

# Midtown Planning District

Task Force Meeting  
October 27, 2020

# Meeting Agenda

1. Code and design standard concepts based on input from Visual Preference Survey results and Task Force discussions (continued discussion)
  - a. Roofline design
  - b. Façade materials design standards
  - c. Parking requirements
2. Public Open House arrangements discussion
3. General Public Comments
4. Task Force Member Comments
5. Adjournment

# Roofline Design

1. Require pitched rooflines for residential buildings LESS than 4-stories tall
2. For commercial and mixed-use buildings AND residential buildings 4-stories or taller - allow option for flat roof for commercial / mixed-use buildings, though we'll want to add:
  - a. Standards for cornice/flat roof design - confident
  - b. Modulation requirements for buildings longer than 60'



# Poll 1

1. Should pitched rooflines be required for residential buildings LESS than 4-stories?

**Poll choices:**  
This option is ....

- |   |                       |
|---|-----------------------|
| 5 | ...the best approach. |
| 4 |                       |
| 3 | ...neutral.           |
| 2 |                       |
| 1 | ...unacceptable.      |



# Poll 1

1. Should pitched rooflines for residential buildings LESS than 4-stories be required?
2. For all buildings over 4 stories, allow should flat roofs be allowed if other design elements are used such as cornices and modulation??

## Poll choices:

This option is ....

5 ...the best approach.

4

3 ...neutral.

2

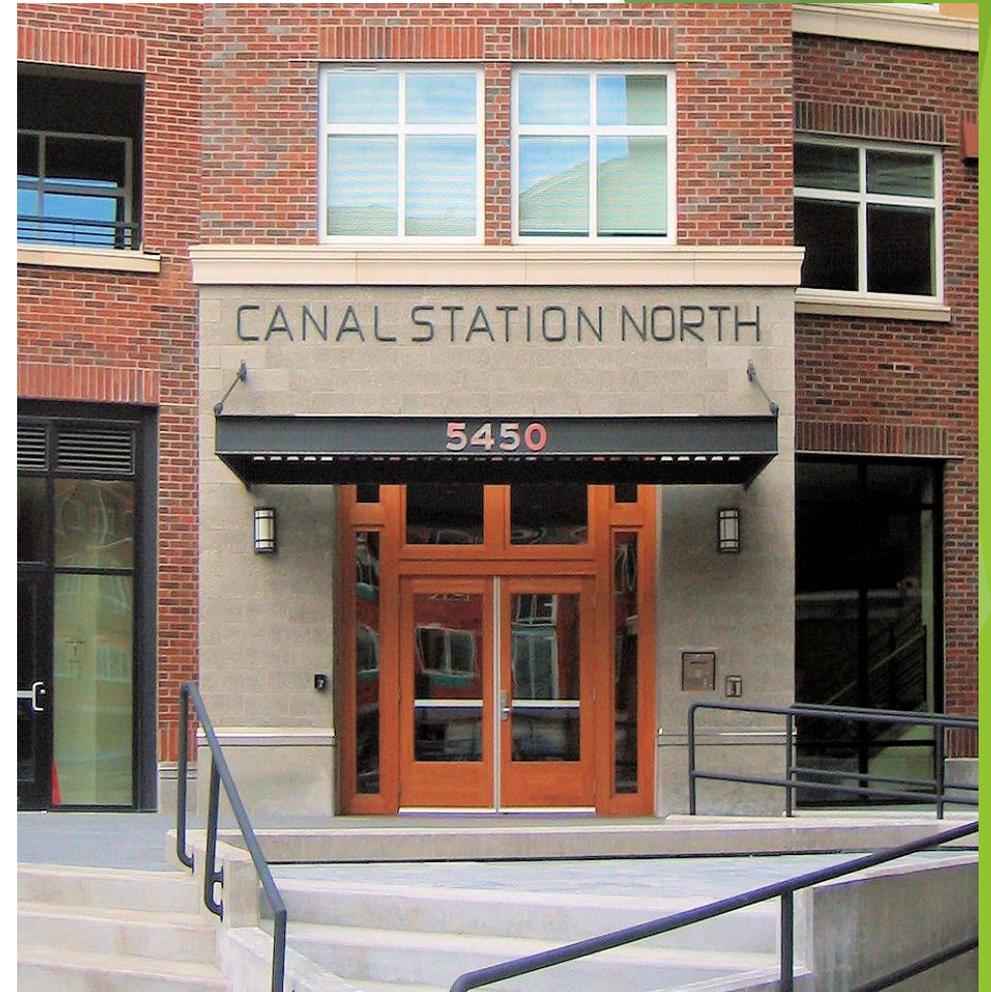
1 ...unacceptable.



