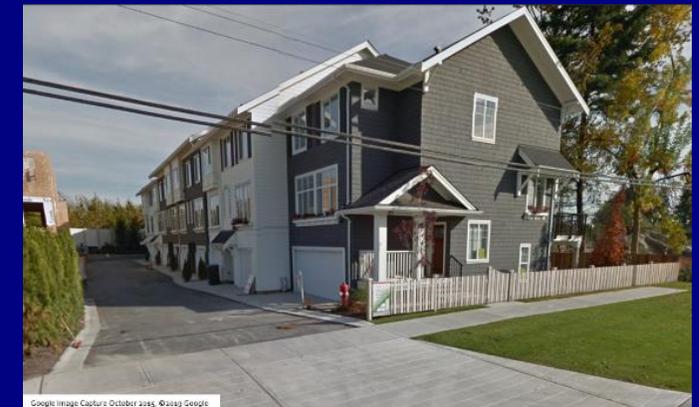
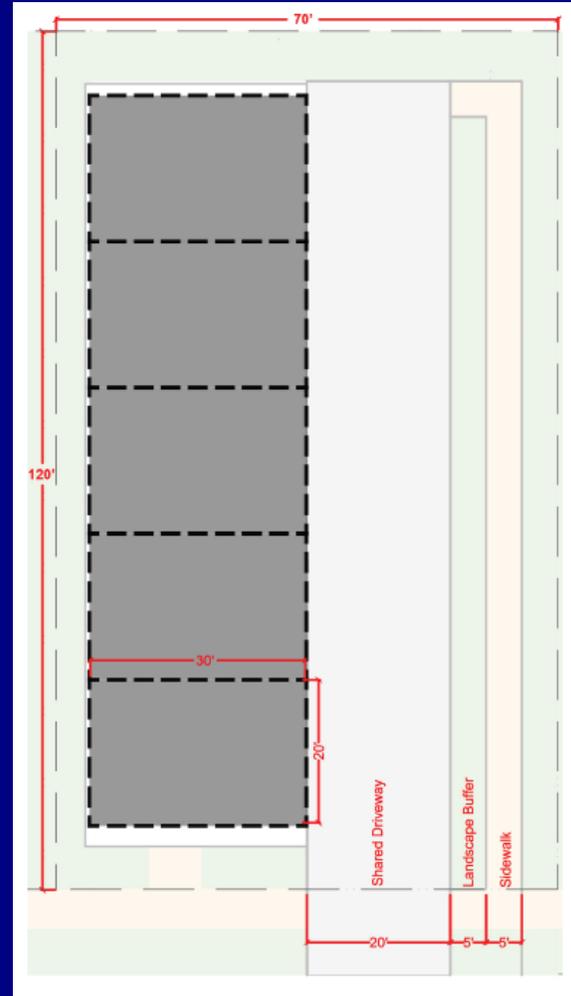


