
PLANNING COMMISSION

Regular Meeting Agenda

Council Chambers- Mercer Island City Hall
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



Wednesday, January 30, 2019

Planning Commissioners

Carolyn Boatsman

Tiffin Goodman, Vice Chair

Daniel Hubbell, Chair

Jennifer Mechem

Lucia Pirzio-Biroli

Craig Reynolds

Ted Weinberg

CALL TO ORDER & ROLL CALL

6:00 PM

APPROVAL OF MINUTES

Minutes from January 16, 2019

APPEARANCES

6:05 PM

This is the time set aside for members of the public to speak to the Commission about issues of concern. If you wish to speak, please consider the following points:

- Speak audibly into the podium microphone
- State your name and address for the record
- Limit your comments to three minutes

The Commission may limit the number of speakers and modify the time allotted. Total time for appearances: 15 minutes

REGULAR BUSINESS

6:15 PM

Agenda Item #1: ZTR18-004 Community Facility Code Amendment

Introduction of a preliminary draft of Community Facility code.

OTHER BUSINESS

Directors Report

Planned Absences for Future Meetings

Next Scheduled Meeting: February 6, 2019

ADJOURN

PLANNING COMMISSION

MEETING MINUTES



Wednesday, January 16, 2019

CALL TO ORDER

The Planning Commission was called to order by Chair Hubbell at 6:07pm in the City Hall Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL

Vice Chair Tiffin Goodman, Commissioners, Carolyn Boatsman, Lucia Pirzio-Biroli, Craig Reynolds, and Ted Weinberg were present. Chair Daniel Hubbell and Commissioner Jennifer Mechem were absent.

STAFF PRESENT

Evan Maxim, CPD Director, Andrea Larson, Senior Administrative Assistant, Robin Proebsting, Senior Planner, and Bio Park, Assistant City Attorney were present.

MEETING MINUTES APPROVAL

The Commission reviewed the minutes from the December 5, 2018.

It was moved by Weinberg; seconded by Reynolds to:

Approved the December 5, 2018 minutes

Passed 5-0

APPEARANCES

There were no public appearances.

REGULAR BUSINESS

Agenda Item #1: ZTR18-002 Critical Areas Code Amendment

Robin Proebsting, Senior Planner, provided a brief presentation on the introduction to the second draft of the Critical Areas code and Shoreline Master Program.

The Commission reviewed the draft code and provided feedback.

The Commission took a break until 7:39pm

PLANNED ABSENCES FOR FUTURE MEETINGS

Commissioner Reynolds will be absent on 1/30/19

OTHER BUSINESS

Evan Maxim, CPD Director, provided a director's report on the two ordinances that were passed by City Council on 1/15/2019.

ANNOUNCEMENTS AND COMMUNICATIONS

The next Planning Commission meeting is on January 30, 2019 at 7:00PM.

ADJOURNMENT

The meeting was adjourned at 9:15pm

DRAFT



COMMUNITY PLANNING AND DEVELOPMENT

9611 SE 36TH ST., MERCER ISLAND, WA 98040
(206) 275-7605

TO: Planning Commission

FROM: Nicole Gaudette

DATE: January 23, 2019

RE: Community Facility Code Amendment and Rezone

Background

The code amendment and rezone associated with the code amendment are the final steps in a process that begin in Spring 2018, with a Comprehensive Plan amendment. The Comprehensive Plan amendment application resulted in an amendment to the land use map and text amendments for the Comprehensive Plan. The land use map and text amendments created the Community Facility designation. The current process is a zoning code amendment and zoning map amendment (rezone) for Mercer Island City Code.

Summary

On November 20, 2018, the City Council approved the 2018 Comprehensive Plan amendments, which prompted the City and Planning Commission to begin review of a code amendment to create a new zoning designation, the Community Facility zone. Attached is the preliminary draft of the proposed Community Facility zone code. The proposed preliminary draft code is intended as a starting point for the review of the code amendment to address neighborhood concerns. The proposed draft code provides development standards that will supplement existing code requirements such as design review.

The draft code establishes significantly more restrictive setbacks, height, lot coverage and gross floor area standards when compared to the residential zoning designations; these standards are intended to A) provide a baseline for ensuring compatibility, and B) encourage the use of master planning of Community Facility zoned sites. The proposed draft code provides a tiered approach to push development away from residential areas, and towards non-residential areas. Also, because large sites (i.e. sites with more than 4 acres, and a lot width of greater than 300- feet) have the capacity for larger buildings and more structures than small sites (i.e. sites with less than 4 acres and a lot width of less than 300-feet), separate standards for setbacks and gross floor area are proposed for large and small sites. Finally, the draft code creates a master planning process, which allows some modification to prescriptive standards, to ensure improved site design. The master plan process would be primarily intended for larger sites and sites that include a mix of uses. Because the intention is that this new zoning designation could be applied to other community facility sites, standards for equestrian facilities

are also included in the draft code.

Attached to this memo is the preliminary draft code (Attachment A). A summary of concerns is also attached (Attachment B). This summary includes the list of community concerns that were gathered at community meetings (from October 11), the desired outcome of that concern (from December 13), how that concern is addressed by existing code for the R-8.4 zoning designation¹, and how the proposed draft code addresses the identified concern. Maps (Attachment C) are also attached to provide an example of how the tiered approach to the proposed draft development standards would function. The maps demonstrate how setbacks, height, lot coverage and gross floor area would occur on the JCC/FASPS property.

Next Steps

Following the review tonight, the draft code is scheduled to come before the planning commission for review on February 20, 2019. A public hearing is scheduled for April 3, 2019. The planning commission will forward a recommendation to city council, for their review during Spring 2019.

Attachments

- A. Preliminary Draft Code
- B. Summary of Concerns
- C. Example Maps

¹ The R-8.4 zoning designation was selected both because the JCC/FASPS site would most likely be subject to this zoning standards if it was not rezoned, and because most of the sites that might qualify for this zoning designation are residential.

Community Facility Zone

Sections:

19.04.060 Community Facility Zone

19.04.060 Community Facility – CF

A. The purpose of the Community Facility zoning designation is to provide a location for places of worship, educational, and noncommercial recreational areas and facilities in high quality coordinated development compatible with adjacent residential uses. Development in the CF will be subject to requirements and design standards that are intended to address the following objectives:

- 1 Nonmotorized transportation solutions should be integrated into developments. Development should strive to reduce conflicts between and congestion caused by all modes of transportation.
2. All phases of project development design should address public safety.
3. Housing should be limited and accessory to the primary facility.
4. Community facilities should be located on properties of existing community facilities and on properties adjacent to existing community facilities.
5. Community facilities should be subject to design review. The code official has the option of adopting supplemental design standards.
6. Major development of community facilities is subject to master planning. The master planning process will include public engagement and outreach.

B. General Provisions.

1. The standards contained within this section supplement and are in addition to, and supplement, the design standards contained within chapter 19.12 MICC.
2. Significant public benefit will be provided by each facility in the zone consistent with subsection O, below.
3. Alcohol use shall be limited to special events.
4. No more than 2 housing units per facility are allowed. Single family dwellings may be detached, semi-detached or attached. Single family dwellings shall have a maximum GFA of 1,500 square feet.

C. Uses Permitted.

1. Permitted Uses.

- a. Places of worship.
- b. Private schools.
- c. Noncommercial recreational area or facility.
- d. Equestrian riding academies.

2. Accessory Uses. The following uses are allowed only as an accessory use permitted in subsection (1).

- a. Daycares or preschools.
- b. Single family dwellings.

D. Setbacks. The following setbacks shall apply except where specific setbacks are provided in other subsections of this section:

1. Small sites. For the purpose of this section, small sites are those sites that are 4 acres or less and have a lot width of less than 300-feet.

a. Street Setbacks.

- i. Street setbacks shall be measured from the existing edge of a street right-of-way.
- ii. 15-foot setback from arterial streets.
- iii. 50-foot setback from non-arterial streets.

b. Residential Setbacks. A setback of 50 feet shall be established from the property line of the closest property zoned R-8.4, R-9.6, R-12, R-15, MF-2, MF-2L, and MF-3.

c. Non-residential Setbacks. A setback of 5 feet shall be established from the property line of the closest non-residentially zoned property.

d. Allowed Intrusions into Setbacks. Buildings and structures are not allowed within setbacks, except:

- i. Fences.
- ii. Retaining walls or rockeries, provided the total height of the retaining wall or rockery shall not exceed 6 feet.
- iii. Hardscape.

2. Large sites. Large sites are those sites that are more than 4 acres and have a lot width of 300-feet or greater.

a. Street Setbacks.

- i. Street setbacks shall be measured from the existing edge of a street right-of-way.
- ii. 30-foot setback from arterial streets.
- iii. 100-foot setback from non-arterial streets.

b. Residential Setbacks. A setback of 100-feet shall be measured from the property line of the closest property zoned R-8.4, R-9.6, R-12, R-15, MF-2, MF-2L, and MF-3.

c. Non-residential Setbacks. A setback of 5 feet shall be established from the property line of the closest non-residentially zoned property.

d. Allowed Intrusions into Setbacks. Buildings and structures are not allowed within setbacks, except:

- i. Fences.
- ii. Retaining walls or rockeries, provided the total height of the retaining wall or rockery shall not exceed 6 feet.
- iii. Hardscape.

E. Height

1. No building shall exceed the following height limits, measured from average building elevation:

- a. 30 - feet within 150-feet of a property line adjacent to residential or right-of-way.

b. 43 – feet adjacent to properties not residentially zoned or more than 150-feet from residential or right-of-way.

2. Rooftop building appurtenances may extend as follows:

a. 5-feet above the maximum building height within 150 feet of a property line adjacent to residential or right of way.

b. 10-feet above maximum building height adjacent to properties not residentially zoned or more than 150 feet from residential or right of way.

