

New Housing and More Inclusive Neighborhoods Preservation, Design & Form-based codes

2022 APA
Conference

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Washington State
Department of
Commerce

The context of today's conversation

- Our communities face affordability challenges and the need to accommodate new households
- 70% of most communities is reserved for single family development, we need infill strategies
- New housing element requirements in RCW 36.70A.070(2)(d) requires
 - **Goals and land capacity for middle housing (duplex, triplex, townhomes)**
- All of this sets up tension.
- How can we present this in a way that preserves our neighborhoods, yet welcomes a variety of new housing for all our neighbors?



HB 1220:

Changed RCW 36.70A.070 (2): The Housing Element

Changed GMA housing goal:

- “**Plan for and accommodate** ~~encourage the availability of affordable~~ housing **affordable** to all economic segments.” Commerce is to provide projections of housing need. . .

Local housing element *ensuring the vitality and character of established residential neighborhoods* that:

- Identify sufficient capacity of land for identified housing needs
- **Includes a statement of goals, policies, objectives, and mandatory provisions for . . . within urban growth areas (UGAs), moderate density housing options**
- Document barriers to housing availability such as gaps in local funding, development regulations, etc.
- Consider housing locations in relation to employment locations
- Consider role of accessory dwelling units (ADUs)

There is no definition of “moderate density” or middle housing in the GMA.

2022 grant defined “Middle Housing” types to include:

Duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, cottage housing, and stacked flats.



Duplex



Fourplex



Courtyard Apartments



Cottage Housing

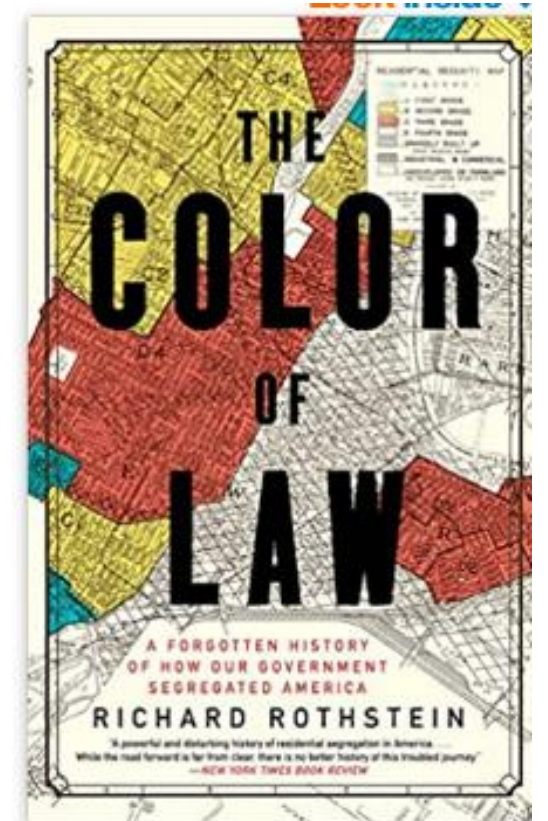


Townhouses

HB 1220: (2021)

Racially disparate impacts (RDI), displacement and exclusion

- **Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing:**
 - Zoning that may have a discriminatory effect
 - Areas of disinvestment and infrastructure availability
- **Begin to undo racially disparate impacts, displacement, and exclusion in housing**
- **Identify areas at higher risk of displacement and establish anti-displacement policies including:**
 - Preservation of historic and cultural communities
 - Investments in housing for lower income segments
 - Equitable development initiatives and land disposition policies
 - Inclusionary zoning and community planning requirements
 - Tenant protections



Communities may find...

- **Policy and regulation amendments will be needed, some of which will build on existing plan policies:**
 - Increase affordable housing production
 - Preserve existing safe and affordable housing
 - Provide for a diverse mix of housing opportunities throughout the jurisdiction
 - Help existing communities thrive and existing households stay in their homes
 - Monitor impacts of code amendments on housing, including displacement
 - Pay attention to equity and displacement in making decisions on infrastructure and other public investments

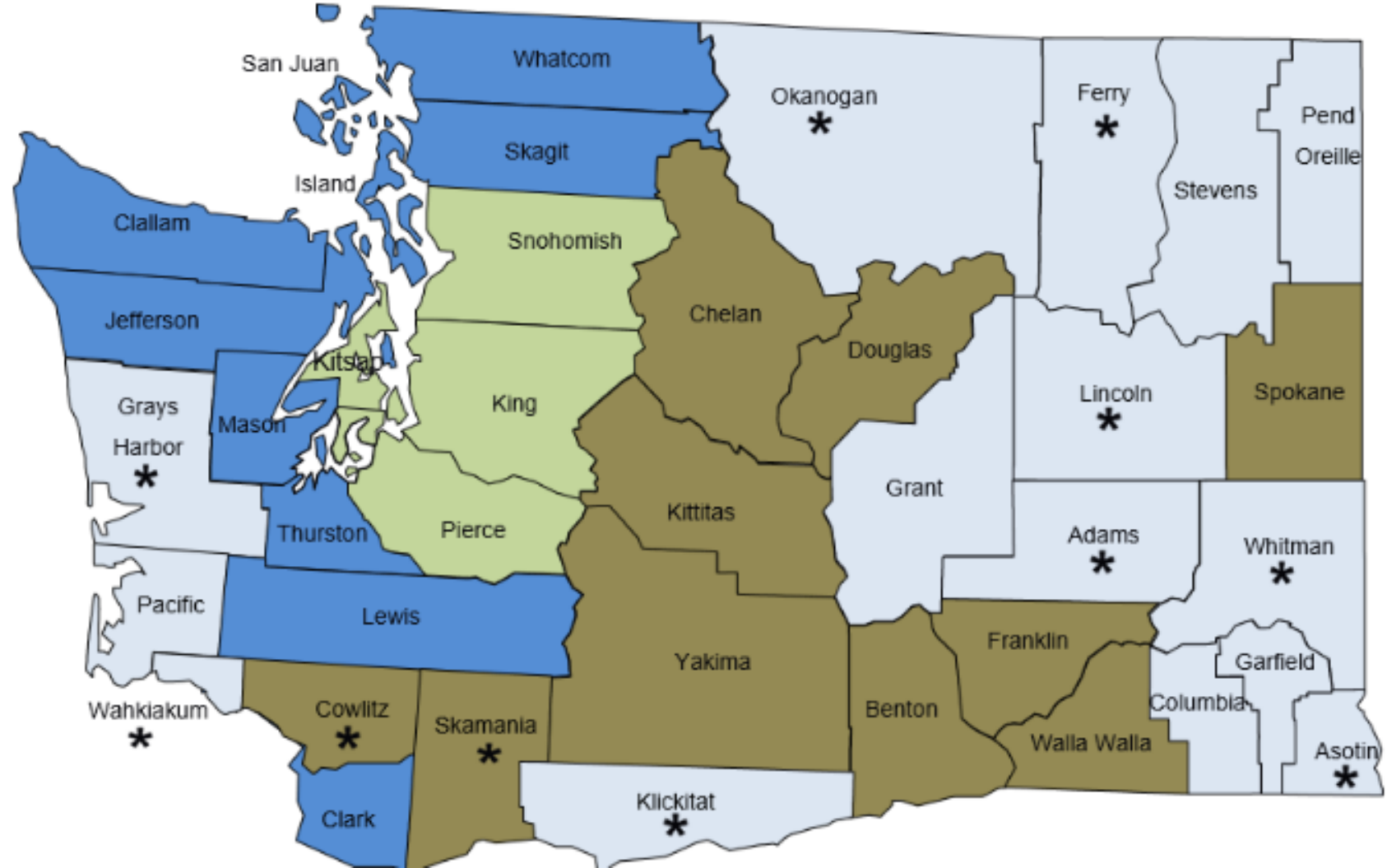


Periodic updates

Every 10 years, review and revision, if necessary, of comprehensive plan and development regulations

Due Dec 21, 2024 in Puget Sound region

RCW 36.70A.130



* Starred counties are partially planning under the Growth Management Act



New Housing and More Inclusive Neighborhoods:

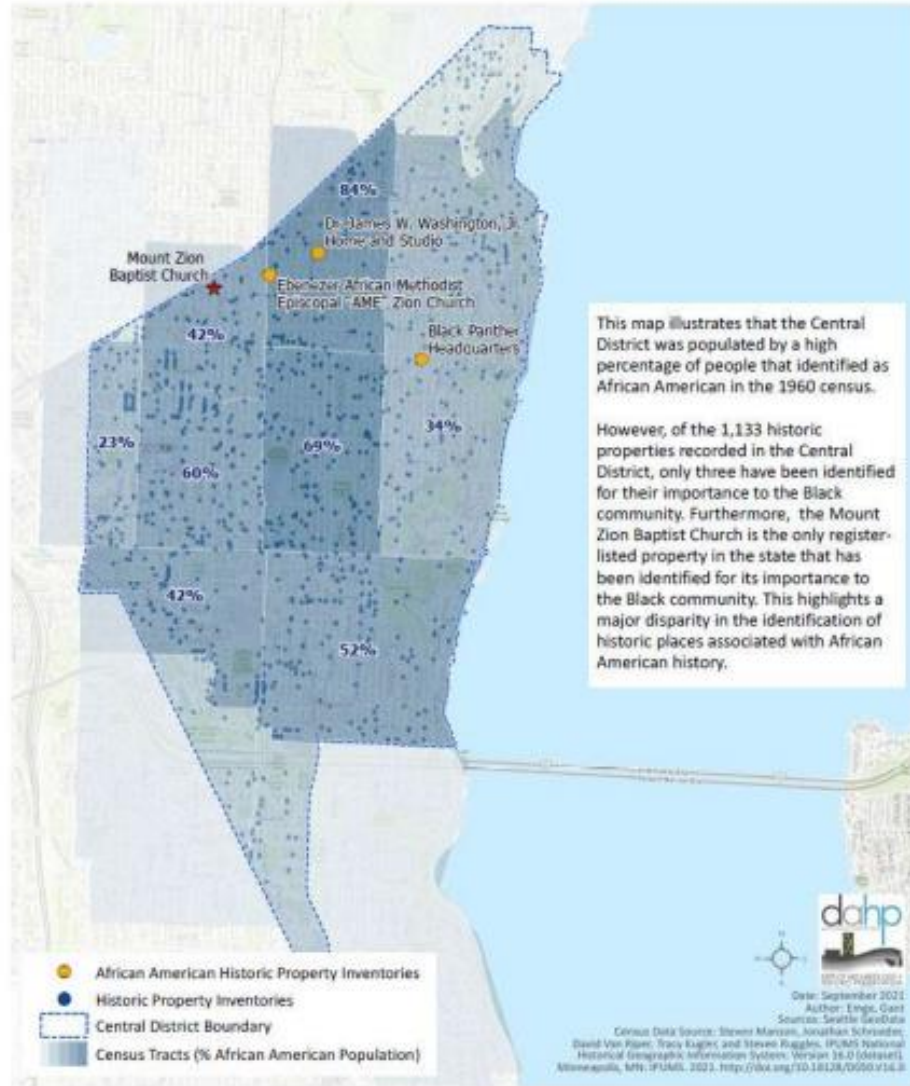
PRESERVATION, DESIGN, AND FORM-BASED CODES

Nicholas Vann, Deputy Director

*WA Dept of Archeology and Historic
Preservation*

African American Population and Historic Property Inventory

Seattle Central District, 1960 Census



The screenshot shows the homepage of the Black Historic Sites WA website. The header includes the logo for Black Historic Sites WA and navigation links for Home, Blog, Meet the Team, and Contact. Social media icons for Facebook and Instagram are also present.