# CONCERN #1: OPTIONS RESULTS

Option 1: 60 ft wide only 30%



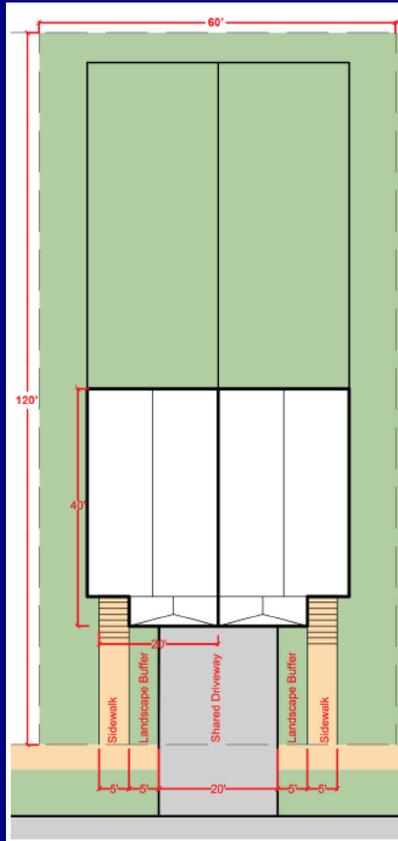
Option 2: Fill frontage



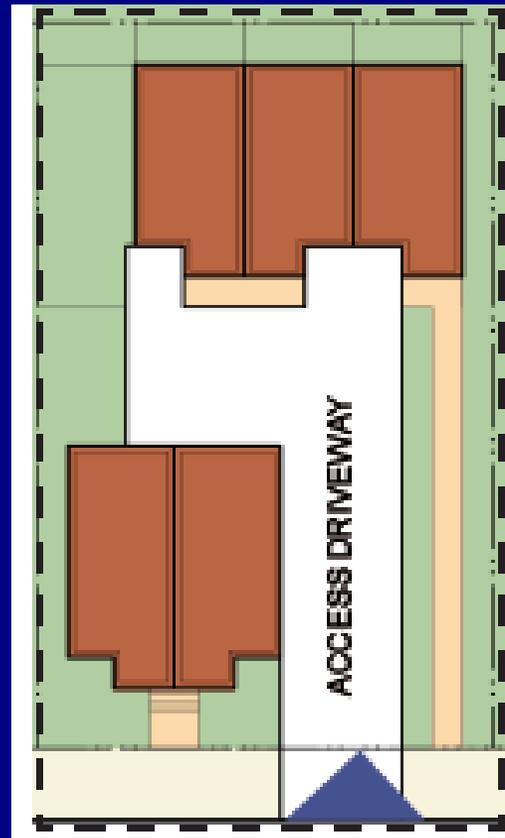
# CONCERN #1: OPTIONS RESULTS

## Keep Original: Outcomes

- Fewer Units



- Skinnier Units



- Lot Assemblage



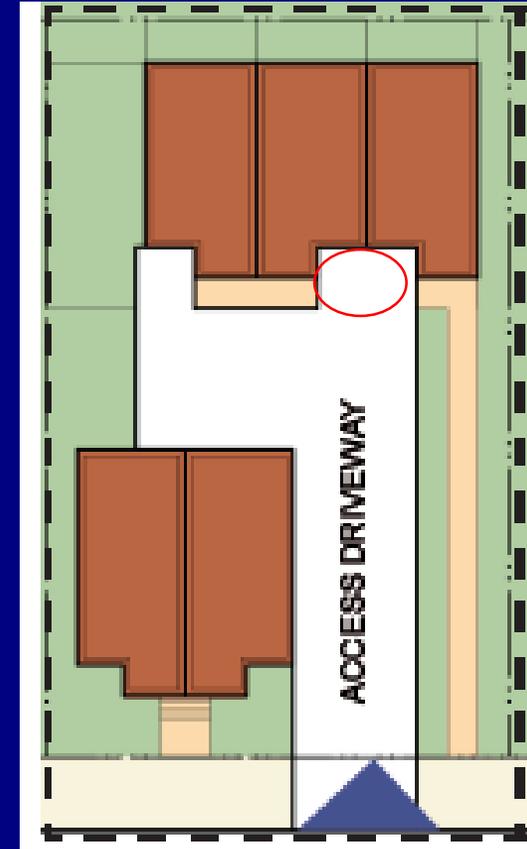
# CONCERN #1: DISCUSSION

- Option 1: Keep original 40% language but add the following exception: “On lots 60 feet wide or less, at least 30 percent of units within a site shall be located between the property line and a 25-foot distance from the front property line.”
- Option 2: Re-write the provision: “Buildings shall be located to create a “street wall” which enhances the streetscape and overall pedestrian experience. Except for vehicular access that meets the requirements of the Engineering Development Manual and the Development Code, buildings shall fill the lot frontage. All units with frontage shall be oriented to the public right(s)-of-way.”
- Or, keep original language