F. Lot Coverage. Lot coverage calculations shall include all contiguous lots in the same ownership, or contiguous lots developed by way of a master plan.

1. Lot Coverage – Landscaping Required.

a. Minimum Area Required. Development proposals for community facilities shall comply with the following standards based on the lot area:

Distance from residential property lines	Maximum Lot Coverage	Required Landscaping Area
0 to 60-feet	40% of lot area between 0-60 feet from residential property lines.	60%
61 to 150-feet	50% of lot area between 61-150 feet from residential property lines.	50%
More than 150-feet	60% of lot area more than 150-feet from residential property lines.	40%

b. Hardscape.

i. A maximum of nine percent of the lot area may consist of hardscape improvements, located within the required landscaping area, including, but not limited to, pools, turf surfaces, athletic fields, and courts.

ii. Hardscape improvements are also permitted in the maximum lot coverage area established in subsection (F)(1)(a) of this section.

c. Softscape and Driveways.

i. The required landscaping area in subsection (F)(1)(a) of this section shall consist of softscape improvements, except where used for hardscape improvements pursuant to section (F)(1)(b) of this section.

ii. Driveways, parking lots, and other driving surfaces are prohibited within the landscaping area.

d. Development proposals shall remove Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, from required landscaping areas established pursuant to subsection (F)(2)(a) of this section. New landscaping associated with a new development proposal shall not incorporate any weeds identified on the King County Noxious Weed list, as amended. Provided, that removal shall not be required if the removal will result in increased slope instability or risk of landslide or erosion.

G. Gross Floor Area.

1. Small sites. For the purpose of this section, small sites are those sites that are 4 acres or less and have a lot width of less than 300-feet.

a. Gross floor area calculations shall include all contiguous lots in the same ownership, or contiguous lots developed by way of a master plan;

b. Between 50 and 100 feet of a property line adjacent to a residential zoning designation, or a public right-of-way, the gross floor area shall be limited to 30% of the aforementioned area; and

c. . The gross floor area shall not be limited within those areas more than 100 feet from a property line adjacent to residential or right of way.

2. Large sites. Large sites are those sites that are more than 4 acres and have a lot width of 300-feet or greater.

a. Gross floor area calculations shall include all contiguous lots in the same ownership, or contiguous lots developed by way of a master plan;

- 1 b. Between 100 and 150 feet of a property line adjacent to a residential zoning designation, or a
2 public right-of-way, the gross floor area shall be limited to 20% of the aforementioned area; and
3 c. The gross floor area shall not be limited within those areas more than 150 feet from a
4 property line adjacent to residential or right of way.

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7 H. Lighting. In addition to MICC 19.12.070(A), the following standards shall apply (the standards of
8 19.12.070(B) shall not apply):

- 9 1. All outdoor lighting shall be designed, installed, located, operated and maintained such that there
10 is no light spillover onto adjacent properties.
11 2. Outdoor lighting and accent lighting shall be shielded and aimed downward, or at an angle not to
12 exceed forty-five degrees and be limited to 2600 lumens (25 LED watts) per fixture, with no escaping
13 direct light permitted to contribute to light pollution by shining upward into the sky, or onto
14 adjacent residential properties.
15 3. The color of outdoor lighting shall not exceed 3000K (3000 Kelvin). For special lighting
16 circumstances such as athletic fields, the design commission may approve an appropriate Kelvin
17 rating.
18 4. Metal halide, quartz, neon, and mercury vapor lamps are prohibited.
19 5. Lighting shall be sufficient for pedestrian, bicyclist, and vehicular safety within the subject
20 property. Ingress and egress ways, parking lots, trails, sidewalks, paths, and building entrances shall
21 be well lit to provide inviting access and safety.
22 6. Lighting for athletic fields or other outdoor activity areas should be turned off or dimmed to
23 comply with (7) below for security when not in use.
24 7. All outdoor lighting shall be turned off at 10:00 p.m. and not turned on again until 7:00 a.m.,
25 except for minimum lighting needed for security. Each fixture used for security lighting shall not
26 exceed 1,100 lumens (15 LED watts), or the net effect of lighting used for security shall not exceed
27 1,100 lumens (15 LED watts) per fixture.

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30 I. Sound. In addition to MICC 8.24.020(R), the following standards apply:

- 31 1. There shall be no outdoor sound amplification between the hours of 9:00 p.m. and 9:00 a.m.
32 Amplified sound is any sound created or enhanced by the use of sound-amplifying equipment.

1 Sound amplifying equipment is any machine or device that can be used for the amplification
2 of the human voice, music or any other sound.

3 2. Delivery vehicles and buses shall not idle while on the premises.
4
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6 J. Vehicle and Pedestrian Circulation. In addition to MICC 19.12.050, the following shall apply. New
7 development proposals shall provide vehicle and pedestrian circulation plan that addresses, at a
8 minimum, the requirements of this subsection.
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10 1. Vehicle Access. Vehicle access shall be designed to comply with the following:

11 a. The primary vehicle access shall be located to minimize impacts to adjacent residential
12 neighborhoods, using the following order of preference:

13 (i). An existing traffic light-controlled intersection;

14 (ii). Arterial streets; or

15 (iii). Local streets, where a property is not adjacent to an arterial street or where
16 access onto an arterial street is infeasible or hazardous and the hazard cannot be
17 sufficiently mitigated.

18 b. Secondary fire access, if required, shall be located to minimize impacts to adjacent
19 residential neighborhoods using the order of preference in subsection (a).
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21 2. On-site circulation.

22 a. Internal circulation for all users including drivers, bicyclists, and pedestrians shall be designed
23 to move them safely and efficiently. Signage, pavement marking, illumination, sidewalks/paths,
24 crosswalks, parking lots, and driveways could be used to ensure safe and efficient on-site
25 circulation.

26 b. Vehicle drop off and pick up facilities shall be provided entirely on-site including vehicle
27 queues.

c. All developments shall provide for pedestrian access including pedestrian walkways, sidewalks, and/or paths. Pedestrian improvements should be separated from vehicular areas by physical barriers such as curbs or landscaping.

d. Proposed development should be linked to existing and planned walkways and trails. Entrances of all buildings should be linked to each other and to public ways and parking lots. Where possible and feasible, the pedestrian system shall connect to paths or sidewalks on neighboring properties.

3. Off-site circulation.

a. When Community Facilities are bisected by right-of-way or private property, the facilities shall include safe and efficient connections for vehicles and pedestrians. Public street, intersection, and/or sidewalk improvements could be used to ensure safe and efficient off-site circulation.

b. When Community Facilities and/or associated parking facilities result in pedestrians crossing public or private streets, crosswalk improvements and/or enhancements to existing crosswalks must be provided.

c. Minimize the impacts of traffic, parking, and queuing through implementation of transportation demand management.

d. Off-site improvements shall be coordinated as required with local, state and federal agencies.

K. Signs. In addition to MICC 19.12.080, the following standards shall apply:

1. Signage shall be located at the entrance drive to each facility to clearly designate the path of entry.

2. Wayfinding signage within the property boundaries shall be provided for developments with multiple buildings.

3. Additional signage may be provided beyond that allowed pursuant to 19.12.080 if determined to be necessary to meet the requirements of a. and b. above.

4. Signage shall be adequately lit to ensure the visibility of informational and directional signage.

5. Signage illumination shall be shielded and directed to prevent glare or spillover lighting into streets, adjacent properties, or anywhere off site boundaries, and internal paths of travel.

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3 L. Vegetation Management, Landscape Design and Outdoor Spaces. In addition to landscape design
4 standards required by MICC 19.12.040 and tree regulations of chapter 19.10 MICC, the following
5 standards shall apply:

6 a. Fences shall not exceed 6-feet in height.

7 b. Fences of solid materials such as wood or masonry type materials shall be screened with
8 dense vegetation, so the fence is not visible from the property line.

9 c. All landscape areas shall be provided with an automatic irrigation system designed to provide
10 adequate coverage and to minimize overspray onto structures, roads, walks, and windows.
11 Water conserving types of irrigation systems shall be used.

12 d. Mature existing healthy trees shall be preserved to the maximum extent feasible.

13 e. Performance guarantees to ensure maintenance of required landscaping may be required
14 pursuant to MICC 19.01.060.

15 f. Screening is required to minimize the visual appearance of community facilities from
16 residential neighborhoods. Screening may include, but is not be limited to, retention of
17 vegetation, planting of new vegetation, use of berms, and fencing.

18 g. On-site utilities, including power lines, shall be undergrounded.

19 h. All outdoor storage shall be screened.
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22 M. Green building. Any new construction greater than 10,000 square feet, cumulative of all structures
23 on site, shall meet the LEED Gold standard. The applicant shall provide proof of LEED certification within
24 180 days of issuance of a final certificate of occupancy, or such later date as may be allowed by the code
25 official for good cause, by submitting a report analyzing the extent credits were earned toward such
26 rating. Failure to submit a timely report regarding LEED ratings by the date required is a violation of this
27 code.
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31 N. Parking

32 1. The following parking requirements apply to all uses in the CF zones.

33 2. General Requirements.