WELCOME TO THE BLACK HISTORIC SITES SURVEY: WASHINGTON STATE

Documenting historic sites significant to Black History in Washington State, sponsored by National Park Service (NPS) and Department of Archaeology and Historic Preservation (DAHP)

The main content area features a map of Washington State with several circular callouts, each containing a photograph of a historic site. The callouts are arranged around the map, highlighting various locations across the state.

www.blackhistoricsiteswa.com



General Donaldson House (Roslyn)



Nettie Asberry House (Tacoma)



Cayton-Revels House (Seattle)



Dr. James Washington Jr Studio (Seattle)



chester 34 3b7
Building Permits
 1. Incinerator and chimney, exterior, 700 Eighth Ave. N., Puget Sound Power & Light, 700 Eighth Ave. N.,
 2. Residence, 906 W. 75th St., West & Dahl, 6517 27th St., \$2,500.
 3. Porch and lobby, 315 Pike and Duwamish, Lilly Company, 611 Eighth Ave. N., \$4,000.
 4. Garage, 625 King St., \$5,000.
 5. 135th Ave. S. W., Park Department, \$5,000.

solid	3. SIDEWALK DOGS	SEWERAGE	SEWER	WELL	ELECT.
brick sills	4. LANDSCAPING	lawn			COND.
CEILING HEIGHT	5. TRENDSTATIC	VALUE OF LAND			
bsmt 6' 9"	6. USE OF DISTRICT	residential apts.		VIEW	
let flr 7' 9"	7. RESIDENTIAL	poor old		ZONED	
	REMARKS				

F 2412

MAIN BUILDING	DIMENSION	26 X 34
		7 4 X 8
		X
PCH.		X
PCH.		X
IMPROVEMENTS		
MAIN BUILDING		
OTHER BUILDINGS		
TOTAL		
ASSESSED VALUE 50%		
DATE		5-12-38
		1904-1908-8
		71-3000
		FLOOR PLAN

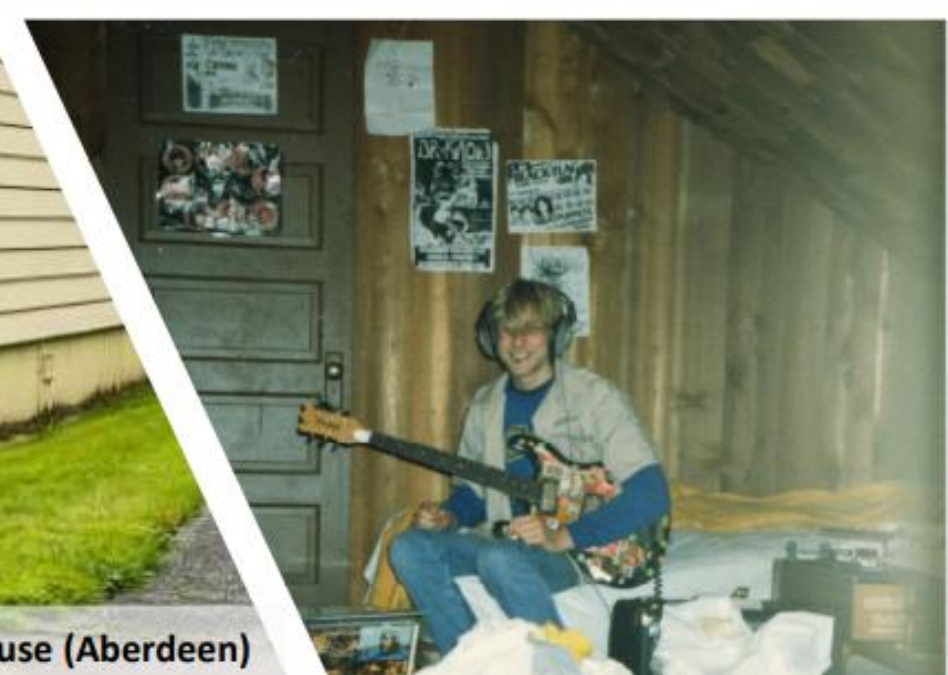
SECTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
0	Conc	3-2-0	1	18 x 20	360	288
	Conc	3-2-0	1	18 x 20	360	288
	Conc	3-2-0	1	18 x 20	360	288
	Conc	3-2-0	1	18 x 20	360	288

(Above) **Eng House** excerpt of Assessor's card from 1938



Alfredo Arreguin House (Seattle)

William Groce Houses (Seattle)



Cobain House (Aberdeen)

Jimi Hendrix's childhood home is moved from Seattle's Central Area to Renton on September 11, 2005.

Share →

By HistoryLink Staff | Posted 9/15/2005 | HistoryLink.org Essay 7483



Jimi Hendrix's House, Seattle, October 31, 2001

Courtesy Seattle Post-Intelligencer



On September 11, 2005, the childhood home of the rock star **Jimi Hendrix** (1942-1970) is moved from Seattle's Central Area to Renton. The move ends a four-year struggle over the house between the City of Seattle and the James Marshall Hendrix Foundation, which was started by Jimi's brother, Leon Hendrix, and other Hendrix fans.

A Seattle Family

During the 1950s, Jimi and his younger brother Leon lived in this house with their parents, Al and Lucille. The family struggled with poverty and other problems and this was the last home in which the brothers lived together with both their parents. Lucille later died of causes related to alcoholism.

Al Hendrix died in 2003, and his death touched off a family feud between Leon Hendrix and his stepsister Janie, who inherited most of the Jimi Hendrix estate. Janie is the daughter of Al Hendrix's second wife, and continues to market Jimi Hendrix's music and related items. She was not involved with the house.

Jimi Hendrix's childhood home demolished

Despite the efforts of Seattle real-estate developers, the house in which the guitar legend discovered music has been torn down



Demolition job ... Jimi Hendrix's childhood home in Seattle. Photograph: Gilbert W Arias/AP

With its peeling paint and boarded-up windows, Seattle authorities declared the shack on 4th Street, Renton, an "eyesore" that had to be removed. But as the demolition crews rolled in earlier this week, rock'n'roll fans mourned the loss of what wasn't simply a stack of crumbling wood, but the childhood



