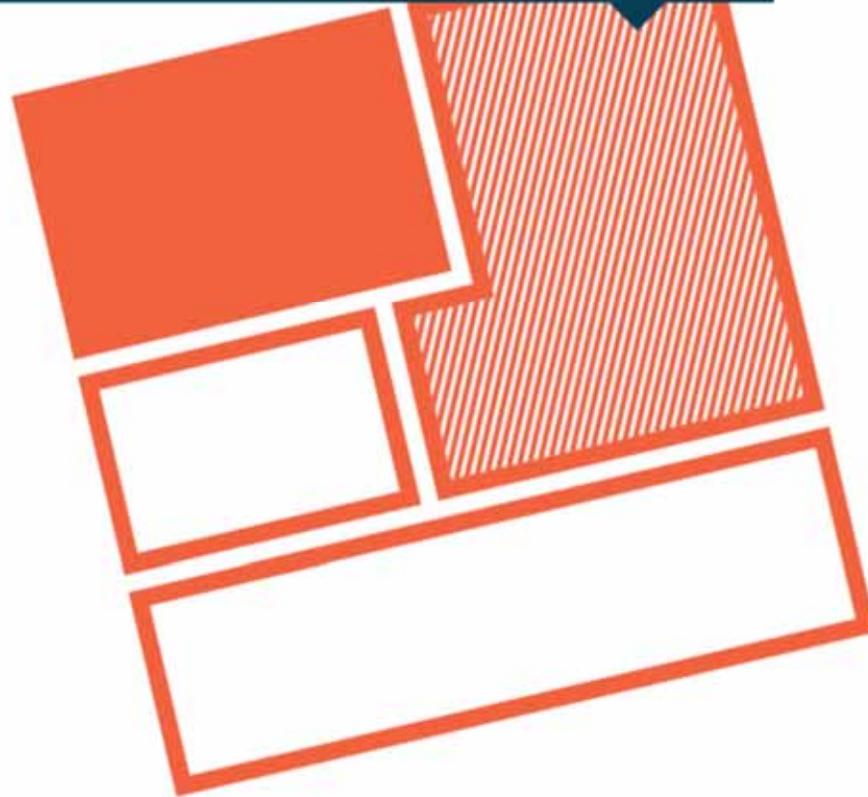




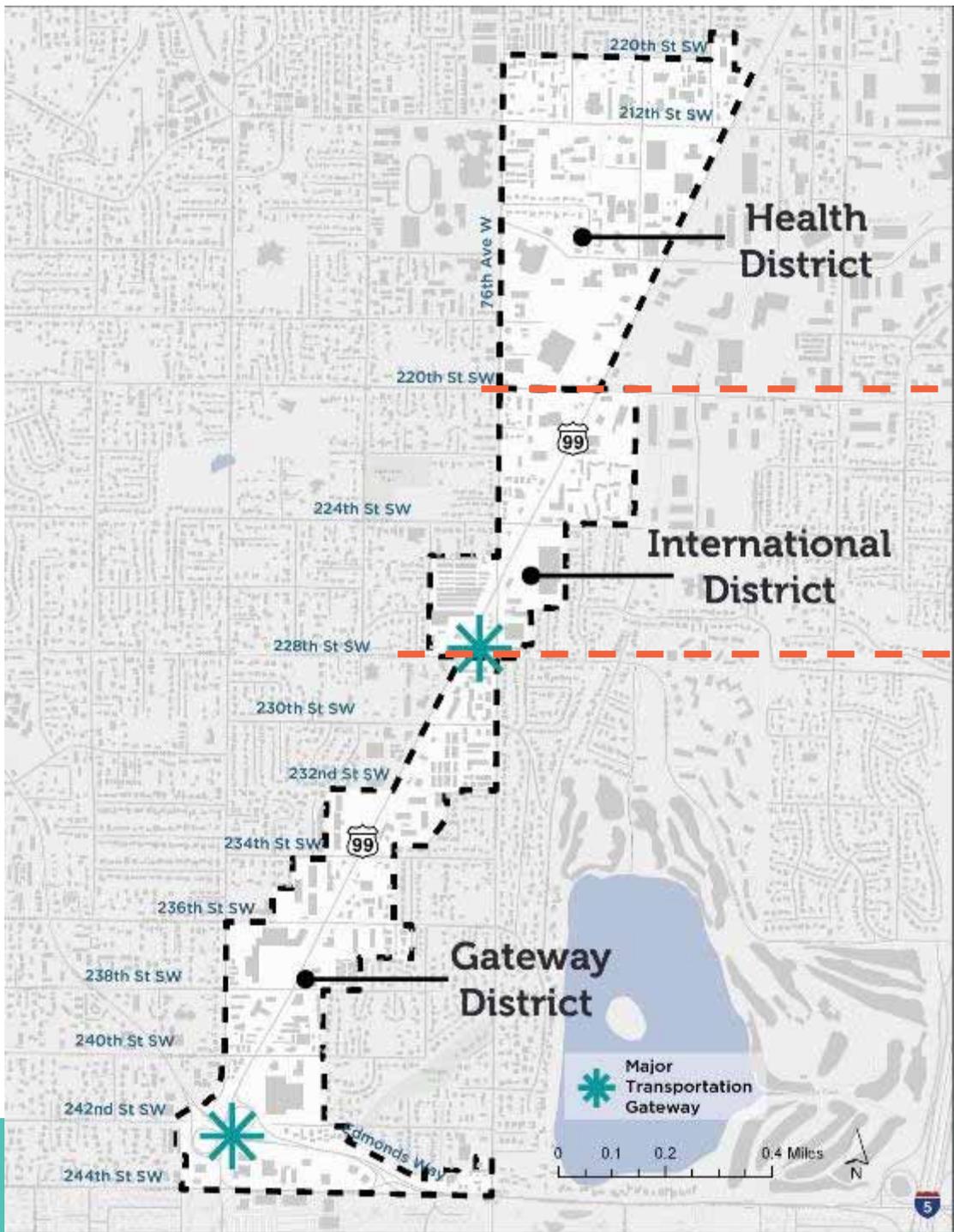
Highway 99 Code Amendments Implementation Edmonds, WA