- 1 a. Surfacing and Grading. All off-street parking areas shall be graded and surfaced to a standard
2 comparable to the street which serves the parking area. The parking area shall be developed and
3 completed to the required standards before an occupancy permit for the building to be served is
4 issued.
- 5 b. Traffic Control Devices. All traffic control devices such as parking strips designating car stalls,
6 directional arrows or signs, bull rails, curbs and other structures shall be installed and completed
7 as shown on the approved plans. Hard surfaced parking area shall use paint or similar devices to
8 delineate parking stalls and directional arrows.
- 9 c. Design. Parking lot design should conform to the diagrams set out in Appendix A of this
10 development code, unless alternative design standards are approved by the design commission
11 and city engineer.
- 12 d. Location. Off-street parking shall be located on the same lot or on an adjoining lot or lots to
13 the building to be served; except, that off-street parking may be located in an area beginning
14 within 500 feet of the front entrance of the building to be served; provided, there are no
15 intersecting streets between the parking area and building to be served.
- 16 e. Ingress and Egress. The city engineer shall have the authority to fix the location and width of
17 vehicular ingress or egress to and from property, and to alter existing ingress and egress as may
18 be required to control street traffic in the interest of public safety and general welfare.
- 19 f. Handicapped Standards. Off-street parking shall meet the relevant state design standards for
20 the physically disabled.
- 21 g. Compact Vehicles. Up to 50 percent of the required off-street parking spaces may be designed
22 for accommodating compact vehicles. Such parking spaces must be clearly designated as
23 compact stalls. The design commission may increase the percentage of compact stalls permitted
24 if the applicant can demonstrate that no adverse impacts will occur.
- 25 h. Loading Space. An off-street loading space, having access to a public street, shall be required
26 adjacent to each building, hereafter erected or enlarged. Such loading space shall be of adequate
27 size to accommodate the maximum number and size of vehicles simultaneously loaded or
28 unloaded, in connection with the business or businesses conducted in such building. No part of
29 the truck or van using the loading space may project into the public right-of-way.

i. Variances. Notwithstanding any of the minimum parking requirements set out in subsection C of this section, the code official may grant variances from the minimum parking requirements with the approval of the city engineer and the design commission for projects reviewable by the design commission.

3. Minimum Parking Requirements for Specific Uses. A use which is similar to any of the below-referenced uses shall adhere to the minimum parking requirements for the referenced use or uses. The design commission shall determine the minimum parking requirements for a use in a community facility zone that is not referenced in this section.

a. Day care and preschool facilities shall provide two parking spaces, plus one parking space for each employee and shall provide adequate off-street loading and unloading facilities taking into consideration the expected number of children or adults being cared for, the location of the facility, and the traffic on adjacent streets.

b. Equestrian riding academies in CF zones shall provide a minimum ratio of one parking space per employee plus one parking space per 1,000 square feet of riding arena. The parking plan must delineate trailer parking areas and an emergency access route.

c. Places of worship shall provide one parking space for every five seats in the chapel, nave, sanctuary, or similar worship area. Bicycle parking should be provided at a rate of 1 bike stall per every 30 seats in the chapel, nave, sanctuary, or similar worship area.

d. Private schools shall provide at a minimum three off-street parking spaces per classroom plus one parking space per 50 square feet of gathering room such as an auditorium or gymnasium. High schools shall provide an additional one parking space per 10 high school students. Additional parking spaces may be required if deemed necessary by design commission review or SEPA review. Adequate off-street loading and unloading facilities shall be provided as determined by the city engineer. Bicycle parking shall be provided at a rate of 1 bike stall per every 10 students.

4. Determination for development with multiple uses. For sites containing one or more uses, the code official shall have the final authority to determine the number of parking stalls required to accommodate typical daily peak parking demand based upon the applicant's submittal of a detailed parking analysis and supporting documentation.

1 5. Shared Parking

2 a. The amount of off-street parking required in subsection (J)(1) of this section may be reduced
3 by no more than 25 percent, when shared off-street parking facilities for two or more uses are
4 proposed. A Parking Demand Management Plan shall be prepared by a professional traffic
5 engineer and submitted by the applicant that documents parking demand for all land uses and
6 supports the parking reduction. The plan must accommodate all planned activities including
7 special events and include measures that ensure parking capacity will not be exceeded.

8 b. The determination whether shared parking will be allowed shall occur at the time the shared
9 parking is proposed and when a change of use occurs. When a change of use occurs, the parking
10 requirements shall be met.

11 c. If shared parking is requested, the parking facilities for the multiple uses shall be designed and
12 developed as a single on-site common parking facility, or as a system of on-site and off-site
13 facilities. If off-site facilities are used, all facilities shall be connected with improved pedestrian
14 facilities that will be adequately lit and no building or use should be more than 300 feet walking
15 distance from the most remote shared parking facility.

16 d. If the shared parking is on one or more properties, a covenant or other contract for shared
17 parking between the cooperating property owners must be approved by the code official. This
18 covenant or contract shall be recorded with the King County as a deed restriction on all
19 properties and cannot be modified or revoked without the consent of the code official.

20 e. If requirements for shared parking are violated, or the parking demand for shared parking
21 exceeds the shared parking supply, the parties shall provide a remedy satisfactory to the code
22 official or provide the full amount of required off-street parking for each use, in accordance with
23 the requirements of this chapter.

24 6. Electric Vehicle Parking. At least 5% of all parking stalls required by this section shall be
25 designated for and provide the infrastructure for electric vehicles.

26 7. Review of Parking. If the required amount of parking required by this section is found to be
27 inadequate due to overflow of parking onto adjacent streets occurring once a month or more often,
28 additional review of parking shall be required. The facility shall provide additional parking in
29 accordance with a parking study to prevent frequent overflow of parking.

O. Master Plan

A master plan is a dynamic long-term planning document that provides an overall layout to guide future development of a site and ensure thorough and well-designed site development.

1. Applicability.

- a. Any development proposal site or collection of sites with a gross area of more than five acres shall obtain a Master Plan approval.
- b. Development proposals that include a mix of uses shall obtain a Master Plan approval.
- c. Development proposals that do not otherwise require a Master Plan may voluntarily apply for a Master Plan approval.

2. Review Procedure. Master plan approval will be subject to the process defined in MICC 19.15.280, provided the Master Plan shall be approved concurrent with, or prior to, other required land use review approvals.

3. Master Plan – Flexible Development Standards. The design commission may modify or grant exceptions to the requirements of this chapter if it is determined that the exception will result in a development that is more consistent with the purpose of this section, or provide equal or greater protection to the adjacent properties or nearby community or provide significant public benefit as provided in (4) below, and further provided as follows:

- a. Properties utilizing master plans can consider the entirety of all properties that are part of the master plan to calculate metrics that are based on lot area (e.g. lot coverage and gross floor area).
- b. Setbacks shall not be reduced more than 50% or 20-feet, whichever is greater.
- c. Lot coverage shall not be increased to more than 80% of the lot area.
- d. Within reduced setbacks, lot coverage shall not exceed 40%.
- e. Gross floor area within reduced setbacks shall not exceed 15% of the lot area within the reduced setback area.

4. Public benefits should consider and be appropriate for the site as determined by the design commission. Appropriateness may be determined by factors unique to each site such as the size of the site, the proposed intensity of use, or the proximity of adjacent residential uses. Public benefits may include the following:

- a. Underground parking garage;
- b. Screening of parking; or

- c. Mitigating the impacts resulting from development in the Community Facility zone and existing traffic.
 - d. Addressing conflicts between off-site motorized and non-motorized transportation.
5. Site plan requirements. The master planning site plans must contain the following elements:
 - a. Surrounding streets and properties.
 - b. Dimensions of the property and all property lines.
 - c. Existing and proposed structures and uses.
 - d. Topography.
 - e. Critical areas including geologic hazard areas, watercourses, wetlands, wildlife conservation areas, and critical area recharge areas (CARA's).
 - f. Shoreline areas (areas within 200-feet of Lake Washington).
 - g. Trees and vegetated areas.
 - h. Landscape plan.
 - i. Easements and native growth protection areas (NGPA's).
 - j. Existing and proposed circulation information including ingress and egress ways, and internal drives, paths, and parking areas. Circulation plans shall include vehicular, bicycle and pedestrian circulation information.
 - k. Existing and proposed utility information including type of utility, size, material, and condition (if known) of each utility.
 - l. Existing and proposed lighting including type of light, height, lumens, direction, shielding, cut-off, etc.
6. Criteria for approval. The city will evaluate master plan applications and approve them provided that they meet the following criteria:
 - a. The applicable requirements of this code section
 - b. The applicable requirements of chapter 19.12 MICC that have not been exempted pursuant to, or superseded by, this code section.
 - c. The applicable design review approval criteria and vision of MICC 19.06.120(B).
 - d. The city's tree regulations of chapter 19.10 MICC.
 - e. The standards and plans for roadways, stormwater and construction of 19.15, 19.16, and 19.17 MICC.
 - f. The applicable requirements of the Pedestrian and Bicycle Facilities (PBF) Plan.
 - g. The applicable requirements of parks open space and trails plans.

- 1 h. The purpose statement of in subsection (A).
- 2 7. Limitation to plan approval.
- 3 a. A master plan without a phasing plan shall be null and void if the applicant fails to file a
- 4 complete building application(s) for all buildings within three years of the approval date, or
- 5 by a date specified by the code official, and fails to have all building permits issued within
- 6 four years of the master plan approval date; or
- 7 b. A master plan approved with a phasing plan shall be null and void if the applicant fails to
- 8 meet the conditions and time schedules specified in the approved phasing plan.
- 9 8. Phasing Plan. The phasing plan is intended to allow for the long term redevelopment of a master
- 10 planned site over several phases, while ensuring that necessary improvements are completed
- 11 with each phase. A phasing plan approved with a master plan shall include the following at a
- 12 minimum:
- 13 a. Identification of each major phase of the project numerically in sequential manner (e.g. phase 1,
- 14 2, 3, etc.). For the purposes of this section, the phrase “major phases of the project” is intended
- 15 to identify one or more private development improvements that are physically or geographically
- 16 related, together with necessary supporting infrastructure and required site improvements (e.g.
- 17 landscaping buffers, pedestrian or vehicle improvements, etc.)
- 18 b. The proposed timing for the initiation of each phase, identification of known applications for
- 19 permit or land use approval associated with each phase, and the anticipated completion date of
- 20 each phase.
- 21 c. The scope of work to be completed in each phase (e.g. building construction, utility
- 22 improvements, required on- and off-site improvements, etc).
- 23 d. A discussion of contingency planning in the event that any single phase cannot be completed on
- 24 time and corrective steps necessary to address otherwise un-addressed resulting impacts.
- 25 e. Other information related to completion of the proposed master plan, as required by the Design
- 26 Commission in their review and approval of the phasing plan.