Spokane

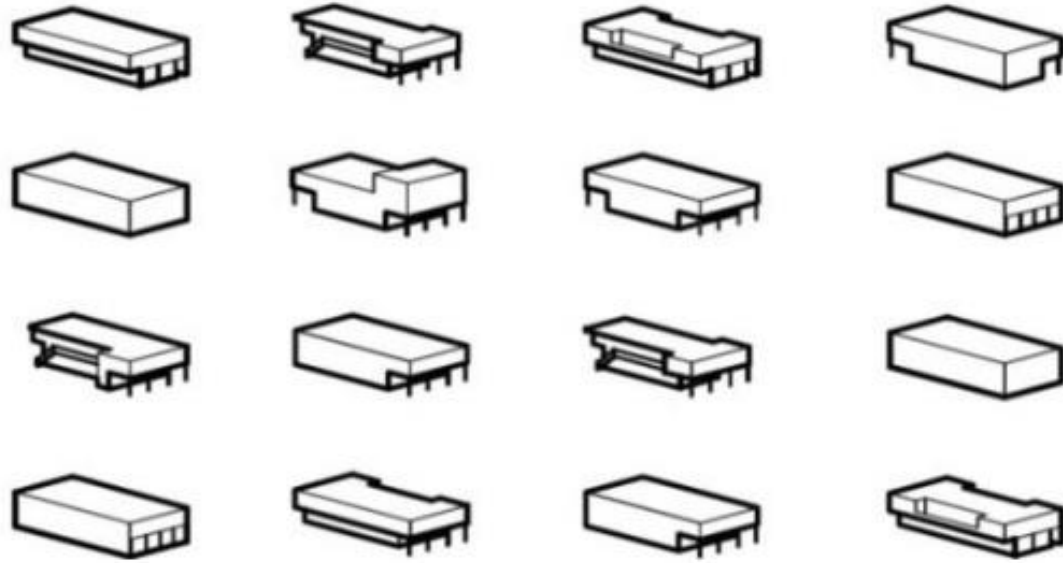


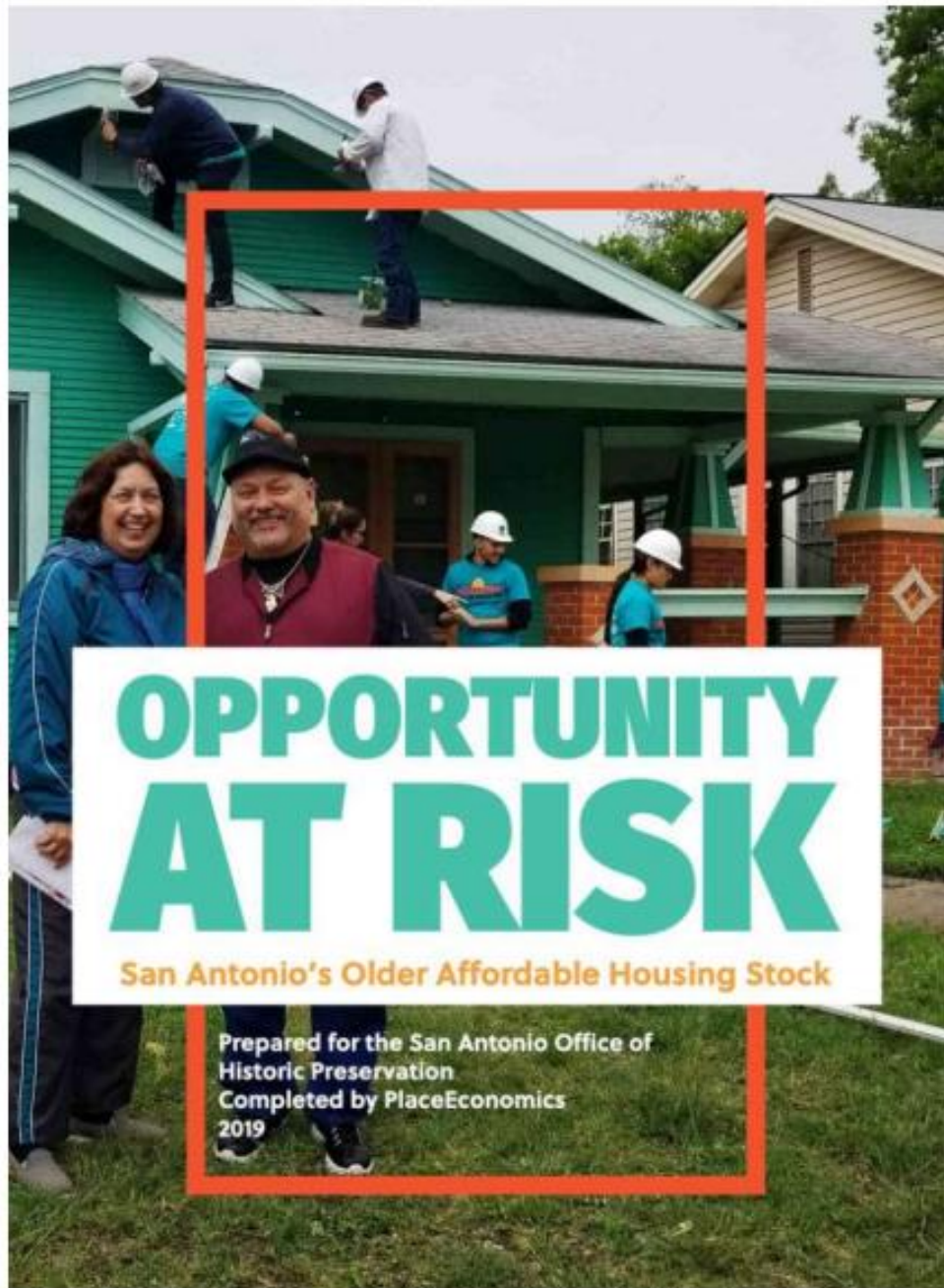
Seattle



Notting Hill, London







Opportunity at Risk: San Antonio's Older Affordable Housing Stock (2019)

This report:

- Examines the preservation of "old houses" as a strategy for stabilizing long-term homeownership rates, increasing the availability of affordable rental units, and preventing displacement in inner-city neighborhoods
- Analyzes housing price trends relative to household income
- Evaluates demolition trends by building typology, age, and geographic location
- Assesses how, where, and to what degree pre-1960 housing stock is providing affordable housing for San Antonio residents
- Proposes strategies for ensuring long-term stabilization and affordability of existing affordable housing stock

Read



City of San Antonio Office of Historic Preservation

386 followers
1w · Edited

Today, San Antonio City Council passed the city's first deconstruction ordinance! 🌱



Beginning October 1, San Antonio's oldest housing stock - if approved for removal - will require dismantling by hand in order to maximize material salvage and reuse.

The ordinance is designed to meet or contribute to the following goals:

- ◆ Reduce construction and demolition waste
- ◆ Mitigate the airborne pollution associated with building removal
- ◆ Increase the availability of reclaimed and excess building materials for local reuse
- ◆ Develop and sustain a local workforce in construction, heritage trades, and deconstruction
- ◆ Improve equity of building material access, including for use in affordable housing preservation and production
- ◆ Encourage neighborhood continuity and the retention of historic building materials within the communities from which they originated

The ordinance aligns with strategies in the Climate Action and Adaptation Plan, Strategic Housing Implementation Plan (SHIP), Recycling and Resource Recovery Plan, and SA Ready To Work.

For more information on the three phases, what buildings are subject to the ordinance, the importance of this policy for San Antonio, and more, visit www.sareuse.com!

Deconstruction

Sometimes called "construction in reverse" or "unbuilding," deconstruction removes a building through careful disassembly of its parts and pieces to maximize material reuse. Learn all about the benefits of deconstruction - for the environment, for the economy, and for the community - by watching our short animation.

[Watch on YouTube](#) | [Ver en español](#)

Learn more



San Antonio Reuse

[Deconstruction Program](#) [Material Innovation Center](#) [Resources](#) [About](#)



San Antonio's Deconstruction & Circular Economy Program

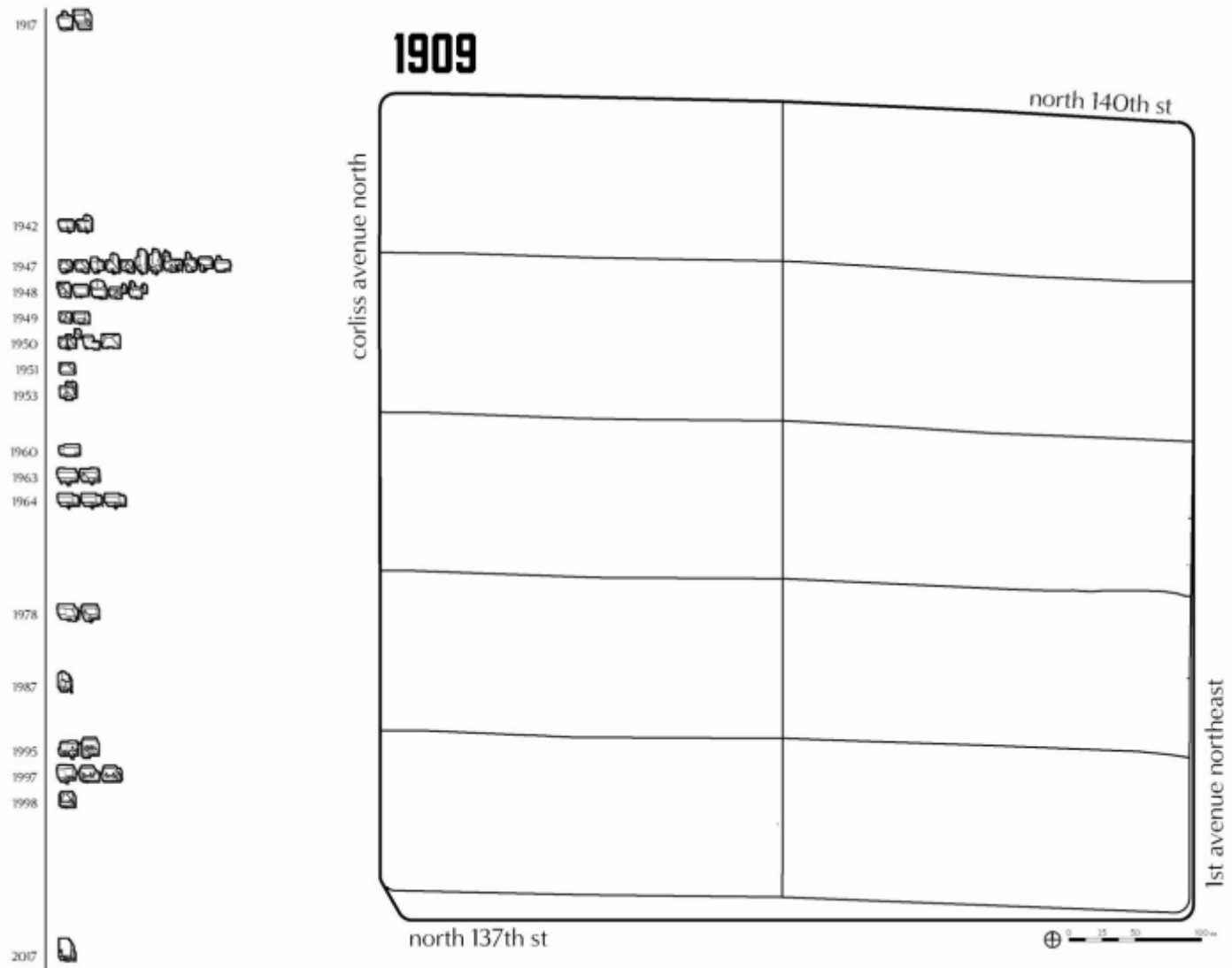
The parts and pieces of buildings have value. Let's put them to good use.



Jenks & Johnston

The Walla Walla House Movers





Zach Braaten (Thesis – Tulane University)

<https://zbraaten.cargo.site>



Love Thy Neighbour



Watch later



Share



Love Thy Neighbour: Digging Deep to Find Housing Solutions in Single-Family Seattle by Zach Braaten

"Presently, economic growth has outpaced housing creation in Seattle, as zoning policy prevents new units from entering the market and encourages a teardown and rebuild model. Racially restrictive covenants – a widespread practice in the early 20th century – have historically impeded residents in their quest to attain housing.

"This proposal introduces a strategy of building underground and minimising demolition. By retaining existing buildings there is a far greater opportunity for residents to remain in place, ensuring that displacement is no longer a given.

"Building on the piecemeal way existing blocks in North Seattle have developed, future densification is up to the homeowner, which creates an opportunity for increased equity while doing a service to their community.

"A language for housing not predicated on destroying what was there hopes to finally provide a housing solution for Seattle's growth that has longevity and speaks to the capacity for more residents already present in neighbourhoods."