May, 2017

ZONING & DEVELOPMENT RECOMMENDATIONS

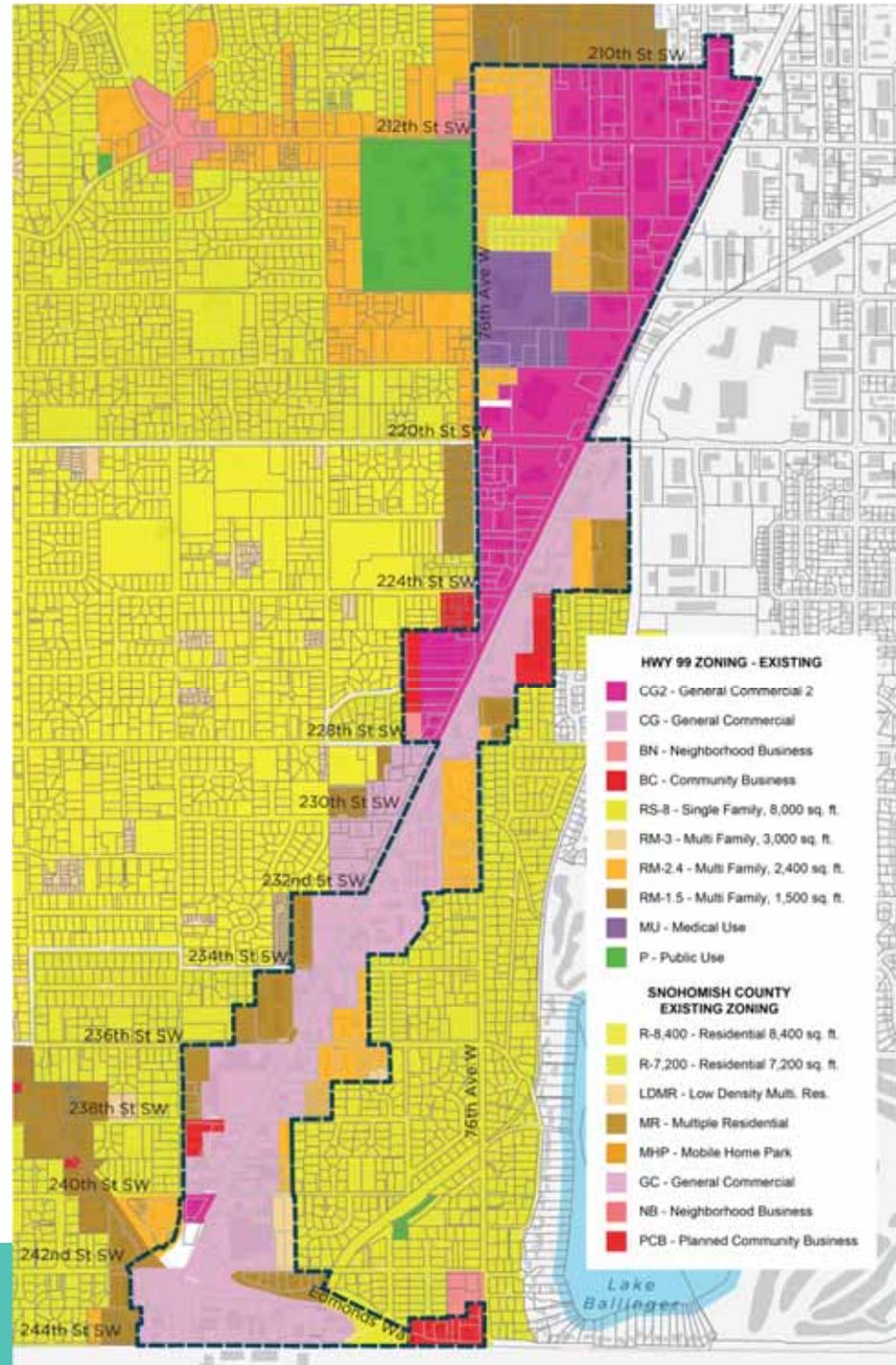


Proposed Update to Comp Plan Subdistricts Concept



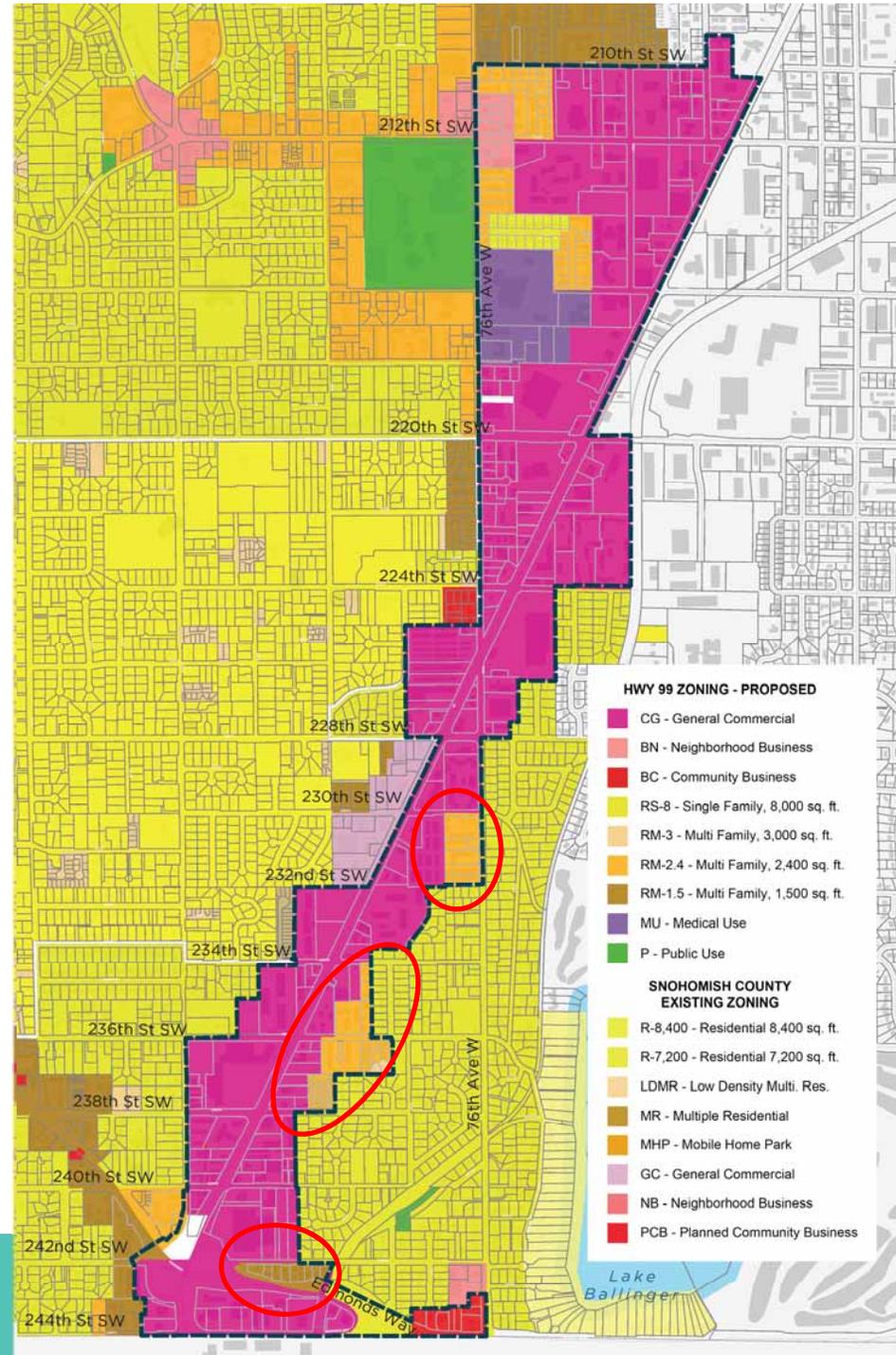
Current Zoning Map

- The only difference between CG and CG2 is the height limit (CG = 60' and CG2 = 75')
- Many current zones are remnants from the counties antiquated zoning
- Many zones do not match with the parcel boundaries