31 Revisions to other code sections:

32 Deleted language is ~~crossed-out~~. New language is *italicized* and underlined.

7.04.250 Equestrian Riding Academies

A. Dimensional requirements and number of horses allowed.

1. The minimum land area for equestrian riding academies shall be no less than four acres.

2. There shall be not less than ten thousand square feet of animal harboring area for maintaining and pasturing the first horse on any property, and an additional five thousand square feet for each additional horse. The harboring area may contain accessory buildings for the sheltering and maintaining of horses and associated equipment.

B. General. Any property owner or occupant of property (hereafter in this section referred to as "person") in which horses are harbored shall comply with the following requirements:

1. The animals shall be supplied with sufficiently good wholesome food, clean water, and proper shelter from the weather.

2. The property shall be kept in a sanitary and neat condition including, but not limited to, disposal of manure or other waste material from the animals. The animal control authority shall determine whether the property is maintained in a sanitary and neat condition. An unreasonable accumulation of flies or other insects or pests within the property, noxious or offensive odors, or unreasonable accumulation of flies, insects or other pests transcending into neighboring or vicinal property shall be presumed to be an inadequate sanitary and neat condition.

3. Sheds or shelters shall be kept free from rodents and shall be bedded daily with a fresh covering of straw, wood shavings, corn cobs, or other approved material.

4. Spillage and leftovers from feedings shall be removed and disposed of to prevent flies, rodents, and odors.

5. No animal sheds, shelters, pens or enclosures shall be kept within a one-hundred-foot radius of a well, nor shall they be located over a septic drainfield.

6. Drinking facilities shall have adequate overflow drainage to prevent saturation of surrounding soil.

7. In order to prevent insect and odor problems, manure must be collected on a regular basis (at least once per week), placed in concrete or metal fly-proof containers, and removed from the property at least once a week.

8. Pen fences, corral fences or similar enclosures must be of sufficient height and strength to retain horses.

1 9. The harboring of horses within the vicinity of any stream, water body, wetland, or
2 environmentally critical area must comply with applicable requirements of MICC Chapter 19.07,
3 and fencing shall be provided to prohibit access by the animals to these areas. The portion of the
4 property within a "critical area" as defined in MICC 19.07 shall not be included in the calculation
5 of the minimum area for the number of horses allowed on the property.

6 10. Sanitary surfacing, such as wood chips, sand or gravel shall be placed on wet or muddy
7 portions of the premises used by horses. Runoff from overgrazed soil is prohibited.

8 11. Untreated runoff from the property is prohibited and shall be mitigated pursuant to MICC
9 15.09.

10 12. The harboring of horses must comply with applicable requirements of MICC Chapter 15.14 to
11 protect the public water system from the risk of contamination due to backflow through cross-
12 connections.

13 13. The harboring of horses shall conform to all regulations of local and state health authorities.

14 14. After reasonable request by the city or other local and state health authorities, properties
15 housing horses shall be subject to inspection by the city or other local and state health
16 authorities.

17 15. The harboring of horses at the time of adoption of this chapter that does not meet the
18 dimensional requirements of this chapter may continue, unless the city or the animal control
19 authority determines that the harboring of animals is a nuisance or is not in the interest of the
20 public health, safety and welfare of either persons or the horses. The burden of proof shall be on
21 the property owner or occupier to show that the horses were housed on the property prior to
22 adoption of this chapter, and that the horses are harbored consistent with the city and
23 applicable local and state regulations then in effect.

24 16. Existing land owners, tenants or occupants who are found to be harboring horses prior to the
25 adoption of this title must prepare and obtain approval from the city of a pasture/waste
26 management plan if the city or the animal control authority finds areas of concentrated use,
27 erosion or adverse impact on water quality due to the harboring.

28
29 C. Pasture/Waste Management Plan

30 1. A pasture/waste management plan shall be submitted to and approved by the city for code official
31 review wherever an owner, tenant or occupant plans to establish or expand an equestrian riding
32 academy. An expansion would be removal of vegetation to create more pasture or riding area or

expansion of or construction of new structures such as new riding arenas or barns, totaling 1,000 square feet or more.

a. The plan shall be prepared by, or reviewed and approved by, a qualified professional.

b. The plan shall regulate the maximum animals supportable on the property, set forth minimum agricultural practices for each property and follow guidelines set forth by the King Conservation District.

c. The plan shall be effective for a period of up to five years, subject to mandatory modification and reissue where the areas of concentrated use are found to be developing.

d. The plan should consider and address at a minimum the following factors: soil fertility, type of forage, seasonal growth rate of the vegetation, type of animal and animal needs, amount of supplemental feed, pasture rotation, use of confined areas in winter to reduce compaction and stress on poorer grasses and use of buffer zones and restricted accesses around water courses.

e. The owner, tenant or occupant shall submit a proposed modification to the plan for a change in the number or size of animals or any evidence of areas of concentrated use, for review and approval by the city.

f. Fees for the pasture/waste management review and for any plan modification review shall be established by city council resolution. The fees shall be in addition to any applicable license, plan, or permit fees under this title.

g. It shall be a condition of any pasture/waste management plan that the property shall be subject to follow-up inspections.

h. If the city determines that the terms and conditions of an approved pasture/waste management plan have been violated, the city may revoke the pasture/waste management plan and the owner, tenant or occupant shall be deemed to have violated this title.

i. Any person whose pasture/waste management plan approval is revoked shall within ten days thereafter humanely dispose of all horses by removing them from the property for which a pasture/waste management plan is required. No part of the plan review fees shall be refunded.

D. Structures.

1. Shelter buildings shall comply with the lot coverage and height criteria in MICC 19.04.060(E) and (F) and the building code requirements of MICC Title 17. A shelter building shall consist at a minimum of a roof and three walls, shall prevent the intrusion of wind and rain, shall provide

adequate protection from heat and cold, and shall be adequately sized to permit animals to move about freely. Shelters shall be located at least twenty-five feet from front property lines and at least fifteen feet from side and rear property lines.

2. Covered riding areas shall comply with the lot coverage and height criteria in MICC 19.04.060(E) and (F) and the building code requirements of MICC Title 17. Covered riding areas shall be located at least fifteen feet from all property lines.

c. Other structures. Other structures shall meet the requirements of this MICC 19.04.060(E) through (F) and the building code requirements of MICC Title 17.

17.07.010 Adoption.

This section is included in your selections.

The 2015 Edition of the International Fire Code (IFC), as adopted and amended by the State Building Code Council in Chapter 51-51 WAC, as published by the International Code Council, is adopted by reference, together with the amendments and additions set forth below. The codes, appendices, and standards set forth in this chapter shall be filed with the city clerk and a copy made available for use and examination by the public, pursuant to RCW 35A.12.140.

The following appendices of the 2015 Edition of the International Fire Code are also adopted by reference: Appendix B – Fire-Flow Requirements for Buildings; Appendix C – Fire Hydrant Locations and Distribution; Appendix D – Fire Apparatus Access Roads; and Appendix J – Building Information Sign.

The geographic limits referred to in certain sections of the 2015 International Fire Code are hereby established as follows:

Section 6104.2 (geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas): Zones TC, MF-2, MF-3, ~~and~~ PI and CF as defined in MICC Title 19, Unified Land Development Code.

The 2015 International Wildland Urban Interface Code is included in this code as Section 8100 with amendments found in Appendix Chapter K.

Exceptions. The provisions of this code do not apply to temporary growing structures used solely for the commercial production of horticultural plants including ornamental plants, flowers, vegetables, and fruits. "Temporary growing structure" means a structure that has the sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material and is used to provide plants with either frost protection or increased heat retention. A temporary growing structure is not considered a building for purposes of this code.

The provisions of this code do not apply to the construction, alteration, or repair of temporary worker housing except as provided by rule adopted under Chapter 70.114A RCW or Chapter 37, Laws of 1998 (2SSB 6168). "Temporary worker housing" means a place, area, or piece of land where sleeping places or housing sites are provided by an employer for his or her employees or by another person, including a temporary worker housing operator, who is providing such accommodations for employees, for temporary, seasonal occupancy, and includes "labor camps" under RCW 70.54.110. The manufacture, storage, handling, sale and use of fireworks shall be governed by Chapter 70.77 RCW and by Chapter 212-17 WAC and local ordinances consistent with Chapter 212-17 WAC. (Ord. 18C-05 § 1 (Att. A); Ord. 16C-04 § 7; Ord. 13C-06 § 7; Ord. 10C-03 § 7; Ord. 07C-04 § 8; Ord. 04C-12 § 4).

17.14.010 Adoption.

105.6 Construction management plan and construction schedule.

1. Every permit issued for the construction of a new single family home or development in the community facility zone with a gross floor area of more than 6,000 square feet, or as required for a permit renewal under section 105, shall provide a construction management plan and a construction schedule for approval by the building official.

2. Every permit issued for the remodel or addition to a single family home or development in the community facility zone that will result in the modification of more than 6,000 square feet gross floor area, or the addition of more than 3,000 square feet gross floor area, or as required for a permit renewal under section 105, shall provide a construction management plan and a construction schedule for approval by the building official.

3. The construction management plan shall include measures to mitigate impacts resulting from construction noise, deliveries and trucking, dust / dirt, use of the street for construction related staging and parking, off-site parking, and haul routes. The building official may require additional information as needed to identify and establish appropriate mitigation measures for construction related impacts.