# Design Standards - Façade Materials

## Concept

- Promote the integration of either:
  1. Designs that emphasize wood;  
and/or
  2. Designs that emphasize brick
  3. But allow flexibility for integrating other materials
- Apply special conditions to commonly used façade materials that enhance the visual appearance of buildings and the character of the area.



# Design Standards - Details

## Update current details toolbox/graphic examples

Standards and Guidelines for **All Development**  
BUILDING DESIGN

(NOTE: Not applicable to Industrial Development)

### GROUND LEVEL DETAILS

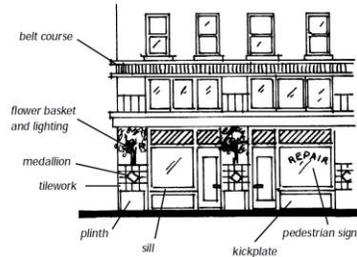
#### Intent

To reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing pedestrian streets.

#### Standards

##### Required:

- Ground-floor, street-facing façades of commercial and mixed use buildings shall incorporate at least five of the following elements:
  - Lighting or hanging baskets supported by ornamental brackets
  - Medallions
  - Belt courses
  - Plinths for columns
  - Kickplate for storefront window
  - Projecting sills
  - Tilework
  - Pedestrian scale sign(s) or sign(s) painted on windows
  - Planter box
  - An element not listed here that meets the intent.
- Building façades not facing a street shall incorporate at least three of the above mentioned items.



**B. Façade details - non-residential and mixed-use buildings.** All building façades and other building elevations facing parks, pedestrian-oriented spaces, and containing primary building entrances must be enhanced with appropriate details. All new buildings must employ at least one detail element from each of the three categories below for each façade articulation interval [see BMC 12.48.510(B)].

- Window and/or entry treatment, such as:
  - Transom windows.
  - Roll-up windows/doors.
  - Recessed entry.
  - Decorative door.
  - Other decorative or specially designed window, shading or entry treatment that meets the purpose of the regulations.



Figure 12.48.520.B.1

Examples of decorative or specially designed windows and entries.



Figure 12.48.520.B.2

Examples of attached elements that enhance the visual intrigue of the building.



Examples of elements attached to façades that enhance the visual intrigue of the building: Upper left (a) = retractable awning; Top center (d) = custom hanging bike rack and repair station integrated as a Primary design element; Upper right (b) = decorative lighting fixtures; Lower left (a) = steel canopy; Bottom center (c) = bay window; Lower right (c) = decorative corner tower.

# Façade Materials

## Emphasizing Wood:

1. Prominent and exposed wood structural elements
2. Wood siding
3. Wood trim and accents



# Façade Materials

## Emphasizing Brick:

1. Primary façade material
2. For multi-story buildings, primary for ground floor



# Façade Materials

## Alternatives - those buildings where neither wood or brick are emphasized

- Provide an option for buildings not using either wood or brick - include text criteria and good examples