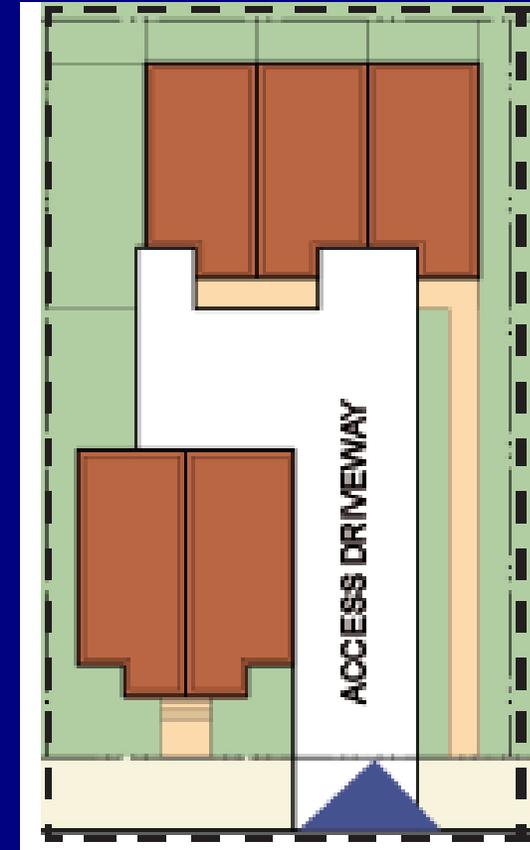
# CONCERN #2

- SMC 20.50.160(D) Site Access and Circulation
- Proposed Language: See pages 10-11 of Attachment A
- Commission Comment: Concern that language on pedestrian connection for each unit is not clear enough to address a site layout where buildings are located in the rear of a lot.
- Proposed language to clarify the requirement: “For buildings that do not front on the public right(s)-of-way, this requirement shall be considered met if pedestrian access is provided from a public sidewalk to the building(s).”



# CONCERN #2: DISCUSSION

- Proposed language to clarify the requirement:  
“For buildings that do not front on the public right(s)-of-way, this requirement shall be considered met if pedestrian access is provided from a public sidewalk to the building(s).”



# CONCERN #3: DESCRIPTION

- SMC 20.50.160(H) Outdoor Space
- Proposed Language: See pages 16-18 of Attachment A
- Commission Concerns:
  - No minimum lineal dimension for private outdoor space.
  - Larger developments are not required to provide both private and common outdoor space.
- Site Design Group Comments (Public Workshop):
  - Perhaps different ratios for different zoning districts.
  - Large retained trees could take away from usable outdoor space.
  - Support the option to provide either private or common outdoor space.



# CONCERN #3: BACKGROUND

- Five cities researched have a minimum lineal dimension:
  - Bellingham: Five (5) feet
  - Eugene, OR: Fourteen (14) feet
  - Issaquah: Eight (8) feet by six (6) feet
  - Seatac:
    - Ground open space: Ten (10) feet
    - Deck, porch, balcony, patio: Six (6) feet by ten (10) feet
  - Tukwila: Ten (10) feet
- Wood building materials come in two (2) foot intervals



# CONCERN #3: OPTIONS

- Minimum Lineal Dimension (Private Outdoor Space)
  - Option 1: Set minimum dimension at four (4) feet
  - Option 2: Set minimum dimension at six (6) feet
- Require both private and common outdoor space on larger developments
  - Option 1: Keep original language where a proposal could do either
  - Option 2: Amend to require both on larger developments
    - Nine (9) or fewer units: Choose one or other
    - Ten (10) or more units: Provide both private and common outdoor space



# CONCERN #3: DISCUSSION

- Minimum Lineal Dimension
  - Option 1: Set minimum dimension at four (4) feet
  - Option 2: Set minimum dimension at six (6) feet
- Require both private and common outdoor space on larger developments
  - Option 1: Keep original language where a proposal could do either
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    - Nine (9) or fewer units: Choose one or other
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# CONCERN #4

- SMC 20.50.170(B)(1) Proposed Language: Each unit shall have a covered entry or porch with weather protection at least 30 square feet with no dimension less than five lineal (5) feet.
- Building Design Group Comments (Public Workshop): There needs to be room for two (2) people to stand so they are covered and can stay out of the rain--the proposed 30 square feet with no dimension less than five (5) is adequate in meeting that purpose.
- Proposal: Change from minimum dimension of five (5) feet to a minimum width of six (6) feet and minimum depth of four (4) feet.



# CONCERN #4: DISCUSSION

- Proposal: Change from minimum dimension of five (5) feet to a minimum width of six (6) feet and minimum depth of four (4) feet.



# CONCERN #5: DESCRIPTION

- SMC 20.50.170(B)(2) Building Modulation, Massing and Articulation
- Proposed Language: See pages 22-23 of Attachment A
- Building Design Group Comments (Public Workshop):
  - Another option should be added to the list, if a development includes material and color change, it should count towards this requirement.
  - Three (3) seemed too low and would like to see front facades of buildings meet at least four (4) of the options listed.



# CONCERN #5: BACKGROUND & OPTIONS

- No jurisdiction researched require a certain number of materials or colors be used
- Several do require windows to be accented with trim
- Option 1: Leave the requirement as proposed to meet at least three (3) of the techniques listed, and add in new option for providing trim on roof lines, windows and doors.
- Option 2: Increase the requirement from three (3) to four (4) techniques listed, and add in new option for providing trim on roof lines, windows and doors.



# CONCERN #5: DISCUSSION

- Option 1: Leave the requirement as proposed to meet at least three (3) of the techniques listed, and add in new option for providing trim on roof lines, windows and doors.
- Option 2: Increase the requirement from three (3) to four (4) techniques listed, and add in new option for providing trim on roof lines, windows and doors.