MORE VIDEOS



0:35 / 2:40



YouTube





Nicholas Vann, AIA

Deputy State Historic Preservation Officer

(360) 628-2170
nicholas.vann@dahp.wa.gov



New Housing and More Inclusive Neighborhoods:

PRESERVATION, DESIGN, AND FORM-BASED CODES

Chris Moore, *Executive Director*

Washington Trust for Historic Preservation



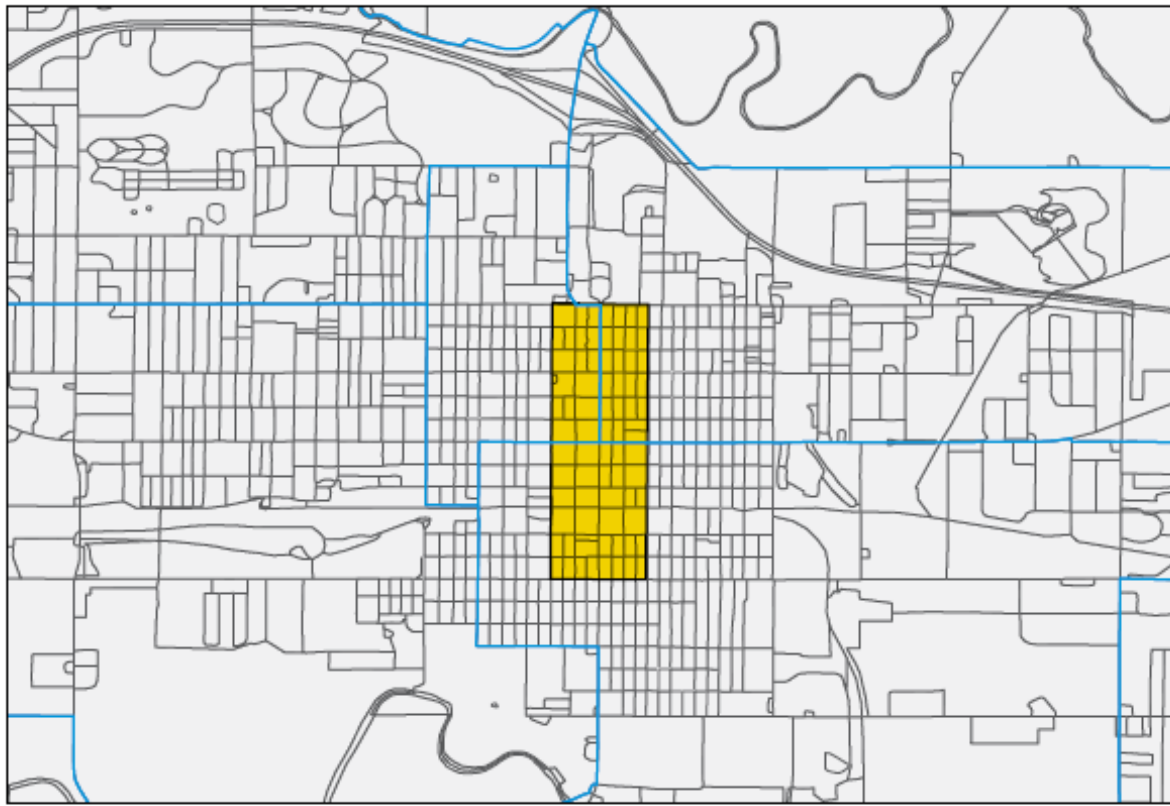
AT HOME ON MAIN STREET

A REPORT ON THE STATE OF HOUSING
IN DOWNTOWNS AND NEIGHBORHOOD
COMMERCIAL DISTRICTS

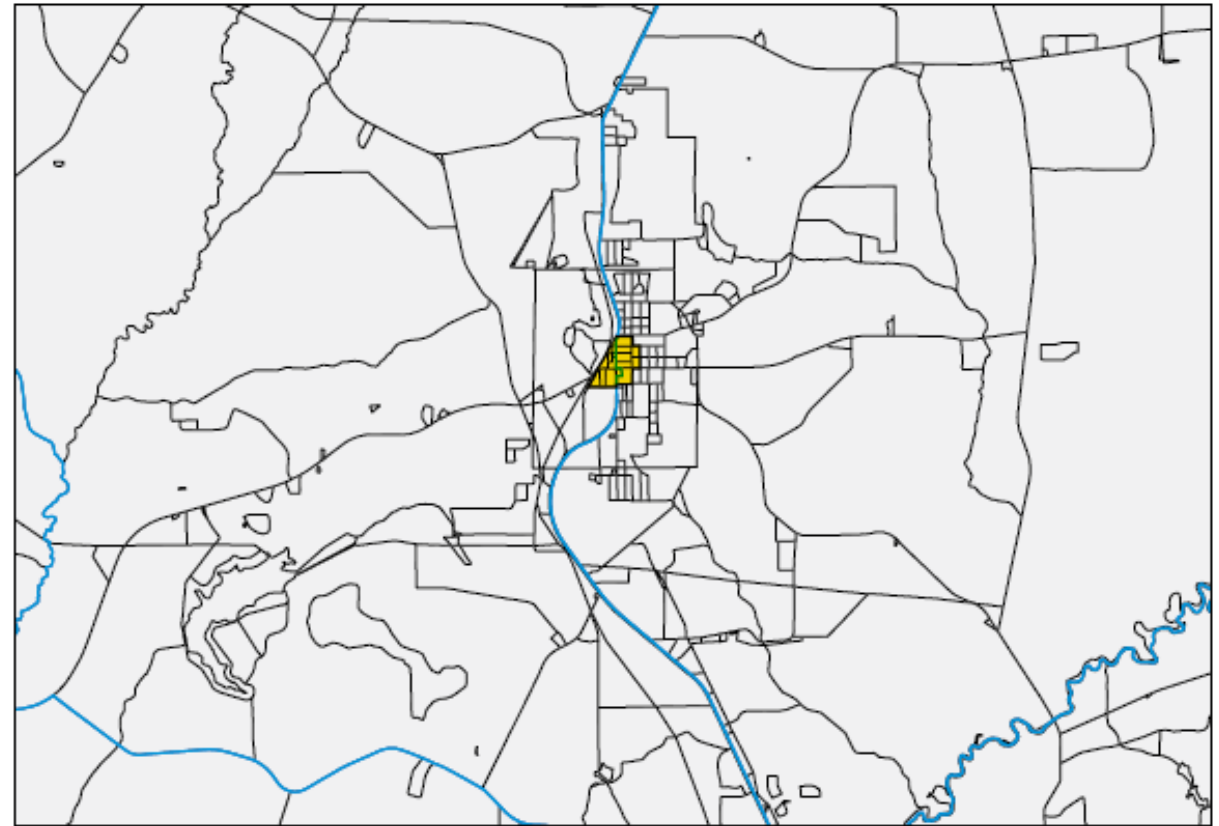
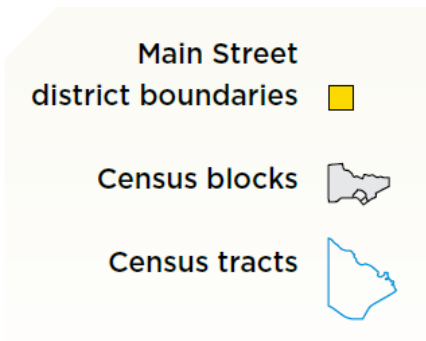


Values undergirding our vision for the future of Main Street housing

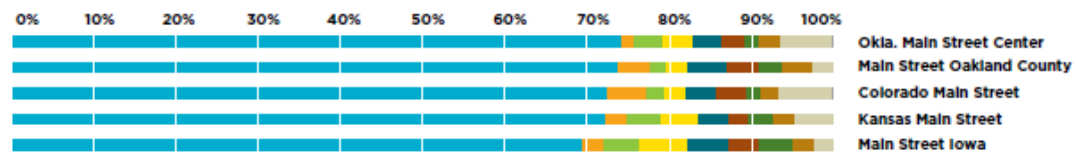
- Accessible and affordable, for long-time residents and newcomers alike
- Dense and diverse in typology and use
- Focused on preservation and additive density before demolition
- Small-scale and incremental
- Creative and resolute



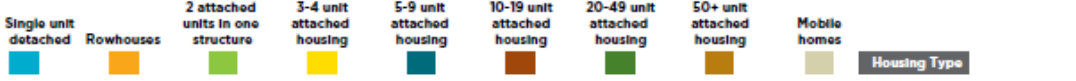
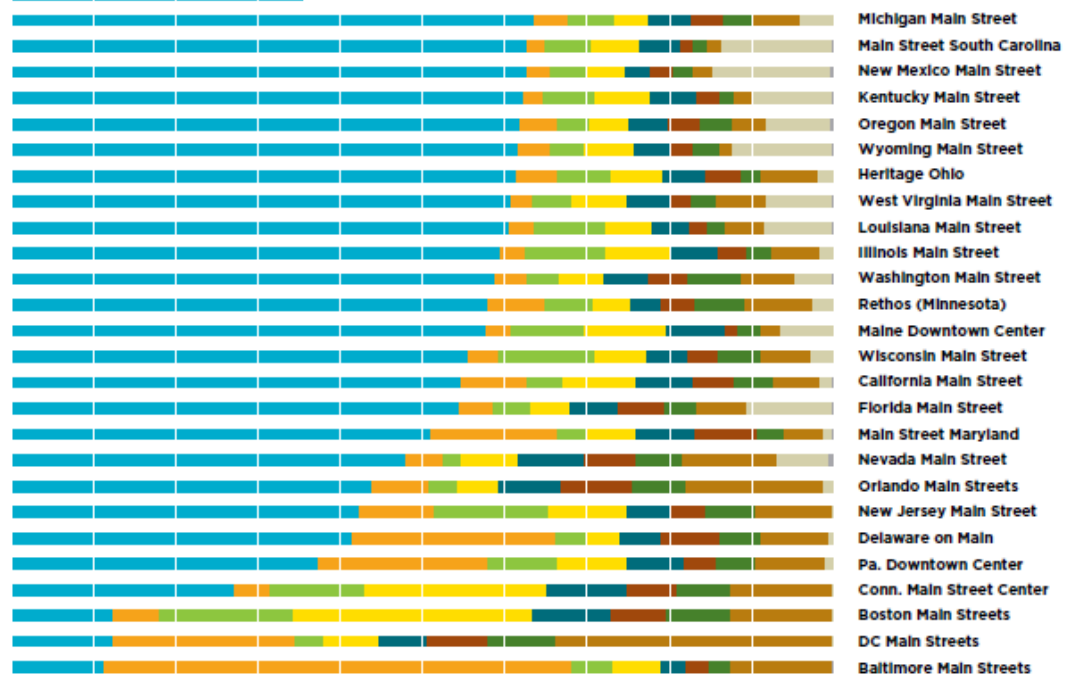
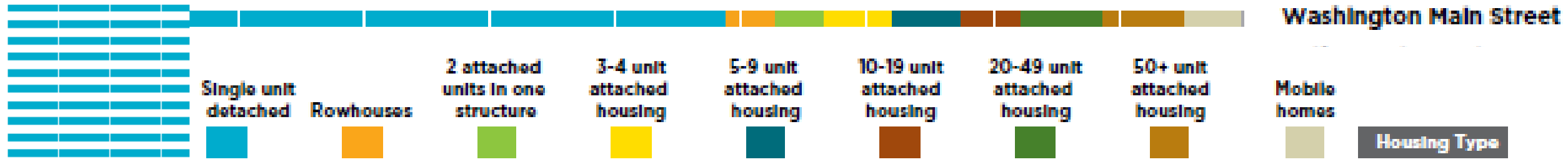
Example of a Main Street district in a small city