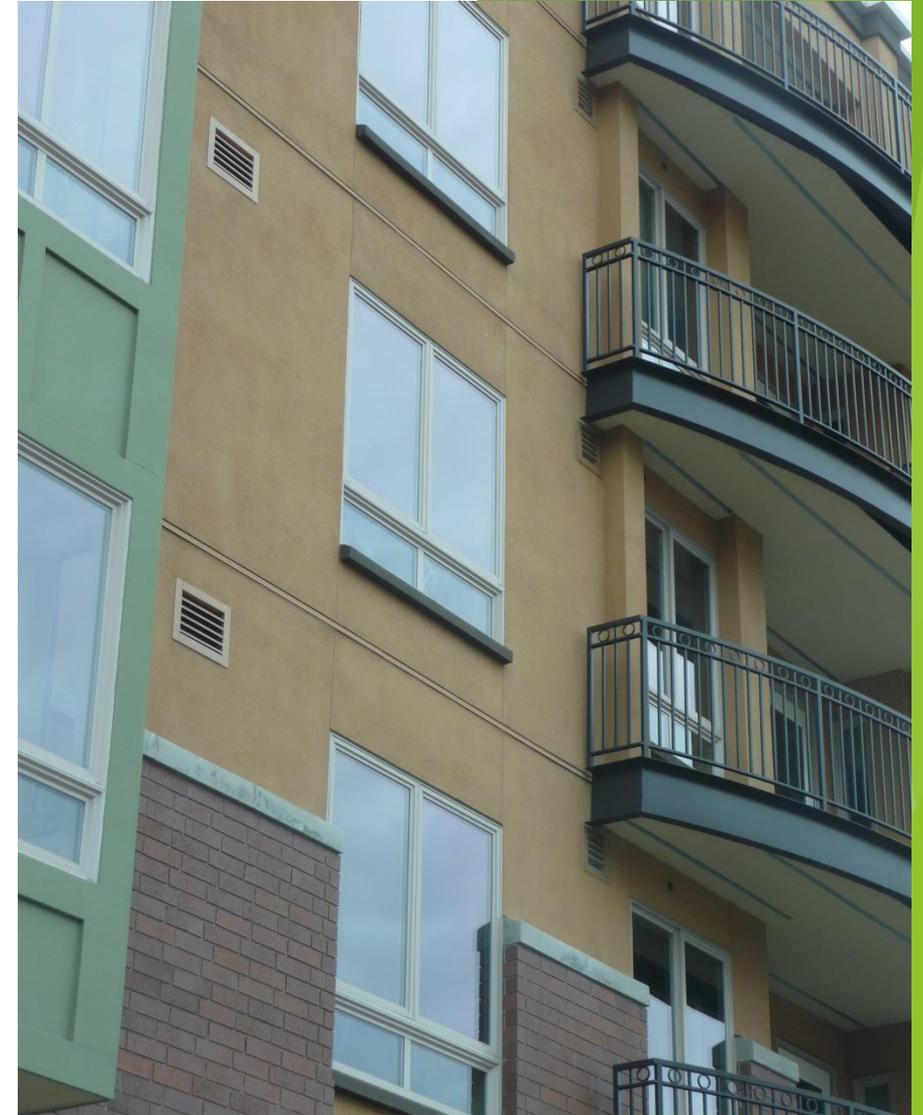


# Façade Materials - EIFS

(Synthetic Stucco)



EIFS covers large area without articulation



EIFS successfully integrated with other materials and the detailing on windows

# Façade Materials - CMU

Concrete block - integrate with other materials to articulate the façade. When used for larger areas, integrate a mixture of colors and textures to add visual interest & articulation.



# Façade Materials - Metal Siding

Metal siding - like CMU, integrate with other materials to articulate the façade. And when used for larger areas, integrate a mixture of colors and textures to add visual interest and articulation.



# Façade Materials - Cement Board

Cement board (AKA Hardi-board and Hardi-panels) is very popular due to its low relative cost and the great diversity in textures and applications. Like CMU, EIFS, and metal siding, it works best when integrating with other materials and/or a diversity of colors and textures to help articulate the façade.