4. The construction schedule shall identify major milestones, anticipated future phases, and anticipated completion dates. The construction schedule shall establish a timeline for completion of exterior and interior building related construction activity and site work. The construction schedule shall incorporate appropriate measures to address unforeseeable delays and shall provide for contingencies. The building official may require additional information or revisions to the construction schedule.

5. The building official is authorized to take corrective measures as needed to ensure adherence to the approved construction management plan and construction schedule.

6. The following requirements apply to development occurring in the CF zone in addition to the requirements above:

a. Security shall be provided for construction sites during idle hours. Security may include any combination of the following: fencing, lighting, security personnel, or signage that restricts entry.

b. At least one week prior to the beginning of construction, neighbors within a radius of 300 feet shall be provided notice that construction will begin and that an approved construction management plan along with a communication plan is available by request. For this requirement, construction means any work that requires a permit including but not limited to grading, vegetation removal, or the demolition, alteration, or new construction of a structure or flatwork.

19.01.040 Zone establishment.

A. Zone	Symbol
Single-Family	R-8.4
Single-Family	R-8.4
Single-Family	R-8.4
Single-Family	R-8.4
Multiple-Family	MF-2L

Multiple-Family	MF-2L
Multiple-Family	MF-2L
Business	B
Planned Business	PBZ
Commercial Offices	C-O
Public Institution	PI
Town Center	TC
<u>Community Facility</u>	<u>CF</u>

Chapter 19.04

COMMERCIAL AND COMMUNITY FACILITIES

Sections:

19.04.010 Planned Business Zone – PBZ.

19.04.020 Commercial Offices.

19.04.030 Repealed.

19.04.040 Parking Requirements.

19.04.050 Business – B

19.04.060 Community Facility - CF

19.10.060 Tree removal – Associated with a development proposal

B. Commercial or Multifamily Zoning Designations – Tree Removal

1. In the PI, B, C-O, PBZ, TC, MF-2, MF-2L, ~~and MF-3~~, and CF zoning designations a tree permit is required and will be granted if it meets any of the following criteria:

19.12.040(B)(4)(a)(vi)

Community Facilities (CF). In Community facilities zones, a minimum of 35 percent of the gross lot area shall be landscaped.

19.12.040(B)(7)(a)

Required Screen Types and Widths. The following screen types and widths should be used:

Use	Adjacent to	Screen Type and Width		
		Full	Partial	Filtered
Institutional Use, or Public Facility, <u>or uses inside a CF zone</u>	Public Way		20 feet ^{1, 2}	
Public Schools	Public Way		20 feet ¹	
Public Schools <u>or uses inside a CF zone</u>	Single-Family Residential	20 feet ^{1, 3, 4}		
Utility Development	Public Way		10 feet	
Commercial or Multifamily outside of C-O Zone	Public Way			10 feet
All uses inside of C-O Zone	Public Way		20 feet	
Commercial, Institutional, Utility or Public	Residential (Single or Multifamily)	20 feet ¹		
	Institutional, Commercial, Utility, Public Facility		10 feet	
	Public Park	20 feet		
Multifamily Development	Single-Family Residential		20 feet	
	Multifamily Residential		10 feet	
	Institutional, Commercial, Utility, or Public Facility		10 feet	
	Public Park	20 feet		
All other private uses	Public Park	20 feet		
<u>Uses inside a CF zone</u>	<u>Multifamily Residential</u>	<u>20 feet</u>		

¹Breaks in full or partial screen planting may be allowed for institutional and public facilities to create focal points, preserve views, and highlight the prominence of important buildings.

²Perimeter landscape requirements may be modified if necessary to enable an existing public facility to make safety-related improvements to a legally nonconforming parking lot.

³School bus and student loading and unloading and primary parking areas located 100 feet or less from an abutting single-family zoned property shall provide a 30-foot-wide full screen. The number of trees required in the 30-foot-wide full screen area shall be 1.25 times the number otherwise required for a full screen. The design commission may modify screening width, location, height and number of trees to avoid casting shadows on adjacent residential properties or to accommodate existing storm detention systems and utilities.

⁴Owners of adjacent single-family zoned property shall be consulted on perimeter screen design and planting materials.

19.15.200 Revisions

D. Revision to master plans are as follows:

1. The code official will determine whether a subsequent development permit is in compliance with the applicable master plan by determining if the application deviates from the master plan. If the application proposal meets or exceeds the master plan's conformance to the criteria of the code section that are applicable to the master plan and supports coordinated infrastructure construction and compatible development, the application will be considered to be in conformance with the master plan.
2. In addition, the code official will review the application to ensure that the application does not trigger any of the following:
 - a. Exceed planning thresholds as approved by the master plan by 10% or exceed planning threshold set by MICC 19.05.030.
 - b. Increase the total lot coverage identified in the master plan.
 - c. Result in an amount of parking not in compliance with this chapter and/or loading.
 - d. Increase the traffic impacts of a.m. or p.m. peak hour trips to and from the site by ten percent or more.

e. Increase the quantity of imported or exported materials by ten percent or more, or more than 500 cubic yards, or increase the area of excavation or vegetation removal.

3. Modifications that exceed the conditions of approval as stated in this section and require a new review as determined by the director shall only be accomplished by applying for a new master plan for the entire site. The new application shall be reviewed according to the laws and rules in effect at the time of application.

19.15.280 Master Planning

A. In addition to the steps required by the Type IV permit process, the following actions shall be taken:

1. After the public comment period and before the design commission meeting, the applicant shall conduct community outreach. The purpose of the community outreach is to obtain input from the surrounding community. The applicant shall make provision for written comments and provide a copy to the Design Commission for consideration in reviewing the Master Plan application.

2. The notice for the community outreach meetings, including date, time, and location, should be provided in the Notice of Application.

3. At least two public outreach meetings will be conducted by the applicant.

4. The format of the meetings shall be decided by the code official and should be appropriate for the type of facility and the expected number of attendees.

19.16

Appurtenance:

2. Town Center, ~~and~~ Multifamily, and Community Facility Zones: A subordinate element added to a structure which is necessarily connected to its use and is not intended for human habitation or for any commercial purpose, other than the mechanical needs of the building, such as areas for mechanical and elevator equipment, chimneys, antennas, communication facilities, smoke and ventilation stacks.

Community facility: A facility such as a private school, place of worship, , not for profit cultural or recreational facility, noncommercial recreational area, and equestrian facility. Community facilities should support the physical, mental, spiritual, social, or cultural health of the Mercer Island community.

Lot Coverage, Maximum: The maximum area of a residentially or community facility zoned lot that may be covered by a combination of buildings and vehicular driving surfaces.

Noncommercial recreational area: A recreational area or facility maintained and operated by a nonprofit club or organization ~~with specified limitations upon the number of members or limited to residents of a block, subdivision, neighborhood, community or other specific area of residence~~ for the exclusive use of members and their guests. It provides recreational opportunities or cultural activities such as classes, lectures, and arts.

Qualified professional (equestrian): An employee of the King Conservation District whose job title allows them to develop a pasture/waste management plan, or a veterinarian specializing in the care of horses who has a current license to practice veterinary medicine in the state of Washington.

Setback: Space that is required to be left open and unoccupied between the nearest projection of a structure and the property line of the lot on which the structure is located, and that is required to remain unobstructed from the ground to the sky except where specifically provided by this code. Except as otherwise specified, the edge of the setback is measured from a fixed point or line on the lot such as the edge of an easement that affords or could be capable of affording vehicular access, or from a property line.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



On October 11, 2018, the City hosted a community meeting to identify concerns related to the proposed Community Facilities zone. On December 13, 2018, the City hosted a second community meeting to identify desired outcomes of the new regulations, as they relate to the Community Facilities zone. The following table summarizes the concerns, desired outcomes, together with a column on how these concerns / outcomes would be regulated under the current zoning (R-8.4) and the proposed zoning (CF).

Concern	Desired Outcome	R-8.4 Zone (MICC 19.02, 19.12)	Proposed Code
1. Size / bulk / density of buildings	A. Allow increased intensity further away from residential areas	a. Setbacks: 20 feet from front yard, 25 feet from back yard, 5 to 10 feet from side yards b. Gross Floor Area: 40% of lot area, not to exceed 5,000 square feet ⁱ c. Height: 30 feet d. Lot Coverage: 40 percent	<ul style="list-style-type: none"> • Setbacks - Large Site (Small Site): 100 (50) feet from non-arterial streets, 100 (50) feet from residential uses, 5 (5) feet from non-residential uses. • Gross Floor Area – Large Site: Between 100 and 150 feet from a residential or streets, 20%; no limit more than 150 feet away • Small Site: Between 50 and 100 feet from a residential or streets, 30%; no limit more than 100 feet away • Height: 30 feet within 150 feet of residential or streets; 43 feet more than 150 feet residential or streets • Lot coverage (building, vehicle): 40% within 60 feet of residential, 50% between 61-150 feet, 60% more than 150 feet. • The draft code proposes a tiered system of height limits, lot coverage, and gross floor area. The tiers provide a range of heights,

			<p>lot coverage and gross floor area that are more restrictive than residential requirements near residential zoned properties and become less restrictive near commercially zoned properties or the interior of sites.</p> <p>The other zoning controls are tiered in the same manner, insuring there will be shorter height, less lot coverage and less total gross floor area of buildings near adjacent residential properties and local streets than otherwise allowed.</p>
2. Land use: schools, sports fields, borders	B. Limit development to the land uses currently allowed (further increase limitations	e. Single family f. Public & private schools / daycare g. Transitional housing h. Places of worship i. Noncommercial recreational areas / facilities j. Retirement homes	<ul style="list-style-type: none"> • Places of worship • Private schools • Noncommercial recreational areas / facilities • Equestrian
3. Traffic and vehicle access	C. Require access to arterial roads. Mitigate traffic impacts to nearby roads D. Adequate way-finding signage	k. Not directly regulated. l. Projects required to certify sufficient capacity at arterial intersections and on adjacent streets.	<ul style="list-style-type: none"> • The draft code proposes access points to community facilities be located in the following order of preference: (i). An existing traffic light-controlled intersection; (ii). Arterial streets; or (iii). Local streets, where a property is not adjacent to an arterial street or where access onto an arterial street is infeasible or hazardous and the hazard cannot be sufficiently mitigated. • The draft code requires signage to be located at the entrance drive to each facility to clearly designate the path of entry. The draft code proposes to allow additional wayfinding signage to ensure adequate signage is provided.