Example of a Main Street district in a rural town



HOUSING UNITS PER STRUCTURE BY COORDINATING PROGRAM

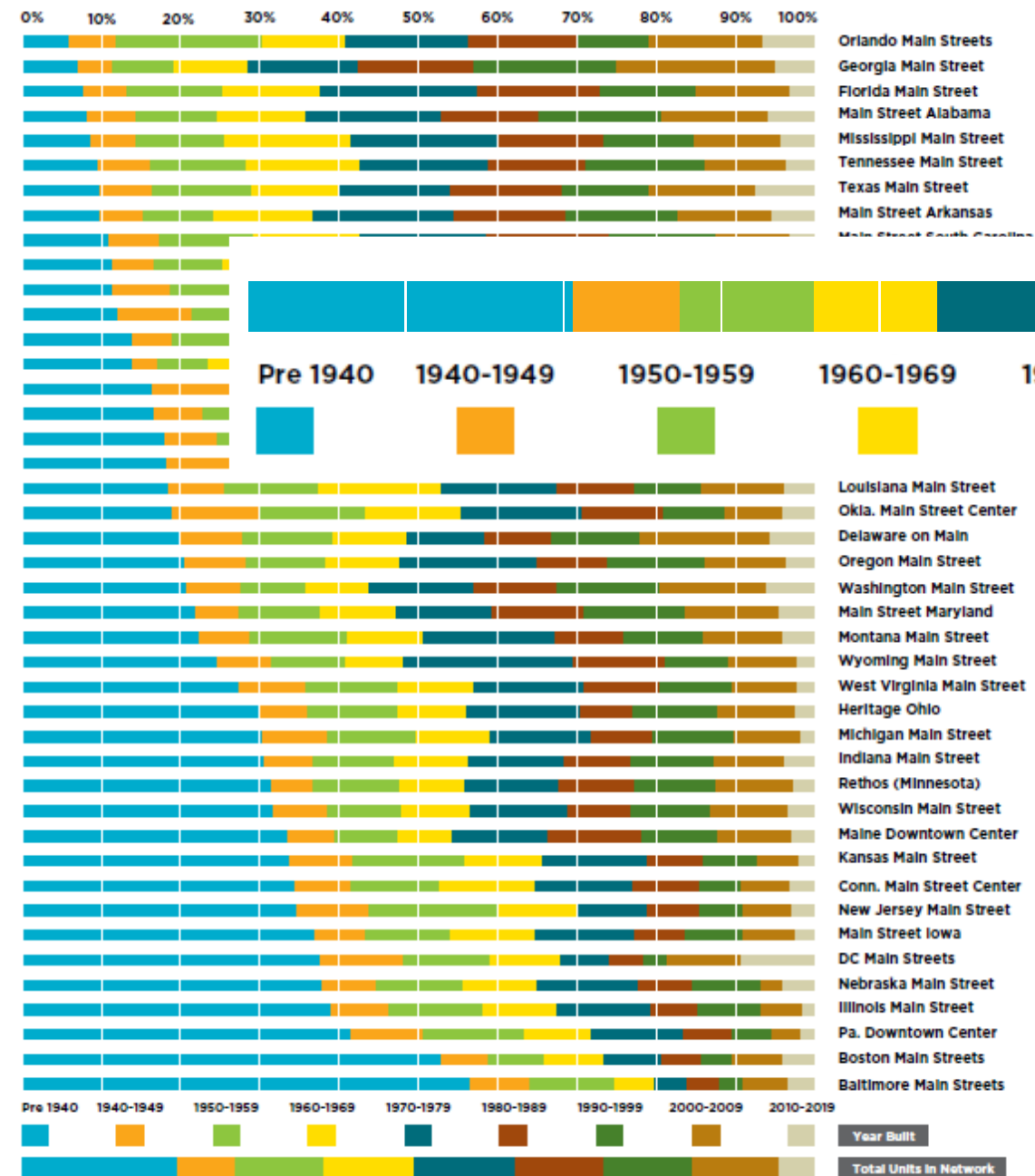


Housing Units per structure – Washington Main Streets

- Just under 60% are single unit detached
- Rowhouses and duplexes are fewer than 10% combined
- Buildings with 3-4 and 5-9 attached units are just over 10%
- Buildings with more than 10 attached units comprise approximately 18%

Based on 2015-2019 ACS data on Census Tracts that intersect Main Street districts.

AGE OF HOUSING UNITS BY COORDINATING PROGRAM



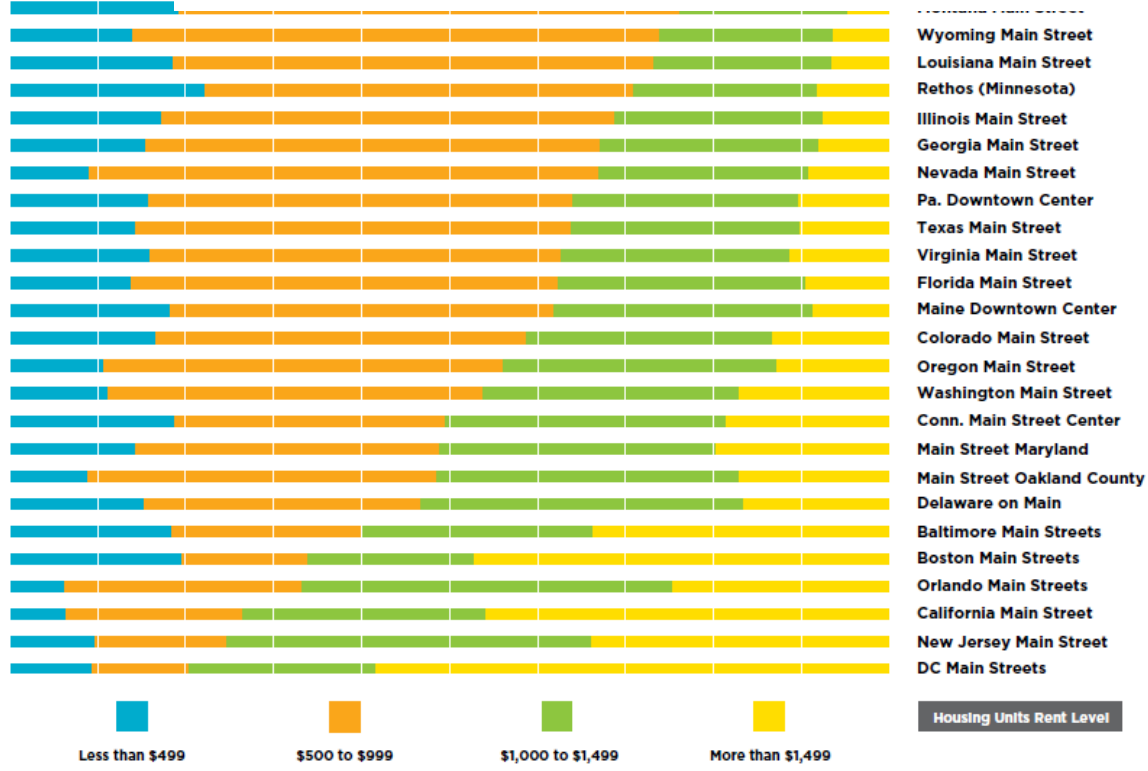
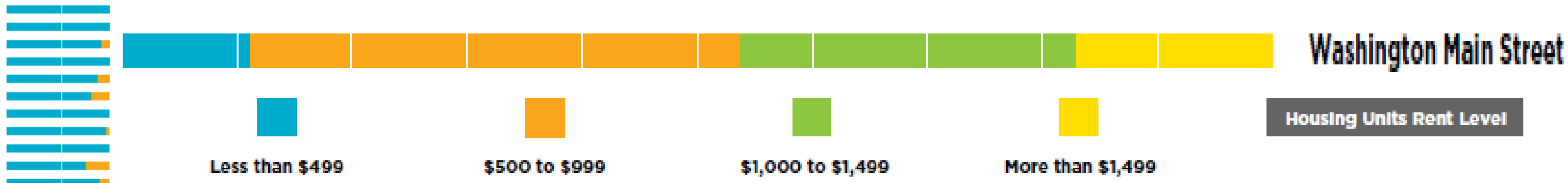
Age of Housing Units – Washington Main Streets

- Just over 20% are pre-1940
- Just under 25% are from 1940 - 1969
- Roughly 35% are from 1970 - 1999
- 20% of housing units built from 2000 on

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%



RENTAL HOUSING COST PER MONTH BY COORDINATING PROGRAM



Rent Level of Housing Units – Washington Main Streets

- Just over 10% have rents under \$500
- Over 40% rent for between \$500 to \$999
- Approximately 30% rent for between \$1,000 to \$1,499
- Roughly 17% rent for more than \$1,499