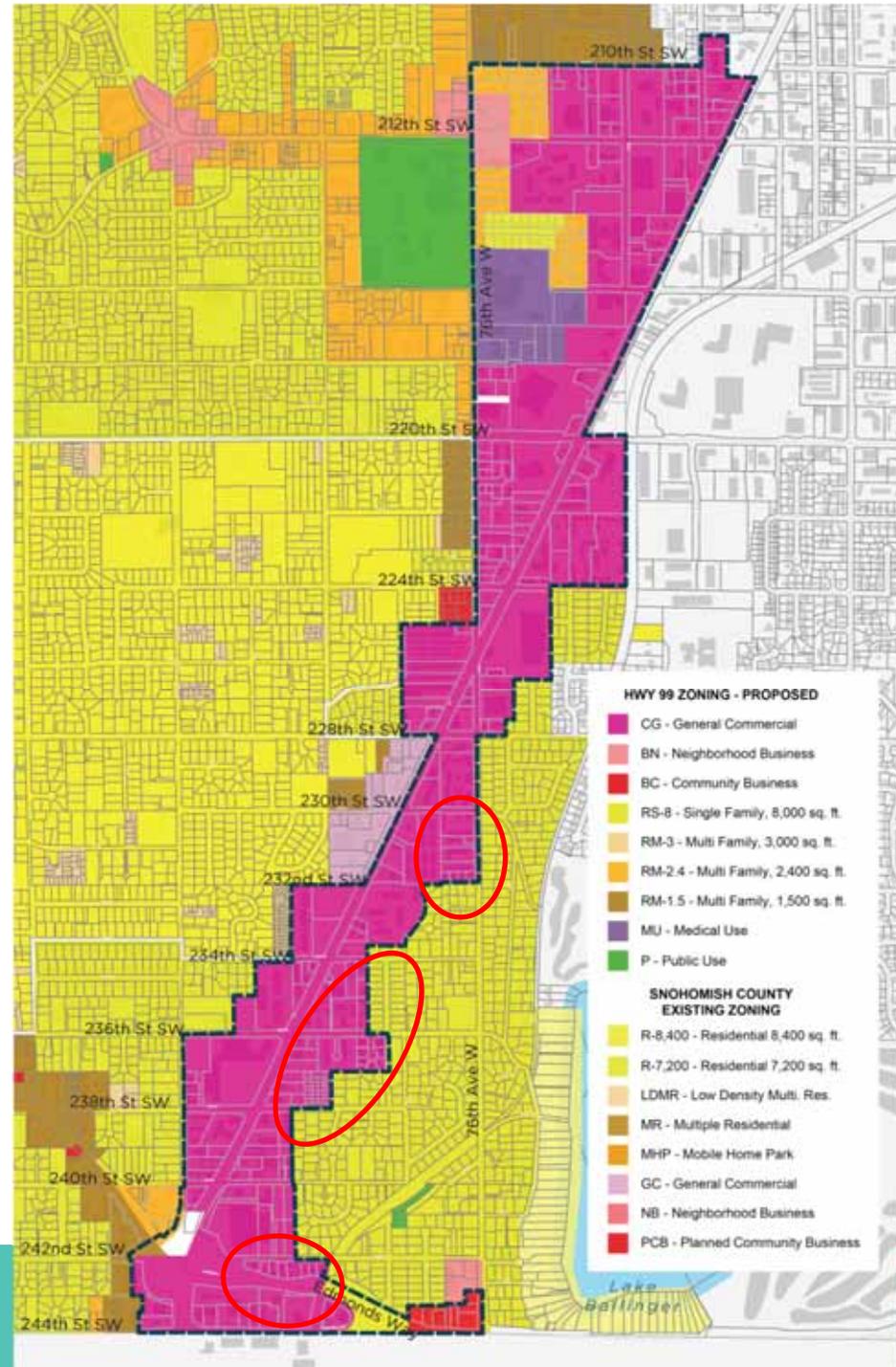
Proposed Zoning Map

- The proposal is to change these zones to the consolidated CG zone
- Incorporate design standards directly into zones to ensure scale transition into neighborhoods
- More predictable outcomes for community



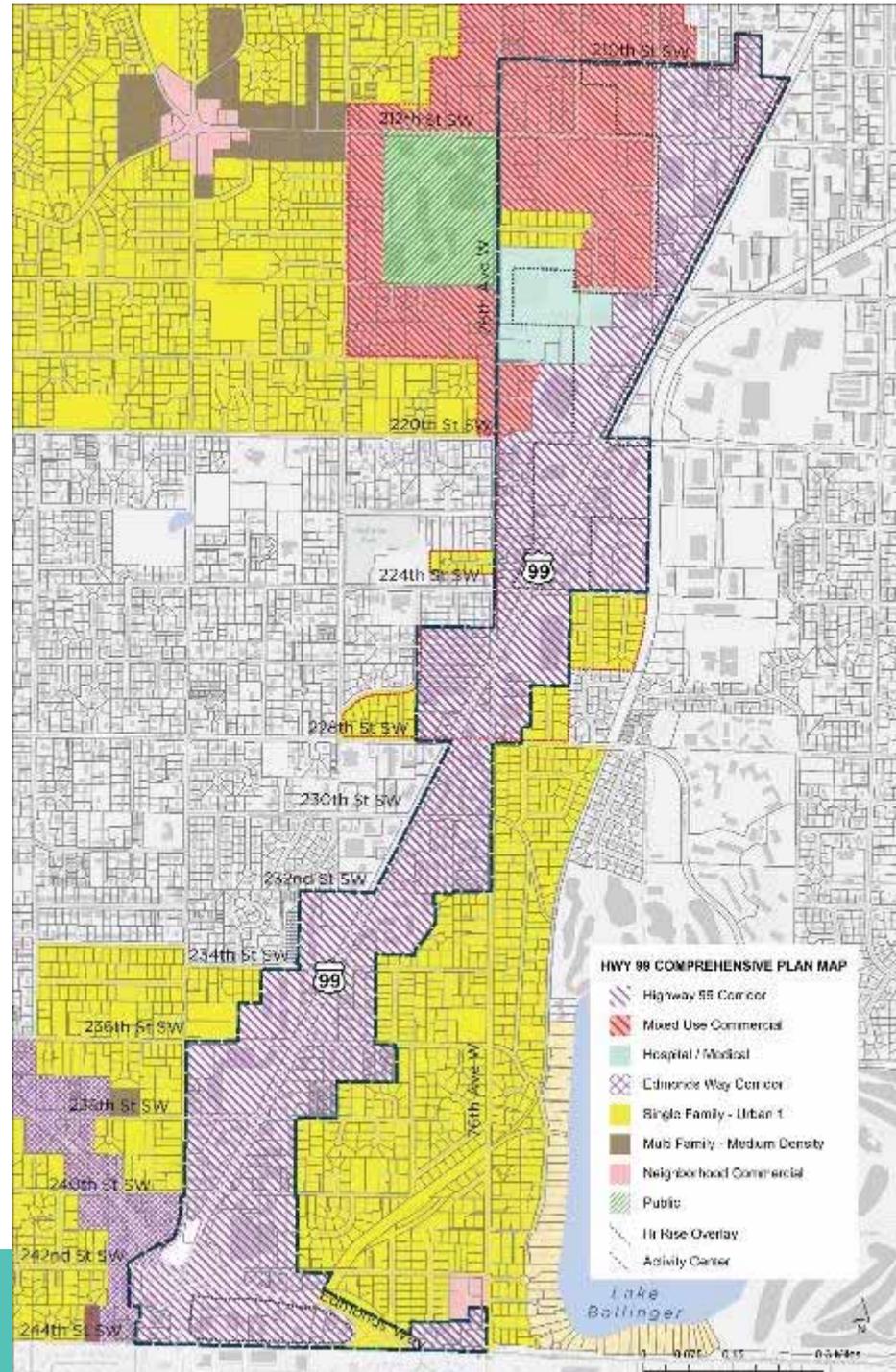
Proposed Zoning Map

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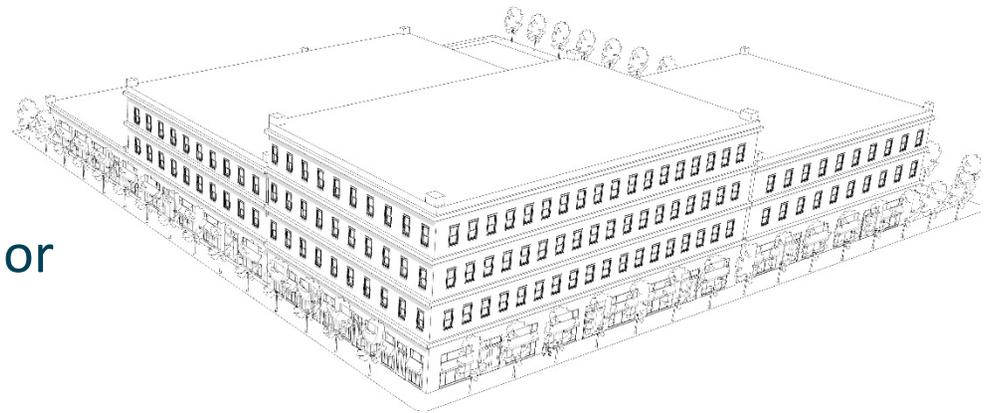
Comprehensive Plan Map