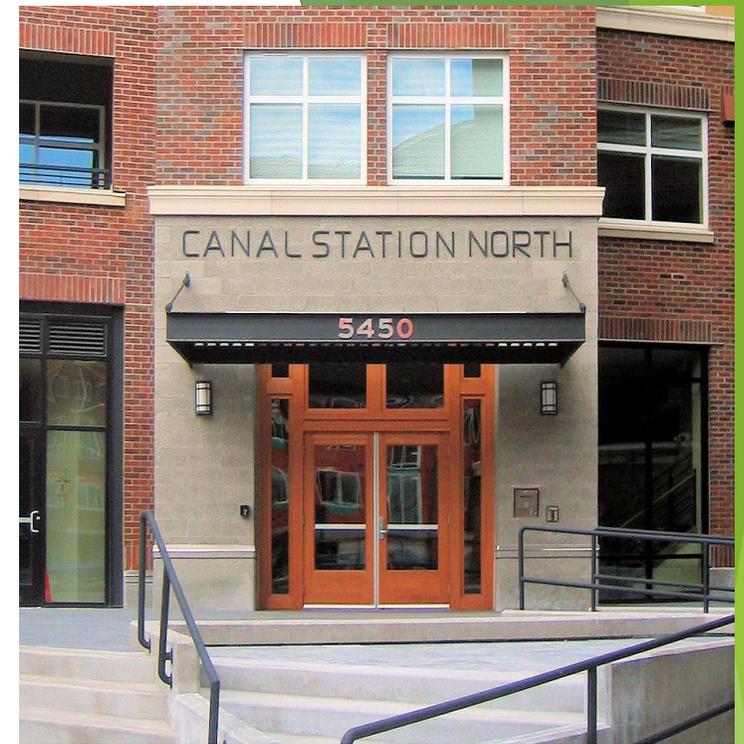


# Poll 2

## Façade Materials

Promote design standards promote to require integration of facades that are primarily:

- Wood and/or
- Brick
- (with flexibility to integrating other materials)



**Poll choices:**

This option is ....

5 ...the best approach.

4

3 ...neutral.

2

1 ...unacceptable.

# Parking Requirements

## Suggested updates specific to Midtown:

- ▶ Allow tandem parking for individual townhouse units
- ▶ Simplify and relax off-street parking requirement
  - ▶ Consolidating uses - with assumption that when many commercial/mixed-use buildings are constructed, the precise tenant mix isn't known.
  - ▶ Approach also makes it easier to change uses within an existing building
  - ▶ Relax standards for both residential and commercial
    - ▶ Multifamily - consider reduction to 1.0 space for studio+ 1bdr
    - ▶ Commercial - consider flat 1.0 space /400sf GFA (like Pilchuck District) and allow exemption for small storefront spaces where on-street parking is available

When buildings like this are constructed, the ground-level commercial tenants are typically not known yet....thus integrating some flexibility can be very useful



# Poll 3

## Parking Requirements

1. Allow tandem parking for townhouse units?

### Poll choices:

This option is ...

5 ...the best approach.

4

3 ...neutral.

2

1 ...unacceptable.

# Poll 3

## Parking Requirements

1. Allow tandem parking for townhouse units?
2. Create unique parking standards for the Midtown District that are relaxed from the current city-wide standards?

**Poll choices:**  
This option is ...

5	...the best approach.
4	
3	...neutral.
2	
1	...unacceptable.

# Poll 3

## Parking Requirements

1. Allow tandem parking for townhouse units?
2. Create unique parking standards for the Midtown District that are relaxed from the current city-wide standards?
3. Reduce parking requirement for studio and 1-bedroom units to 1.0 spaces per unit from the current 1.2 for studio and 1.5 for 1-bedroom units?

Poll choices:	
This option is ....	
5	...the best approach.
4	
3	...neutral.
2	
1	...unacceptable.

# Poll 3

## Parking Requirements

1. Allow tandem parking for townhouse units?
2. Create unique parking standards for the Midtown District that are relaxed from the current city-wide standards?
3. Reduce parking requirement for studio and 1-bedroom units to 1.0 spaces per unit from the current 1.2 for studio and 1.5 for 1-bedroom units?
4. Consolidate off-street parking standards for most commercial uses to standard of 1.0 space per 400 square feet of gross floor area?

Poll choices: This option is ...	
5	...the best approach.
4	
3	...neutral.
2	
1	...unacceptable.

# Poll 3

## Parking Requirements

1. Allow tandem parking for townhouse units?
2. Create unique parking standards for the Midtown District that are relaxed from the current city-wide standards?
3. Reduce parking requirement for studio and 1-bedroom units to 1.0 spaces per unit from the current 1.2 for studio and 1.5 for 1-bedroom units?
4. Consolidate off-street parking standards for most commercial uses to standard of 1.0 space per 400 square feet of gross floor area?
5. For small storefront spaces, provide credit when on-street parking is available?



**Poll choices:**  
This option is ....

5 ...the best approach.

4

3 ...neutral.

2

1 ...unacceptable.

# Sign Standards?

- ▶ No special signage regulations for the Midtown District.
- ▶ The existing regulations in SMC 14.245 will apply.

# Thank You!