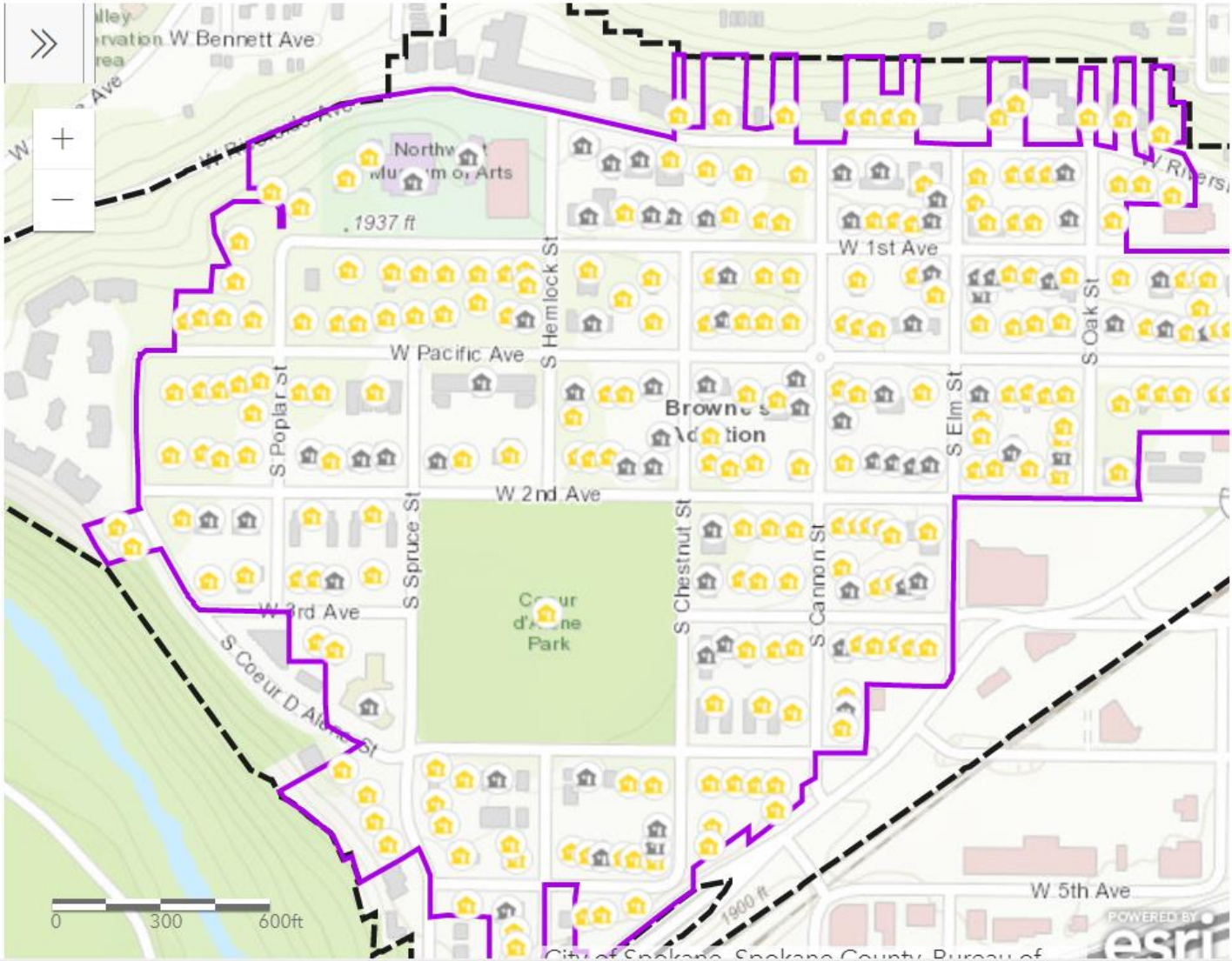








Brown's Addition - Spokane



Yellow House = Contributing
Gray House = Non-Contributing



Adaptive Re-Use + ADU





5 Units – collectively sold for just over \$4.8M

3238 A - \$1.049M, 1640 sf, 3 bed/2.25 bath

3238 B - \$1.060M, 1640 sf, 3 bed/1.75 bath

3236 A - \$827K, 1060 sf, 2 bed/1.75 bath

3236 B - \$934K, 1420 sf, 3 bed/1.75 bath

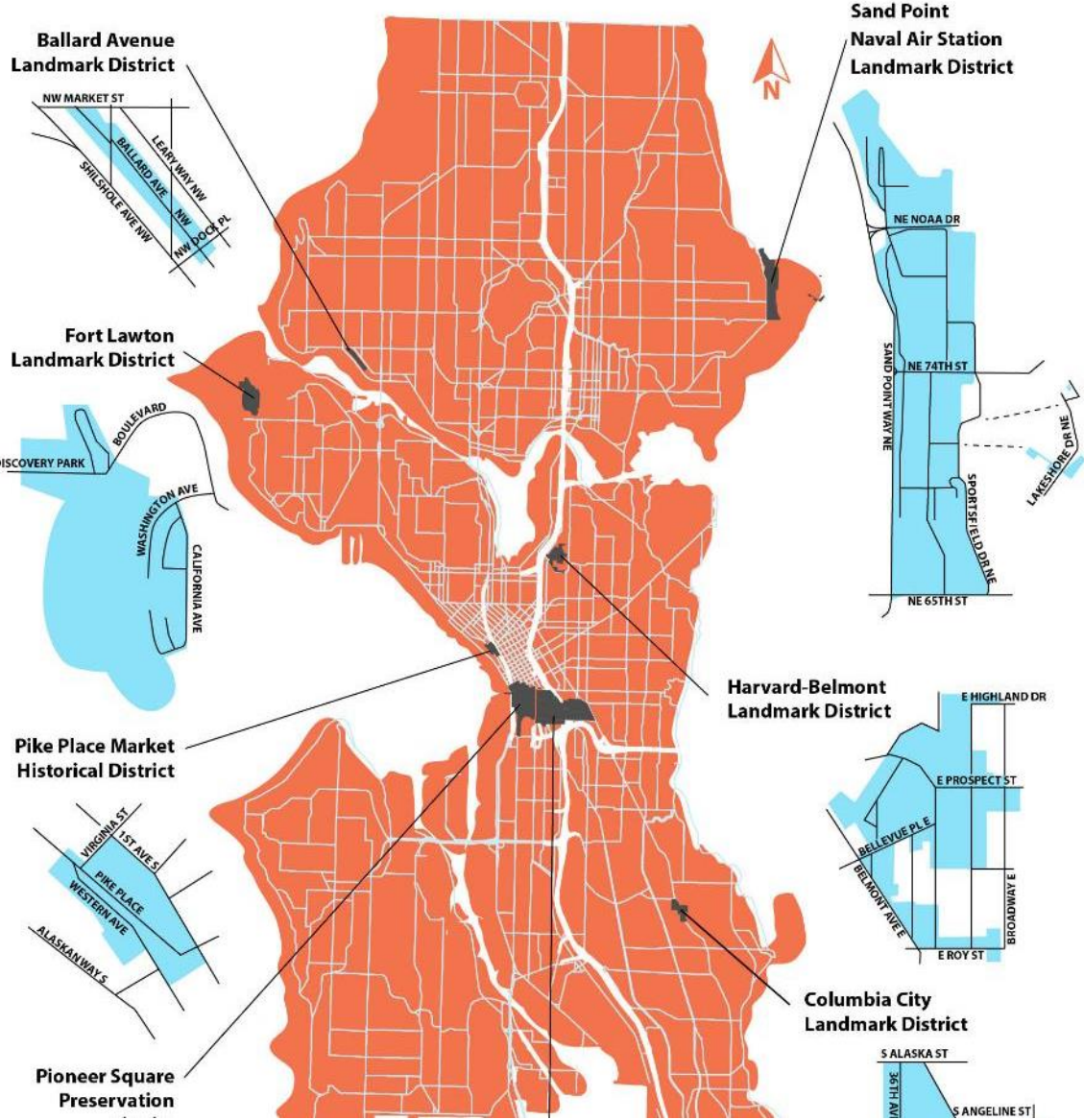
3236 C - \$934K, 1420 sf, 3 bed/1.75 bath



Google



Landmark Districts



Using Form-based Codes to Achieve Community Goals



MITHUN BERK BUSS ECONorthwest
FERRIS PETERS HERRERA RUSHING

NE 85th Station Area Plan

City of Kirkland
Mithun

13 Oct 2022



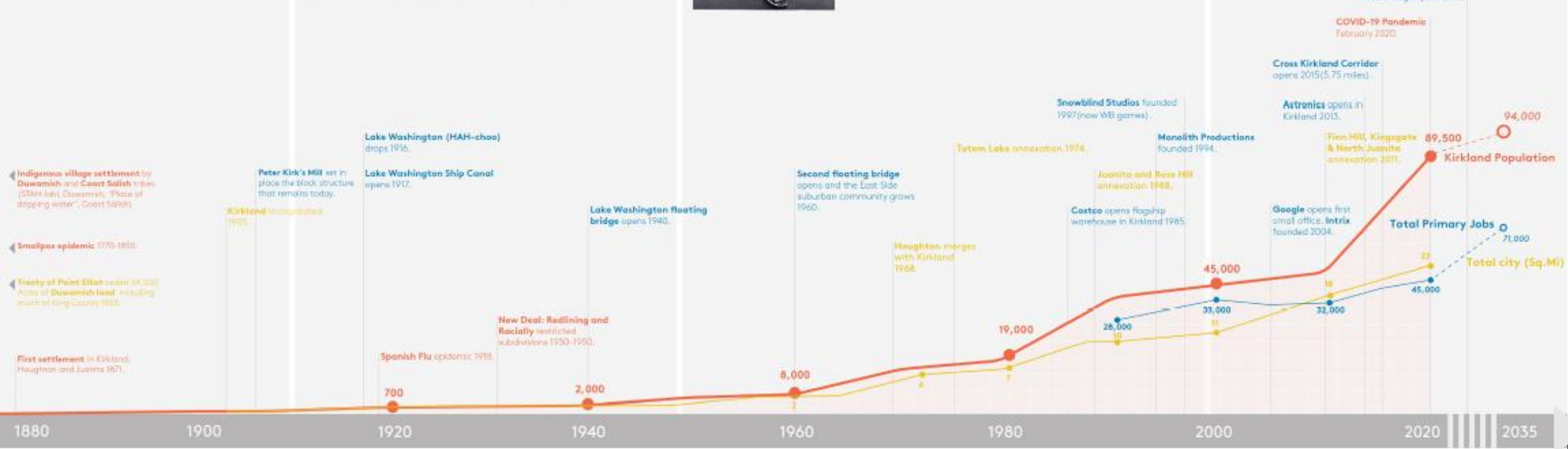
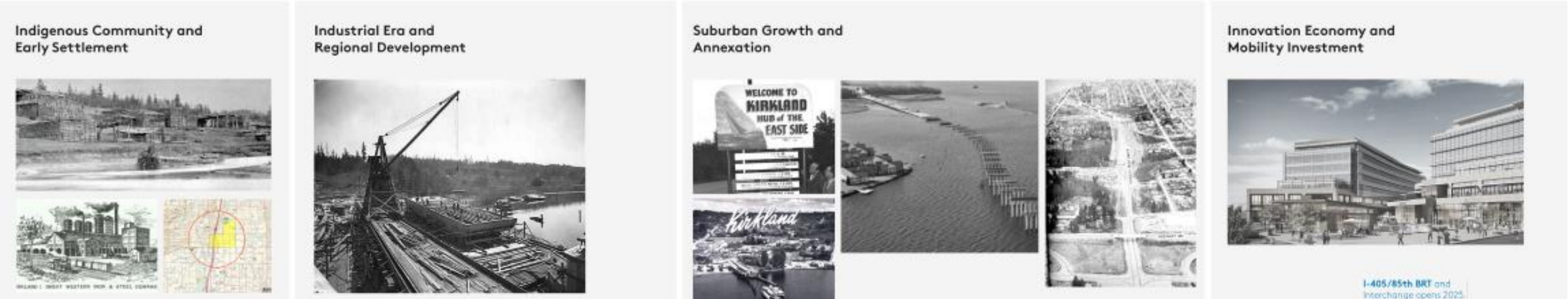
Project Overview