- New zoning is consistent with the Comprehensive Plan map

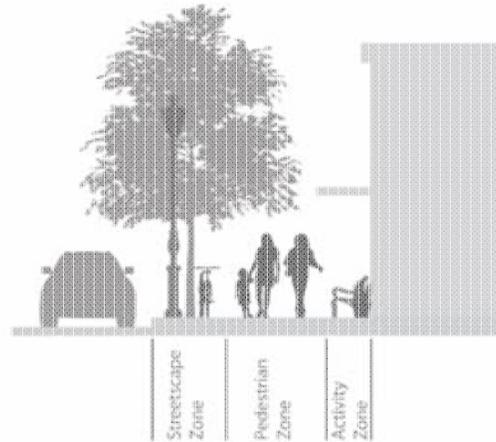
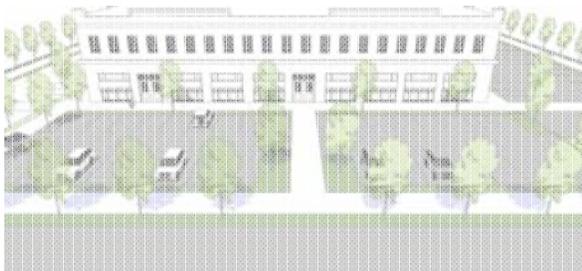


Draft Zoning and Development Recommendations

- Strengthen current design standards
- Incorporate them directly into the zoning code
- Consideration of special circumstances within the corridor will be made to ensure the standards are feasible, such as large parcels that would have multiple buildings if redeveloped and parcels with unique access or transportation challenges.

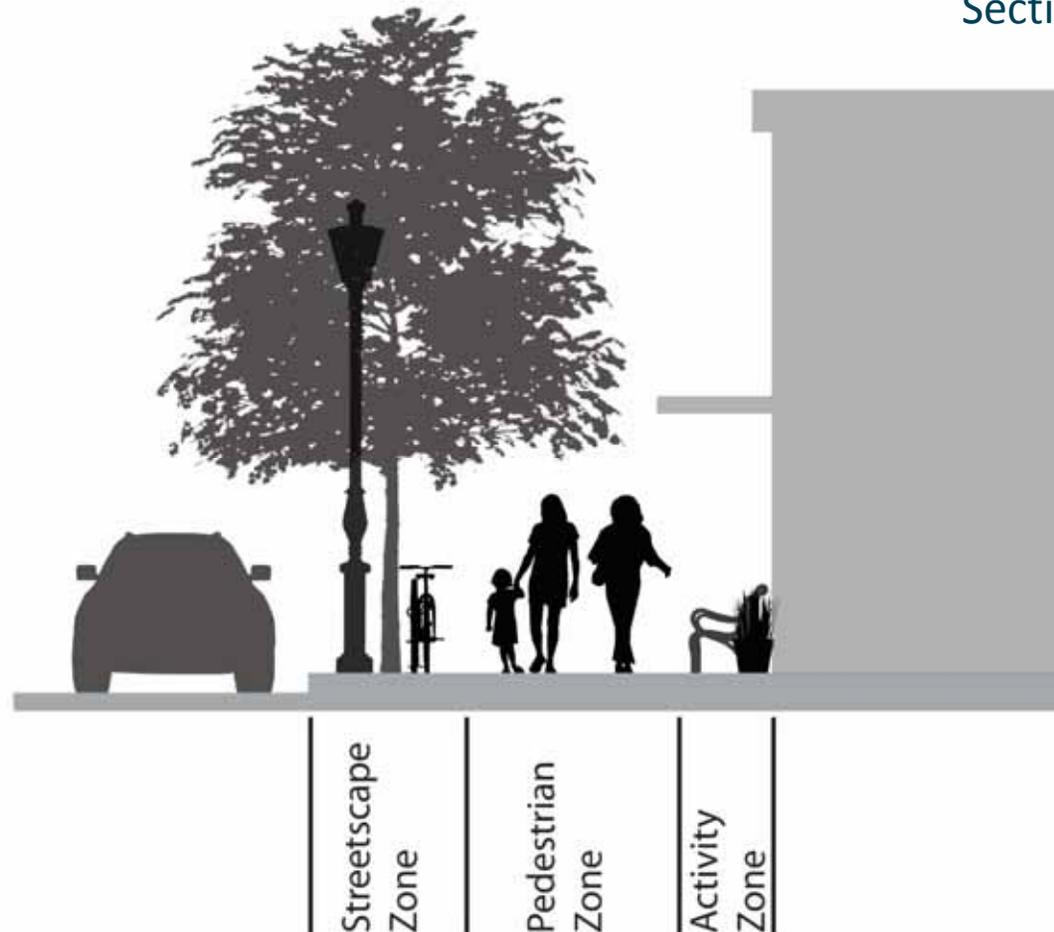


Site development standards – General 16.60.020



The pedestrian area adjacent to the street is composed of three zones: the activity zone, the pedestrian zone, and the streetscape zone.

Section 16.60.020.C.2

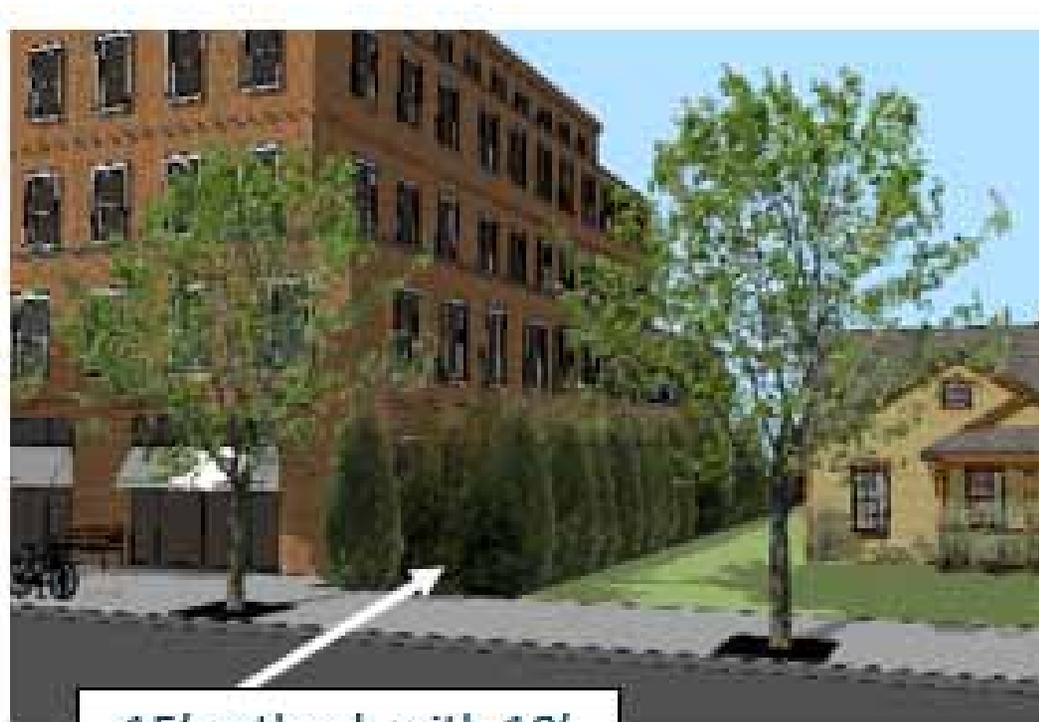


Additional building stepback when adjacent to RS zones



Section 16.60.020.D

Site development standards – design standards 16.60.030



15' setback with 10'
landscape buffer

A minimum five feet wide type IV landscaping is required along all street frontages where parking lots abut the street.