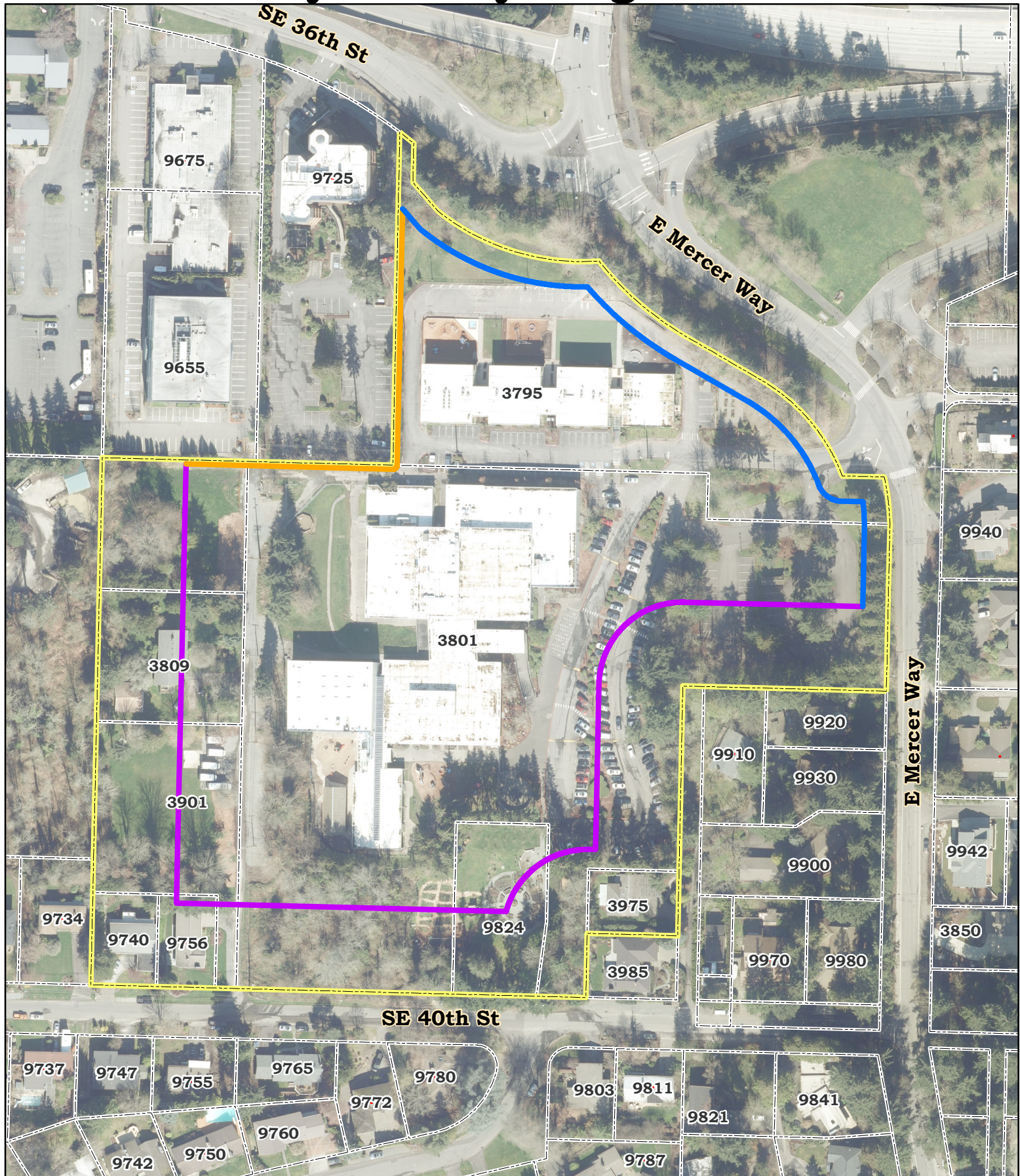
4. Parking	<p>E. Ensure parking and traffic laws are enforceable</p> <p>F. Provide parking to address peak and daily needs</p> <p>G. Limit on-street parking</p>	<p>m. Limited / no parking requirements</p> <p>n. No review of peak and daily parking needs.</p> <p>o. No limit on on-street parking.</p>	<ul style="list-style-type: none"> • The regulations that regulate the amount of parking spaces required for each type of use has been proposed for modification. The draft code requires an increase in the number of spaces provided for some uses. • Review for multiple uses and parking demand. • Limit on-street parking. • Alternatives to automobiles are encouraged by draft code that states that proposed development should be linked to existing and planned walkways and trails. Safety measures that are required for pedestrian and bicycle facilities could encourage the use of nonmotorized transportation, thereby reducing automobile demand.
5. Pedestrian and bike safety	<p>H. Address pedestrian / bike safety</p> <p>I. Connection to light rail</p>	<p>p. Existing language addressing vehicle and pedestrian safety.</p> <p>q. Existing language for connections to existing trails.</p> <p>r. No language regarding non-motorized (beyond pedestrian).</p>	<ul style="list-style-type: none"> • The draft code includes language that requires consideration for all modes of transportation including vehicles, pedestrian and bicycles. It requires elements such as signage, pavement marking, lighting, and paths to ensure safety. Physical barriers separating vehicular areas from pedestrian areas are also required.
6. Visual impacts	<p>J. Shield lighting and limit the duration and direction of lighting</p> <p>K. Security fencing and lighting required and regulated</p>	<p>s. Some language related to shielding lighting. No limits on duration, color, or brightness.</p> <p>t. Existing language related to landscaping.</p>	<ul style="list-style-type: none"> • Language limiting the lumens (brightness) as well as the Kelvin rating (the color of lighting) is included in the draft code. Proposed regulations also prohibit light spillover onto adjacent properties, require athletic field lighting to be turned off or dimmed when not in use, and require nighttime security lighting to be less bright than operational lighting.

	L. Big, dense vegetation		<ul style="list-style-type: none"> The draft code requires screening by a combination of methods including retention of existing vegetation, planting new vegetation, and the use of landscaped berms. Existing code requiring perimeter screening is proposed for revision to include required screening for community facilities.
7. Impacts to neighboring residential properties	M. Preserve residential privacy N. Safety (security fencing) O. Outdoor screening of equipment storage P. Limit noise amplification	u. No language related to residential privacy. v. Some language related to security fencing. w. Buffer language incomplete or not present. x. Outdoor screening and limitations on noise are insufficient.	<ul style="list-style-type: none"> Purpose language describing the need to address compatibility between uses. The draft code proposes a tiered system of height limits, lot coverage, and gross floor area. The tiers provide a range of heights, lot coverage and gross floor area that are more restrictive than residential requirements near residential zoned properties and become less restrictive near commercially zoned properties or the interior of sites. Limits on outdoor amplification.
8. Construction related impacts	Q. Minimize disruption R. Public notice, visibility, and response	y. Construction management plan language currently does not apply to non-residential uses.	<ul style="list-style-type: none"> The current regulations for a construction management plan have been proposed for revision to include additional measures that would help prevent construction impacts to the neighborhood. The proposed measures include the requirement for security, and the requirement to provide the construction management plan and communication plan to neighbors of a project.
9. Cost of infrastructure improvements	S. Organizations address infrastructure costs	z. Un-addressed by current code	<ul style="list-style-type: none"> Street frontage and pedestrian circulation improvements may be required as part of master planning process.

10. Trust	T. Enforcement U. Require master plan	aa. Current language is largely aspirational, which reduces the effectiveness of enforcement. bb. No master plan requirements.	<ul style="list-style-type: none">• Prescriptive protections are identified in the code.• Changes to prescriptive protections may only be authorized through a master plan that provides for public input and conditioning authority.
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ⁱ Existing uses are subject to “legally non-conforming” limitations under the current regulations

Community Facility Large Site Setback



Setbacks:

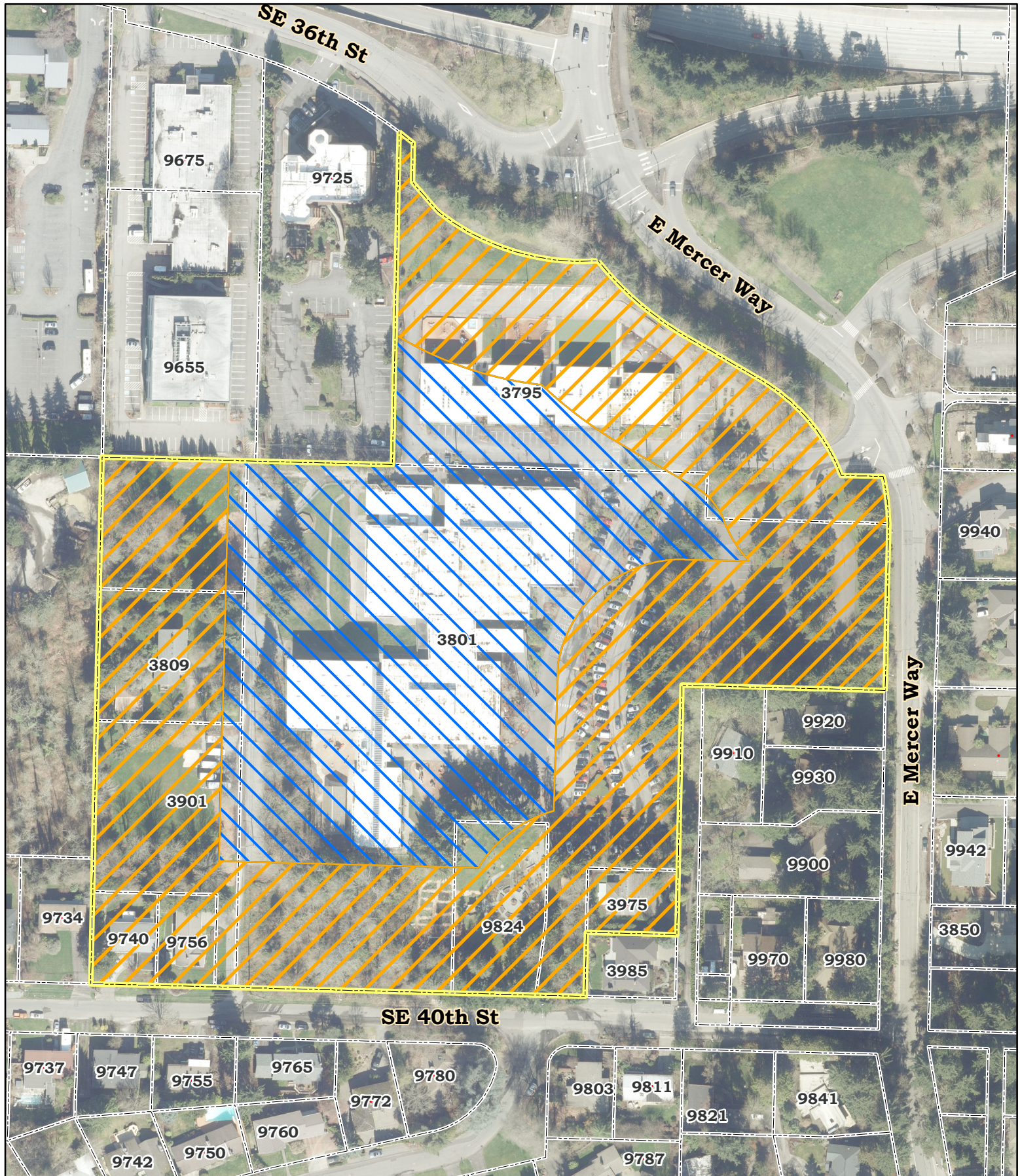
- 5-Foot from Non-Residential Properties
- 30-Foot from Arterial Streets
- 100-Foot from Non-Arterial Streets / Residential Properties

- - - Large Site Perimeter

Property Lines



Community Facility Large Site Height



30-feet within 150-feet of Residential or ROW



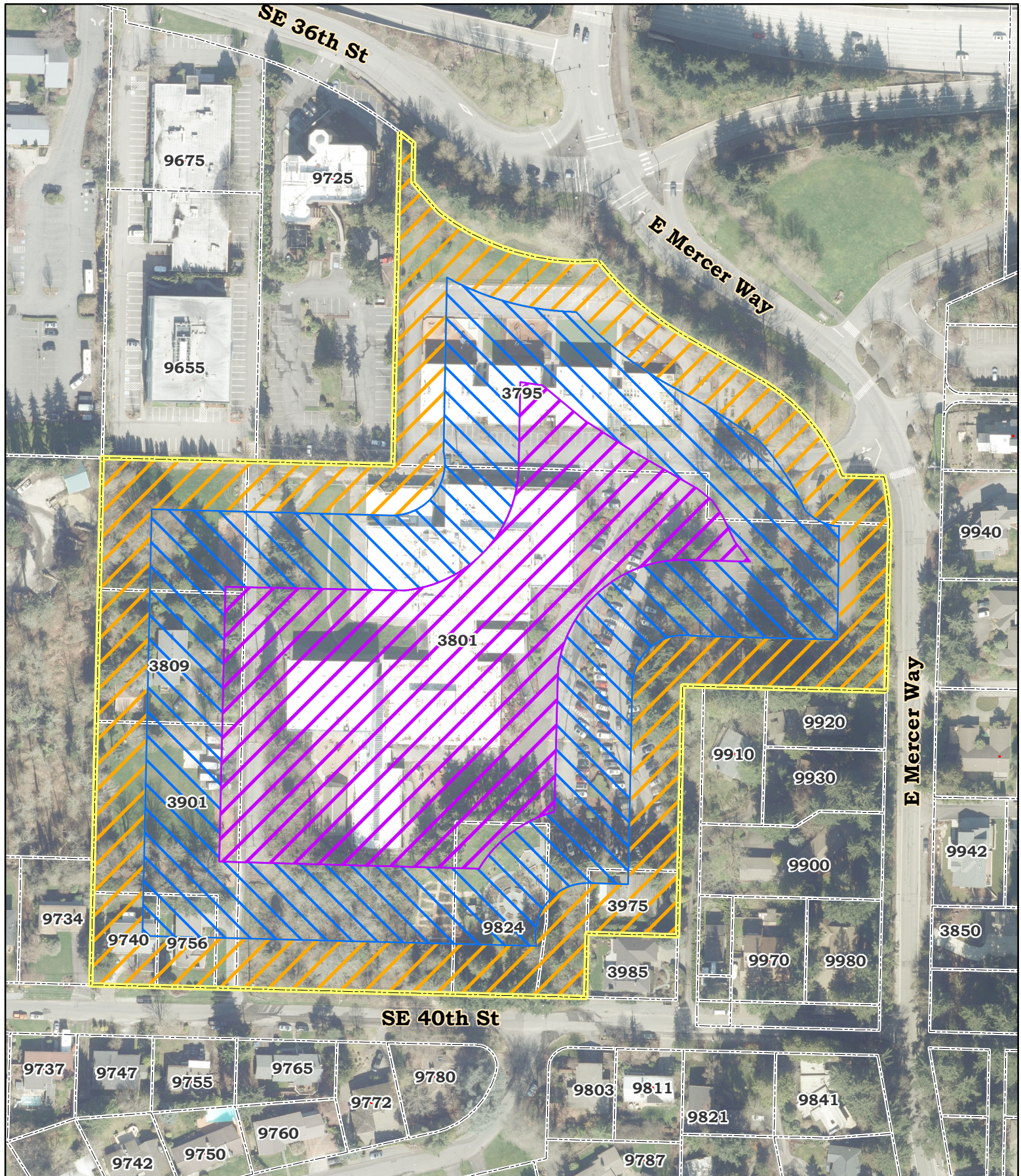
43-feet more than 150-feet of Residential or ROW




Large Site Perimeter



Property Lines

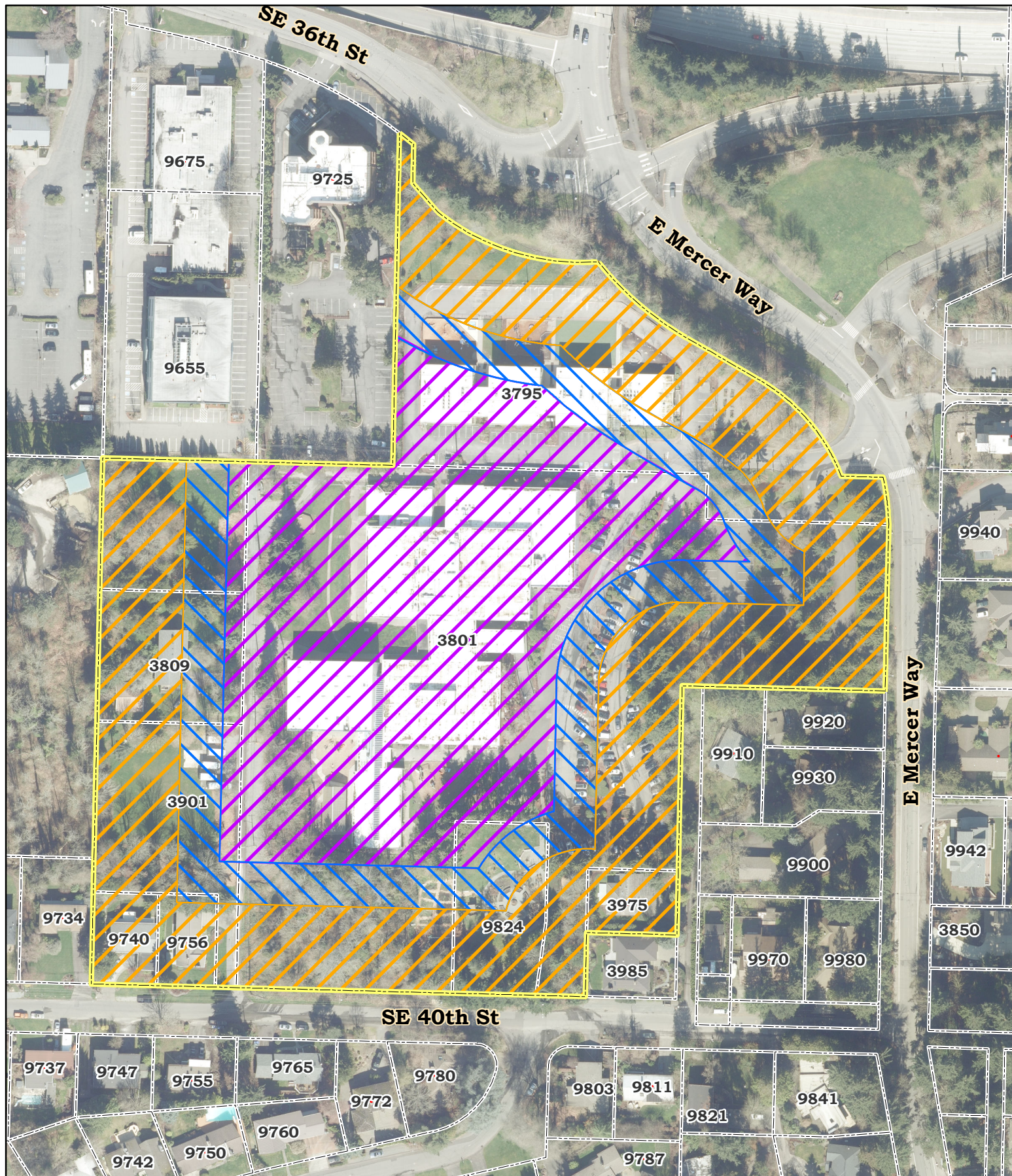
Community Facility Large Site Lot Coverage