Project Context

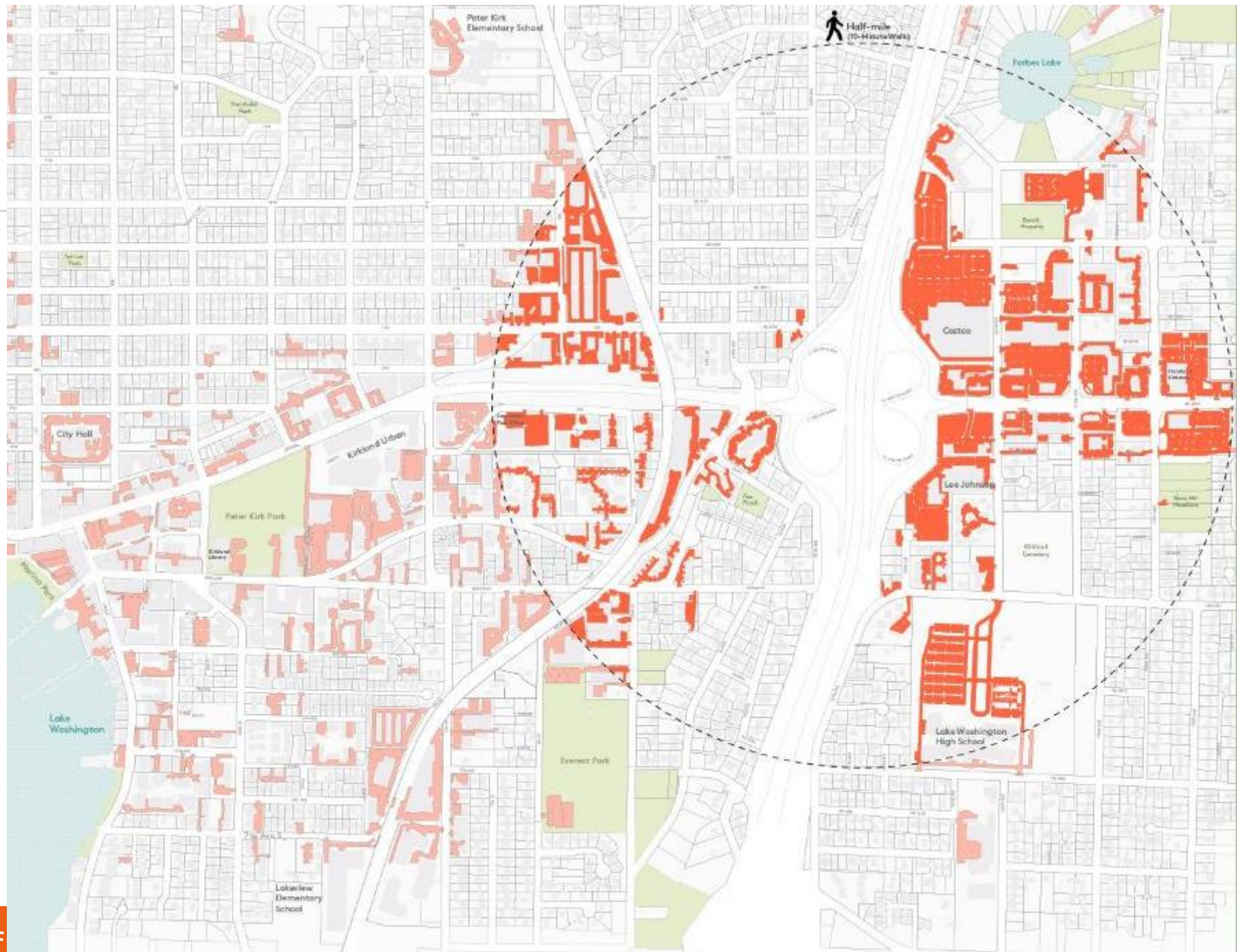
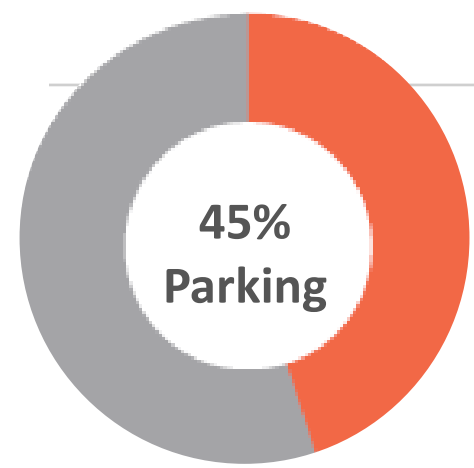


Kirkland's Growth History



Shifting to People-oriented Places

Existing Parking Uses



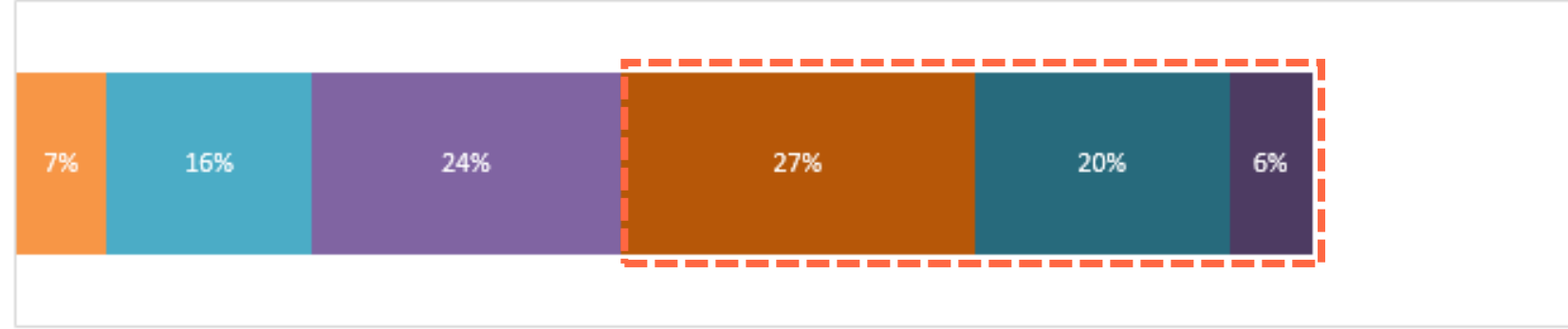
Right-sizing our Housing Stock

In King County...

53%
of households
have 3+ bedrooms

NUMBER OF BEDROOMS

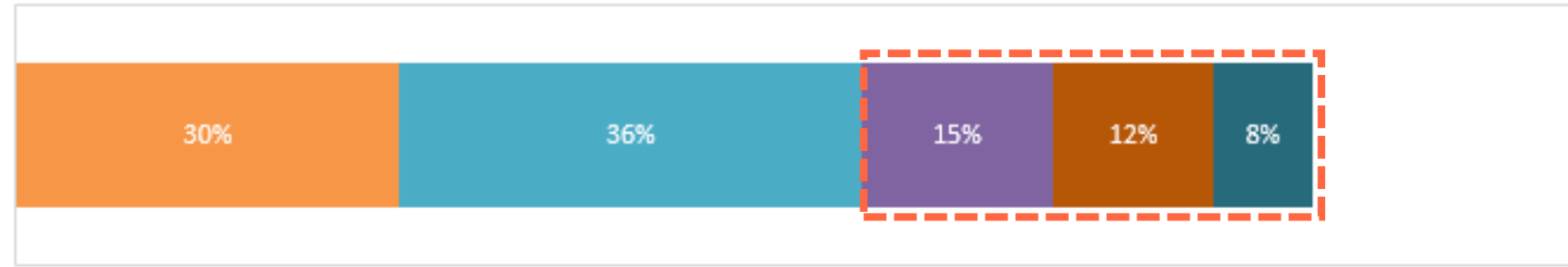
■ No bedroom ■ 1 bedroom ■ 2 bedrooms ■ 3 bedrooms ■ 4 bedrooms ■ 5 or more bedrooms



35%
of households
have 3+ people

HOUSEHOLD SIZE

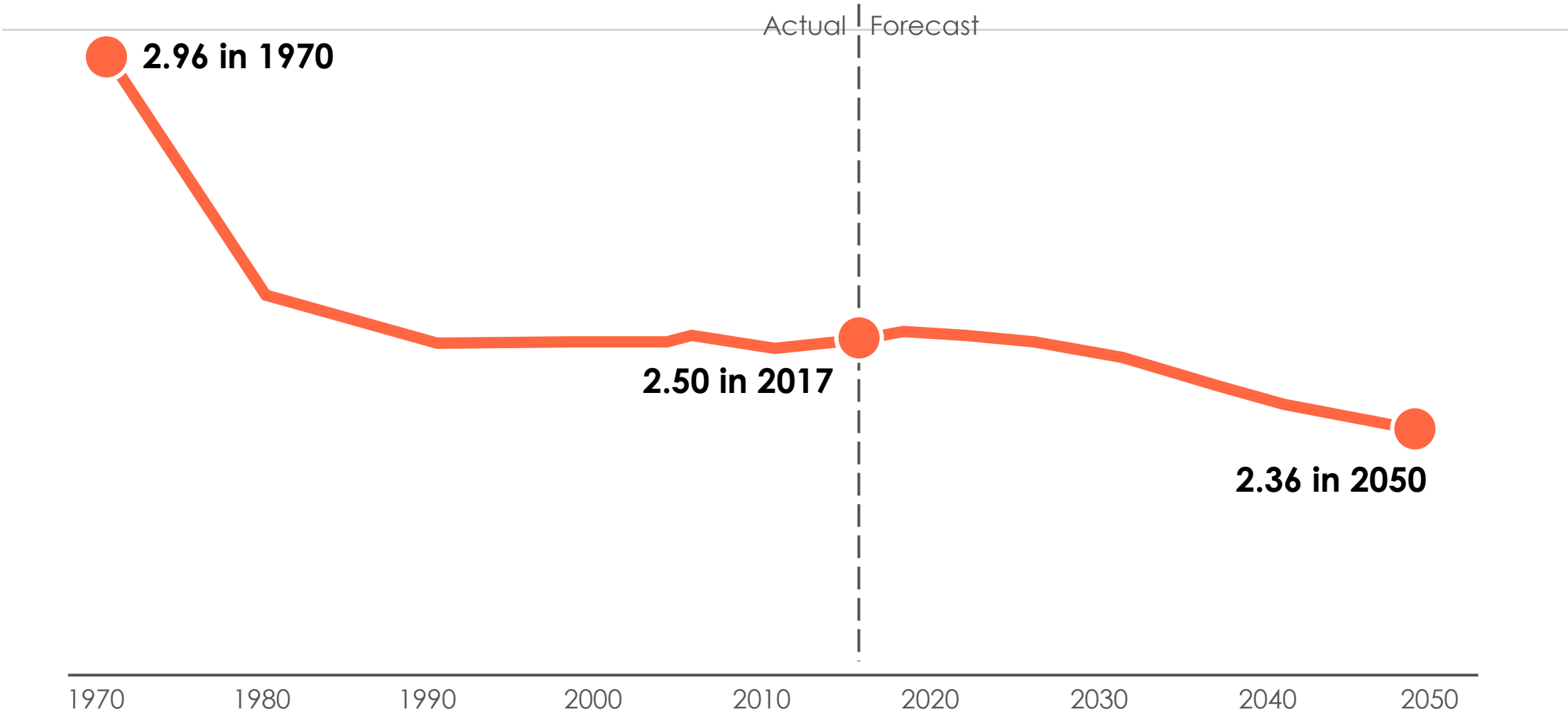
■ 1-person household ■ 2-person household ■ 3-person household ■ 4-person household ■ 5-person household or more