Section 16.60.030.A.2



Access and vehicle parking

- All off-street surface parking shall be located to the side or rear of the primary building and shall be screened from the sidewalk by a wall or plantings between two and four feet in height.
- Outdoor parking areas shall comprise 40% or less of the area within 100 feet of the primary street for the lot or tract and, on corner lots, may not be located at the corner. This requirement does not apply to permitted auto sales uses.



Section 16.60.030.B.4

Electric vehicle charging stations

One or more electric vehicle charging stations must be provided for all new development that includes housing.

Section 16.60.030.B.5



Bicycle storage spaces

- Bicycle storage spaces for multifamily housing, excluding housing for assisted living or other specialized facilities, shall be provided for residents
- 1 bicycle storage space for each residential unit under 700 square feet and 2 bicycle storage spaces for each residential unit greater than 700 square feet



Section 16.60.030.B.6

Paths within parking lots

- Pedestrian walkways in parking lots shall be delineated by separate paved routes that meet federal accessibility requirements and that use a variation in textures and/or colors and may include landscape barriers and landscape islands.

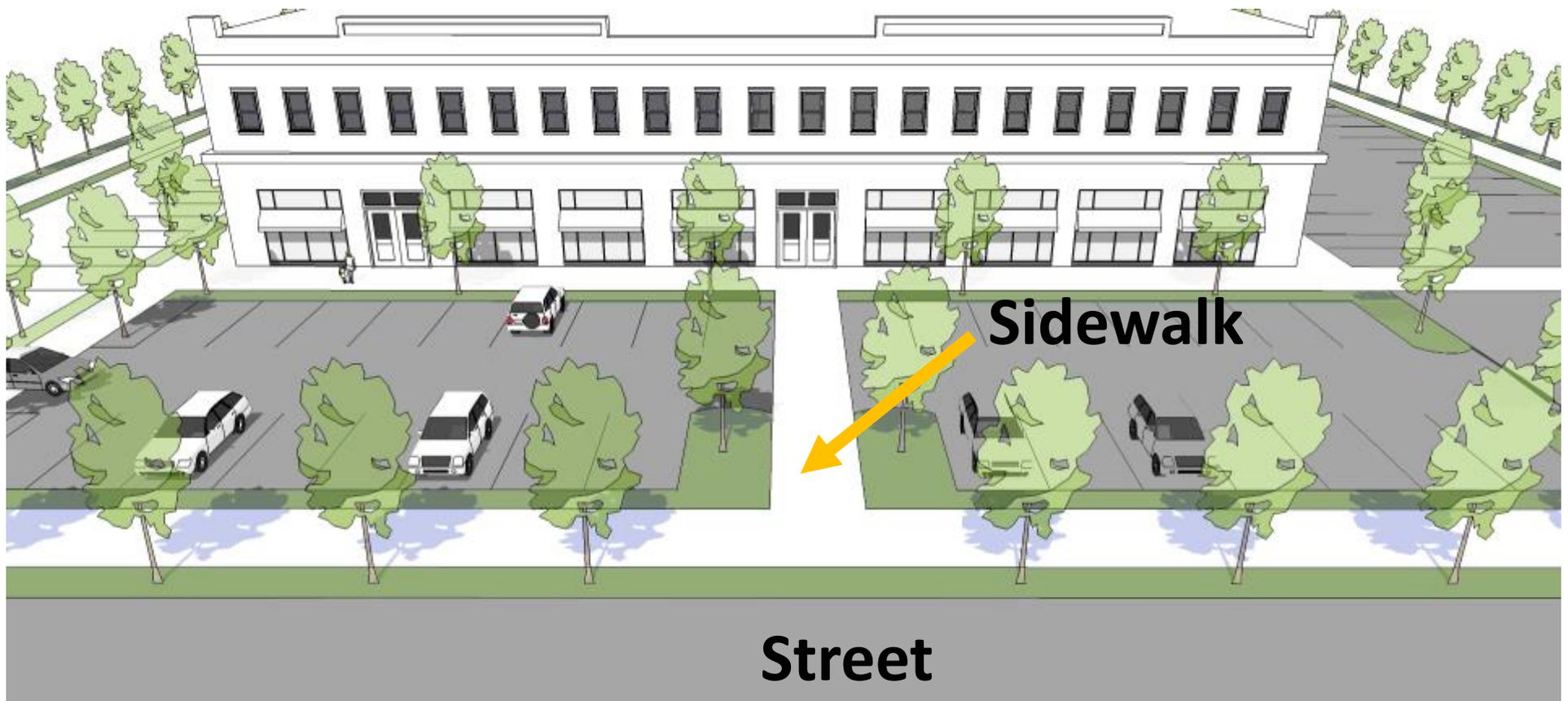


Section 16.60.030.B.8

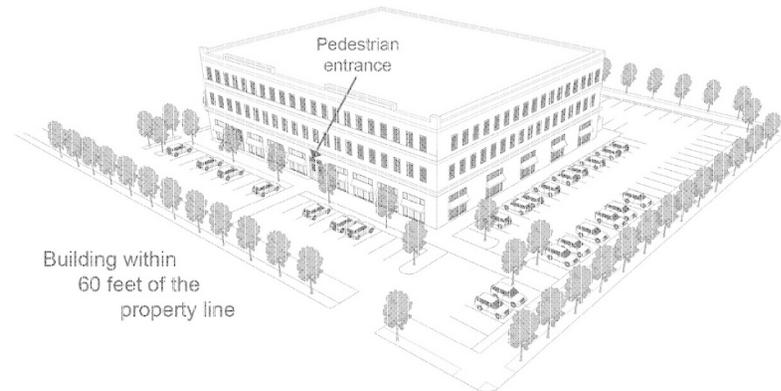
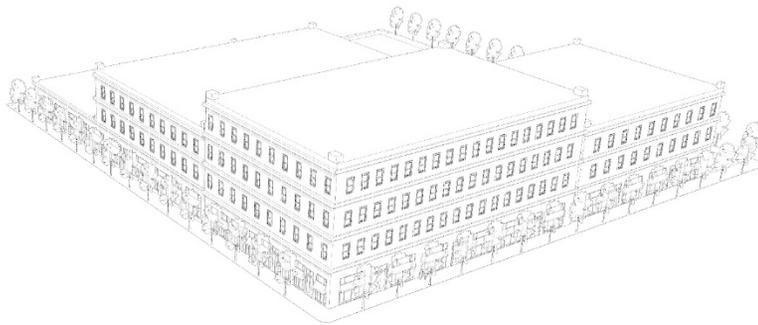
Pedestrian and transit access

Section 16.60.030.B.11

- Where a transit station or bus stop is located in front of or adjacent to a parcel, pedestrian connections linking the station or stop directly to the development are required.
- Pedestrians routes shall connect buildings on the same site to each other.