-  0-60 feet from property line: 40%
-  61-150 feet from property line: 50%
-  More than 150-feet from property line: 60%

-  Large Site Perimeter
-  Property Lines

Community Facility Large Site Gross Floor Area

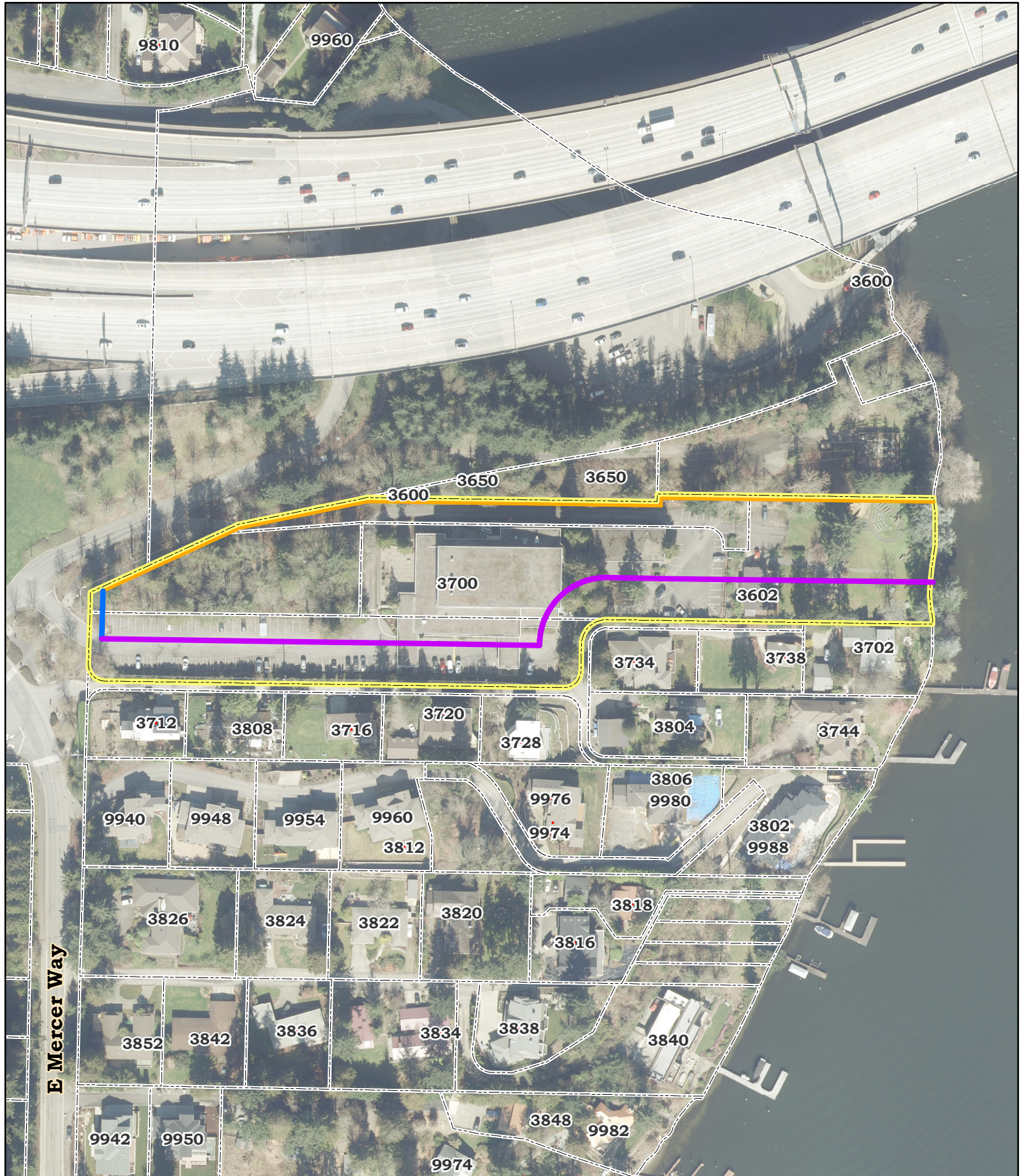


-  0-100 feet from Residential or ROW: 0%
-  100-150 feet from Residential or ROW: 20%
-  More than 150 feet from Residential or ROW: no limit

-  Large Site Perimeter
-  Property Lines



Community Facility Small Site Setback



Setbacks:

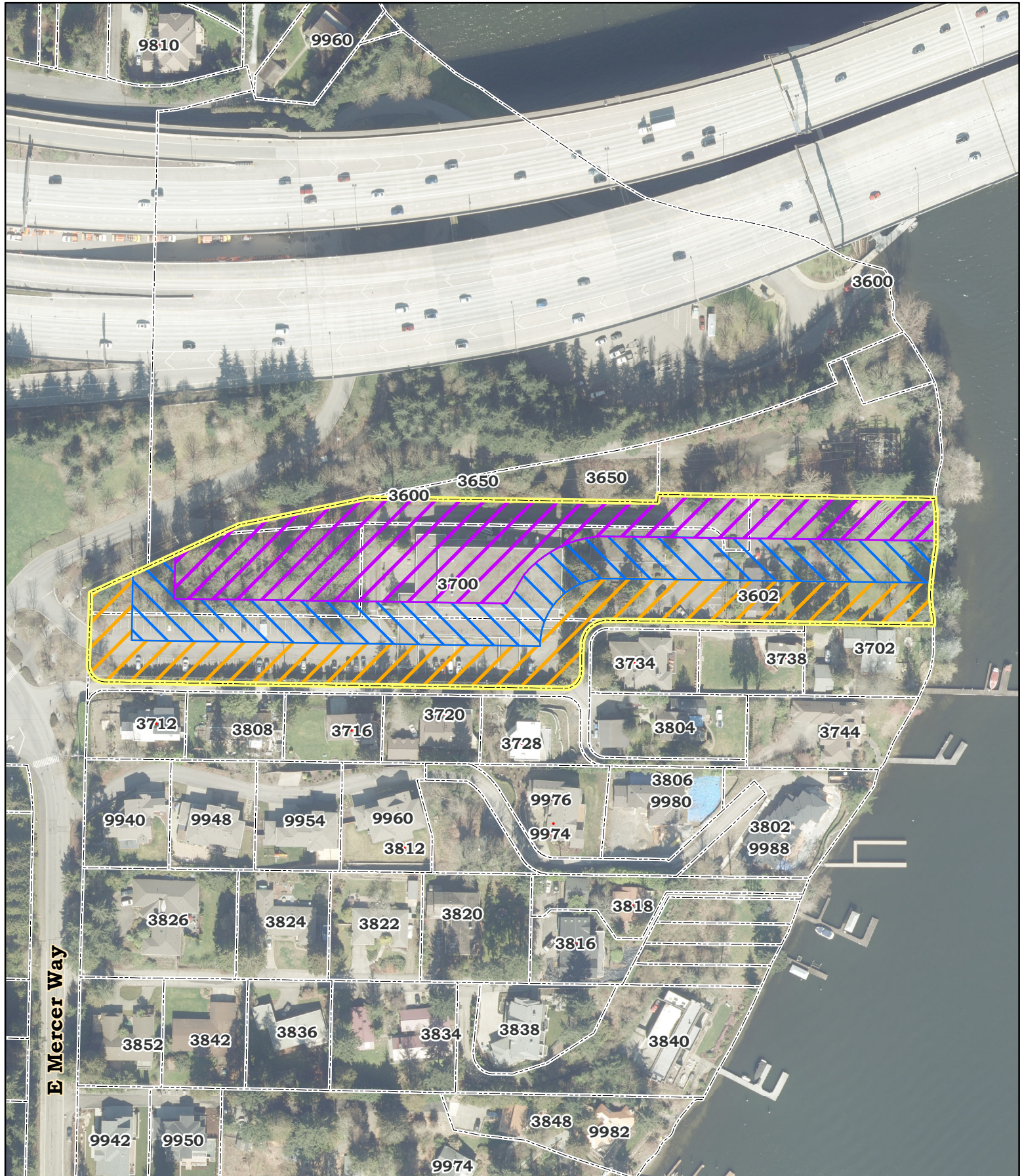
- 5-Foots from Non-Residential Properties
- 15-Foots from Arterial Streets
- 50-Foots from Non-Arterial Streets / Residential Properties




- - - Small Site Perimeter
- Property Lines



Map Date: 1/23/2019
CommFacilitySmallSiteSetback.mxd

Community Facility Small Site Gross Floor Area



-  0-50 feet from Residential or ROW: 0%
-  50-100-feet from Residential or ROW: 30%
-  More than 100-feet from Residential or ROW: no limit

-  Small Site Perimeter
-  Property Lines



Map Date: 1/23/2019
CommFacilitySmallSiteGFA.mxd