# CONCERN #6: DESCRIPTION

- SMC 20.50.485 and 20.50.490 Landscaping
- Proposed Language: See pages 22-23 of Attachment A
- Commission concern that on lots with a zero (0) front yard setback, the proposal is not requiring that landscaping be provided.
- Potential solution from the Commission: Require that some landscaping is provided for a portion of the area next to a unit entry.
- Site Design Group Comments (Public Workshop):
  - Concern about long-term maintenance of landscaping.
  - Requiring landscaping is important.



# CONCERN #6: PROPOSAL

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



# CONCERN #6: DISCUSSION

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



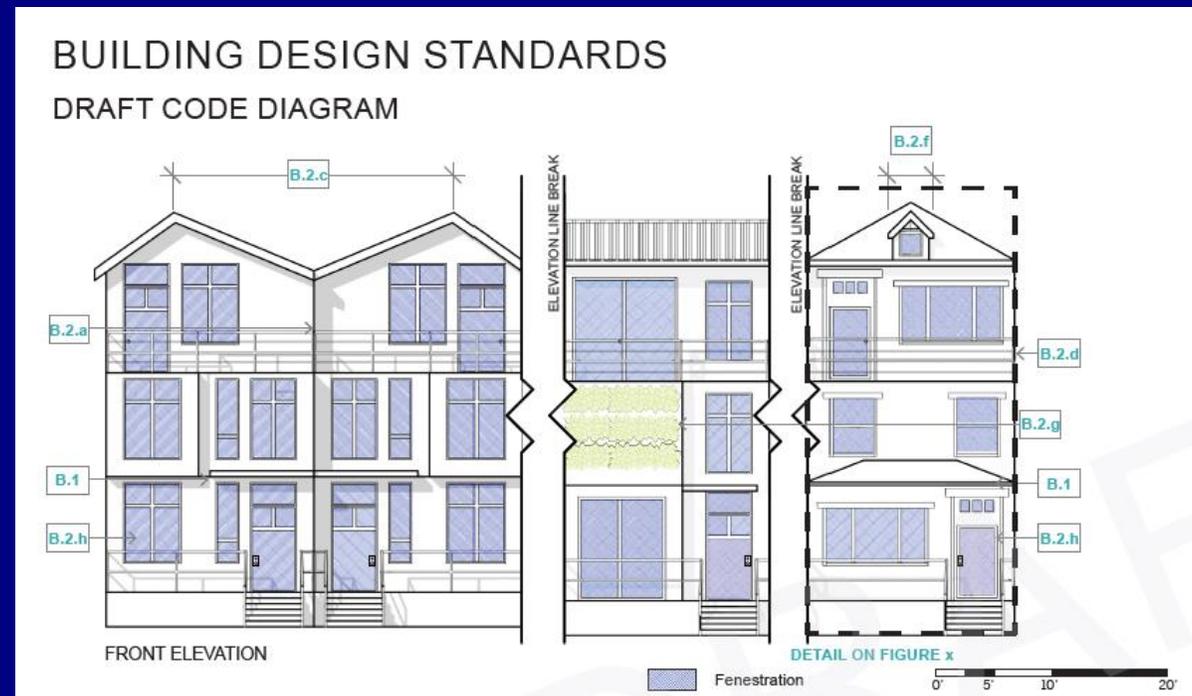
# OTHER PROPOSED CHANGES

- Add definition of street wall.
- Amend proposal under 20.50.160(D)(2) from “the Public Works Director” to “the Engineering Development Manual or, if no standard is provided, the standard detail required by the Public Works Director.”
- Amend proposal under 20.50.170(A)(2) to require buildings on corners to only have entry oriented to one of the abutting rights-of-way.
- Amend Table 20.70.450 *Access Types and Widths* to require larger townhouse developments to provide private or public streets.



# DESIGN STANDARDS DRAFT ILLUSTRATIONS

- Does each diagram or picture help explain the proposed code standard?
- Are there ways a diagram could be improved to better illustrate the proposed standard?
- Are there any proposed code provisions that are not included that you would like a diagram to better illustrate the standard?



# NEXT STEPS

2019

	Spring	Summer	Fall	Winter
Research & Writing				
Public Engagement Opportunities				
Planning Commission				
City Council				

October 3 Planning Commission Public Hearing

November 4 City Council Study Session

December 9 City Council Adoption of Development Code Amendments