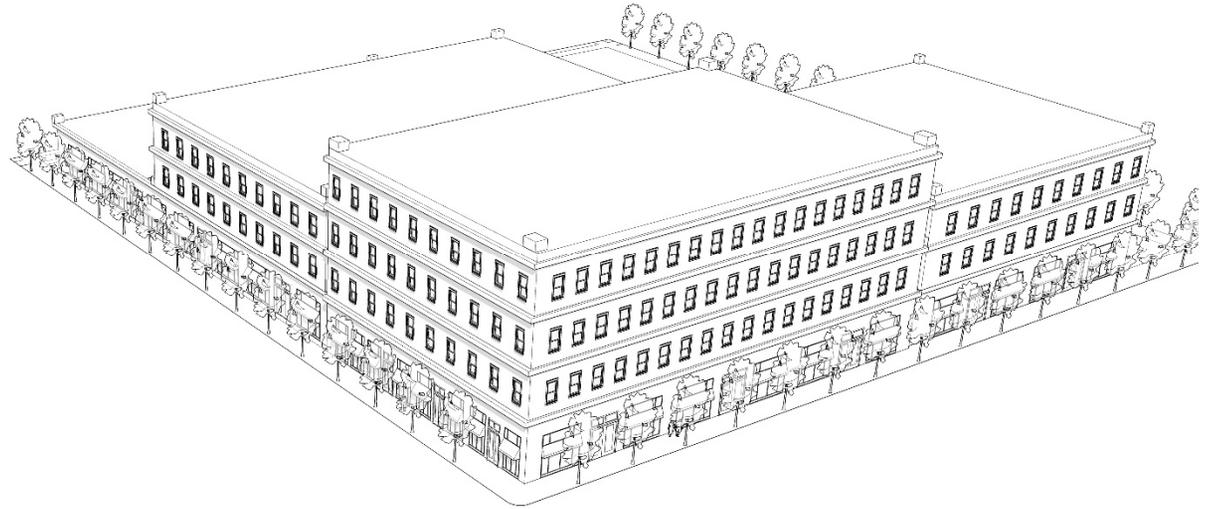


Site Development Standards – Site Design and Layout 16.60.030.C



Alternative Pedestrian Oriented Design

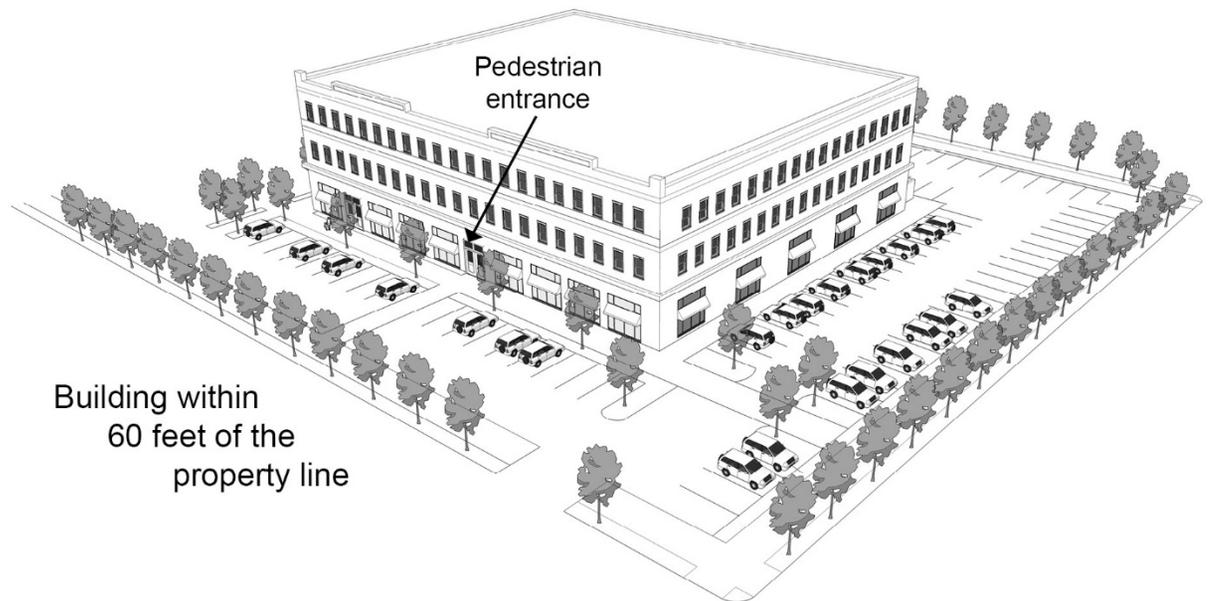
- At least 50% of a building's façade facing the primary public street shall be located within 20 feet of the property line where the primary street frontage exists.
- Building must include a prominent pedestrian entry on the primary frontage
- Vehicle parking shall not be located within the first 20 feet of the primary street frontage, other than as allowed for vehicle sales use.



Section 16.60.030.C.1

Alternative Walkable Design Area Option

- For sites with unique constraints.
- At least 50% of the building's façade facing the primary street shall be located within 60 feet of the front property line.



Section 16.60.030.C.2

Alternative Walkable Design Area Option

- No more than one row of parking spaces shall be allowed in the front of a building on its primary frontage.
- Required Amenity spaces shall be located to connect the building to the street.



Section 16.60.030.C.2

Exceptions Process for Pedestrian and Walkable Design Options

- Exeptions may be allowed by hearing examiner to provide for design flexibility that still encourages pedestrian orientation and efficient land uses under following criteria:
 - Property is located within 300 feet of highway interchange or unique pedestrian access constraints
 - One or more buildings are located facing the primary street frontage
 - The development provides business and pedestrian areas near the primary street frontage and likely to be active through the day/evening.

Section 16.60.030.C.3



Exceptions Process for Pedestrian and Walkable Design Options

- At least 25% of required amenity space is located to connect building to the street
- Where a site has multiple buildings, amenity space should be located btwn. buildings to allow shared use
- Vehicle parking is not allowed within the first 20 feet from the property line adjacent to a street
- One or more buildings on the site must have at least two stories of usable space

Section 16.60.030.C.3



Amenity Space

Section 16.60.030.C.4

- An area equivalent to at least 5% of the building footprint shall be provided as amenity space.
- If a vehicle parking area is being added to the site without the concurrent development of a building of at least 2,000 square feet, amenity space must be provided to equal at least 5% of the additional parking area.



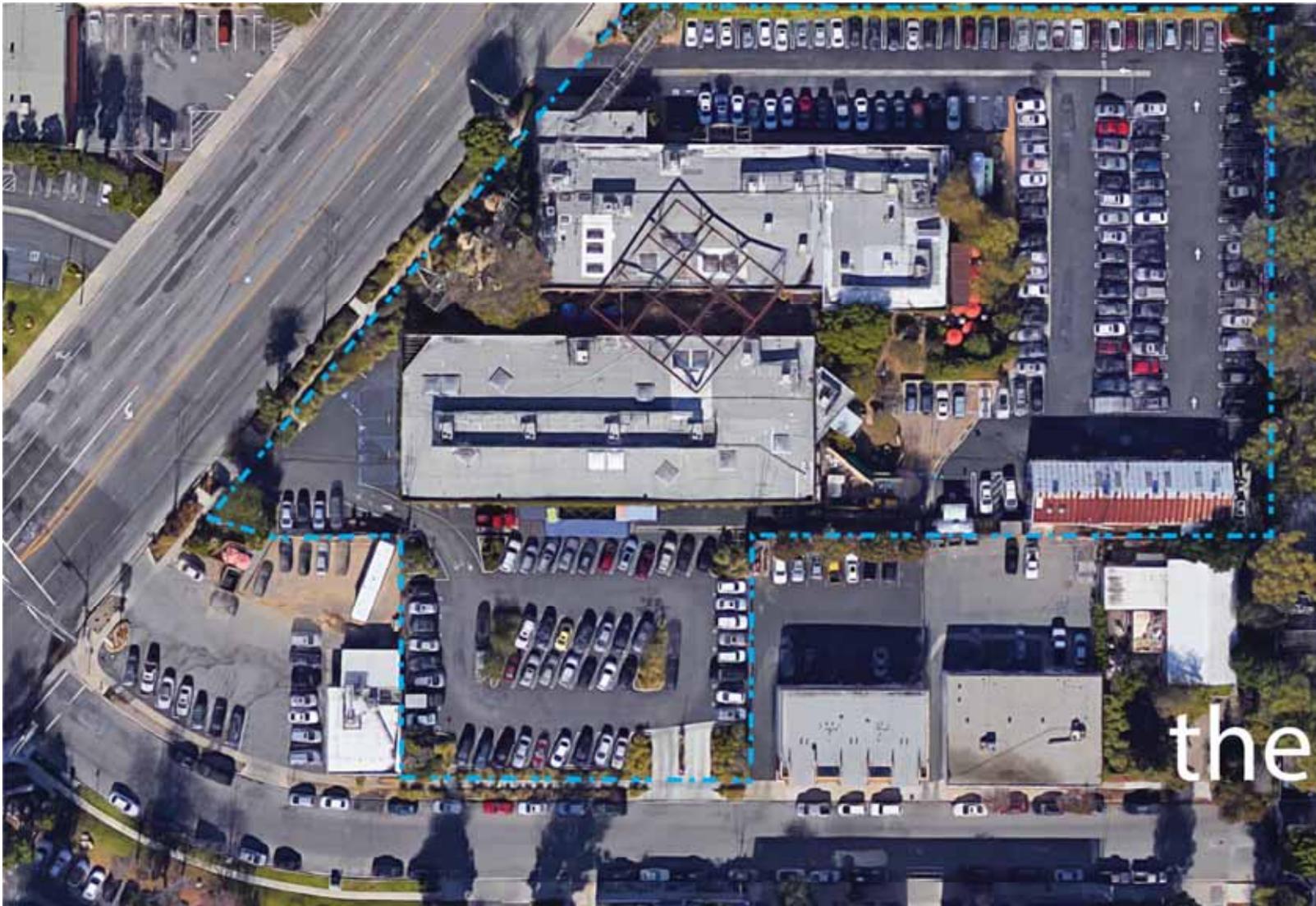
The amenity space shall be outdoor space that incorporates pedestrian -oriented features.

At least 10% of the required amenity space shall be comprised of plantings, which may include tree canopy areas and other shade or screening features.

Section 16.60.030.C.4

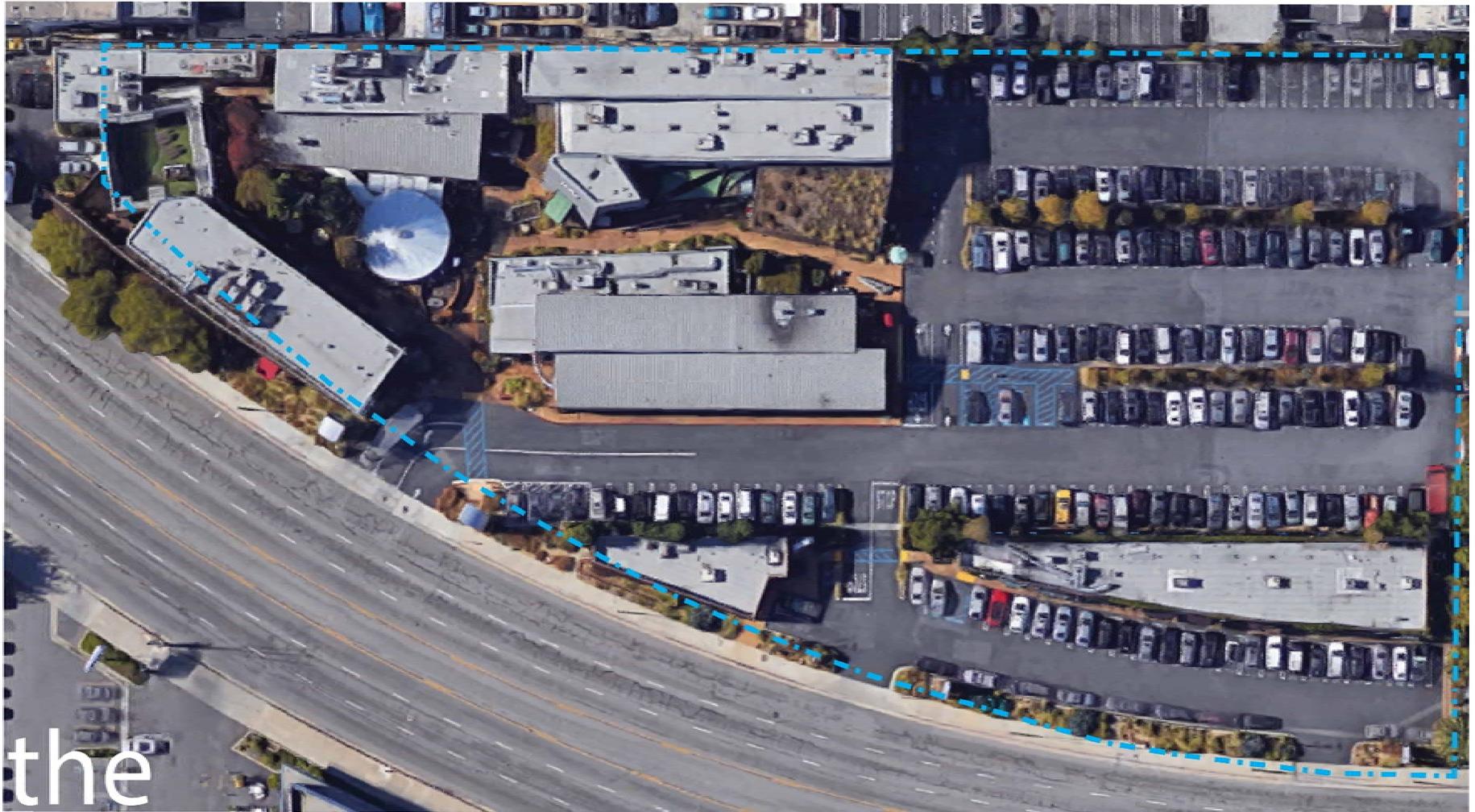


Example of amenity space in Costa Mesa, CA



the lab
Costa Mesa, CA

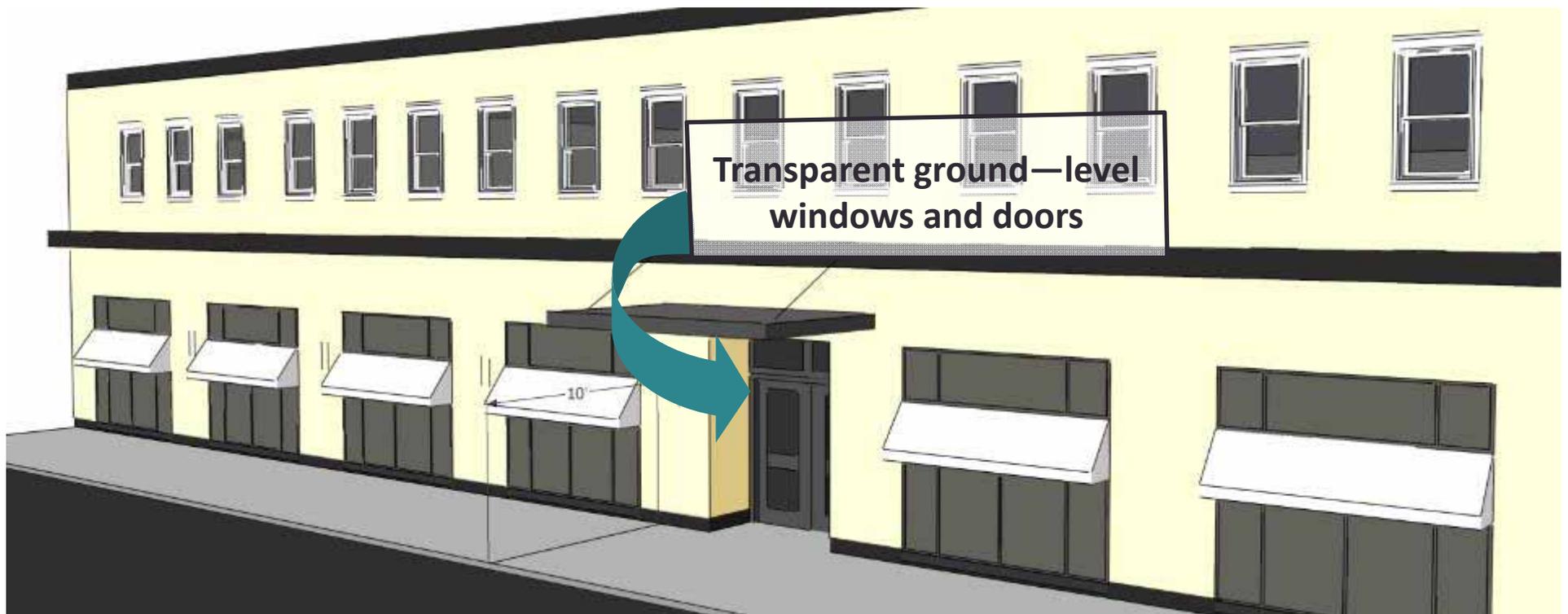
Example of amenity space in Costa Mesa, CA



Building Design and Massing

On the primary frontage, 50% of the building façade between two and 10 feet in height shall be comprised of windows or doors that are transparent

Section 16.60.030.D.2



New Seasons on Williams



New Seasons on Williams



Safeway on Hawthorne Boulevard



Safeway on Hawthorne Boulevard



Safeway on Hwy 99/Barbur Boulevard



Safeway on Barbur Boulevard



Fred Meyer on Interstate



Fred Meyer on Interstate



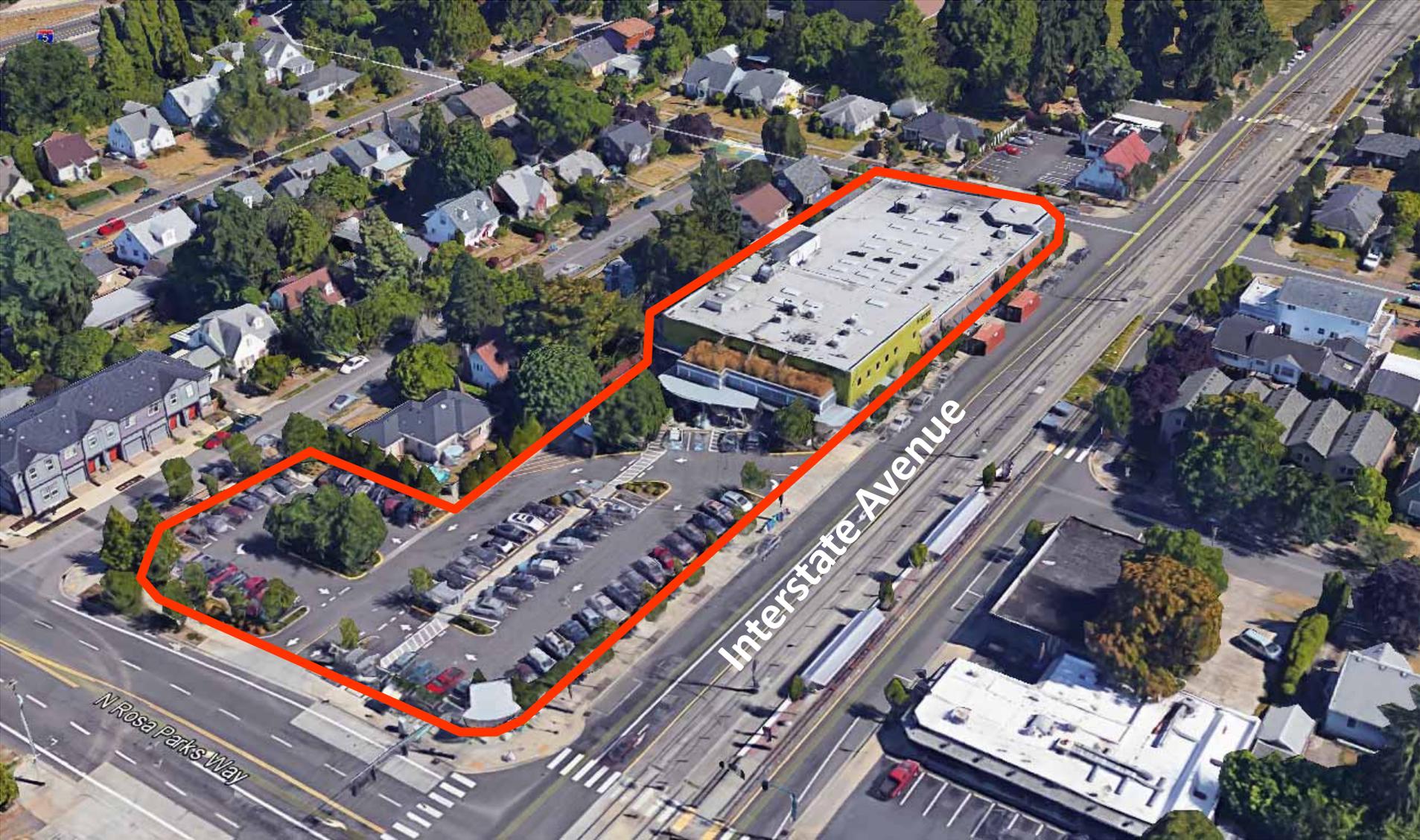
Fred Meyer on Interstate



Fred Meyer on Interstate



New Seasons on Interstate



New Seasons on Interstate



Fred Meyer on Barbur Boulevard



Data LDEO-Columbia, NSF, NOAA
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Fred Meyer on Barbur Boulevard



Fred Meyer on Barbur Boulevard



Safeway on Powell Blvd



Safeway on Powell Blvd



Safeway on Powell Blvd



Multi-family Mixed Use on HWY 522 in Seattle



Multi-family Mixed Use on HWY 522 in Seattle



Multi-family Mixed Use on HWY 522 in Seattle



Health District Gateway - Today



Health District Gateway – with initial public investments



Health District Gateway – with corresponding private investment



SW 234th – Today



SW 234TH – with initial public investments



SW 234TH – with corresponding private investment



Next Steps





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May, 2017