2021 ACS US CENSUS

Right-sizing our Housing Stock

Change in Persons per Household 1970-2050



Source: U.S. Census, ACS Data Courtesy PSRC

Station Area Plan Contents

01 EXECUTIVE SUMMARY	02 PROJECT CONTEXT	03 EXISTING CONDITIONS
-----------------------------	---------------------------	-------------------------------

04 COMMUNITY BENEFITS

05 SUSTAINABILITY FRAMEWORK

- HOUSING
- SCHOOLS
- MOBILITY
- PARKS
- SUSTAINABILITY

06 VISION AND URBAN DESIGN FRAMEWORK

07 LAND USE AND ZONING

08 PARKS, OPEN SPACE AND ENVIRONMENT

09 TRANSPORTATION AND MOBILITY

10 UTILITIES AND PUBLIC SERVICES

Urban Design Framework



Inclusive Transit-Oriented Growth



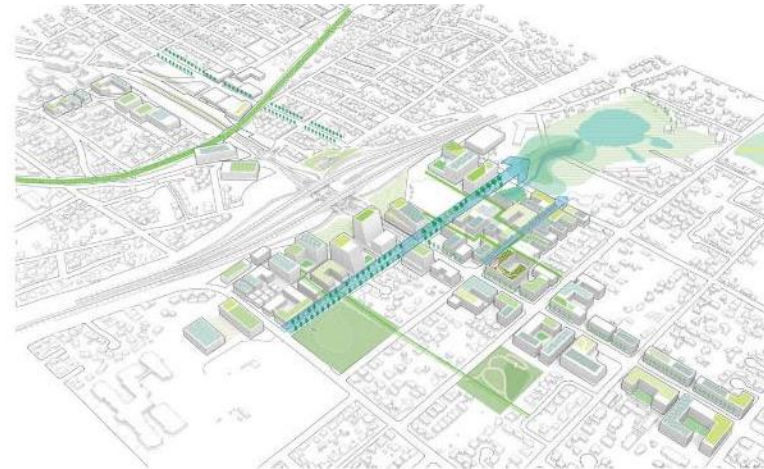
Scale and Transitions



Public Realm

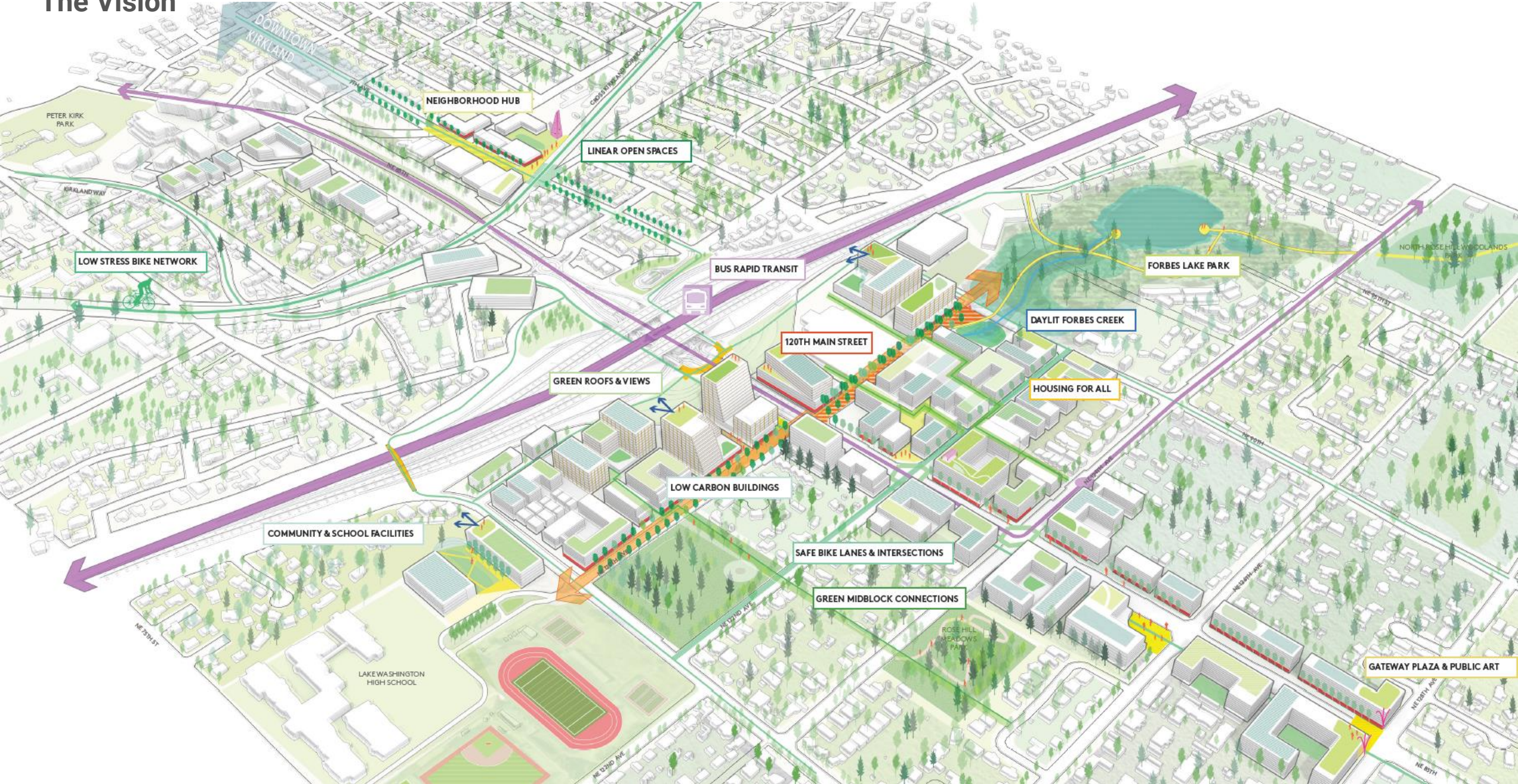


Mobility Network and Connections

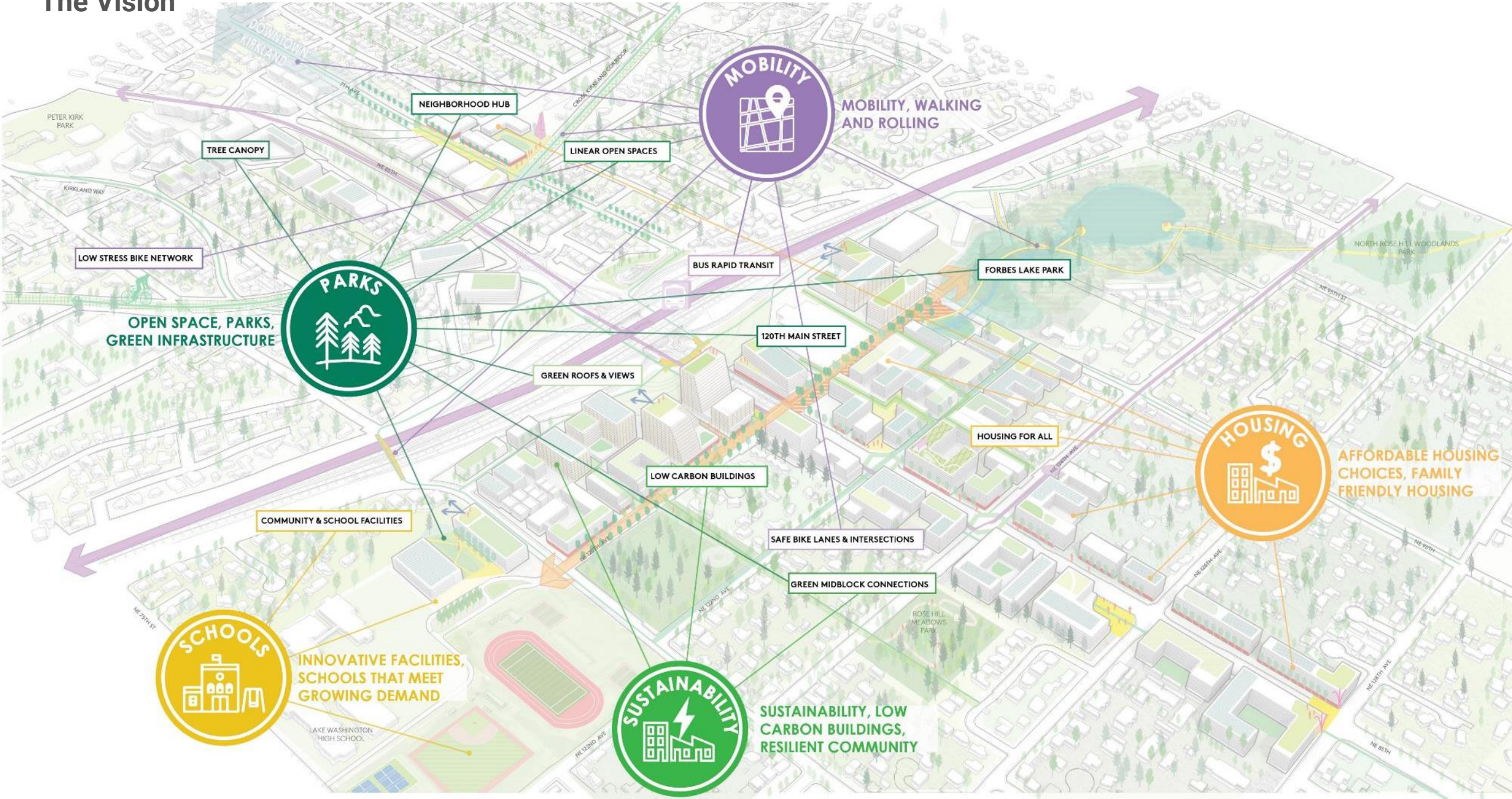


Natural Systems and Resources

The Vision



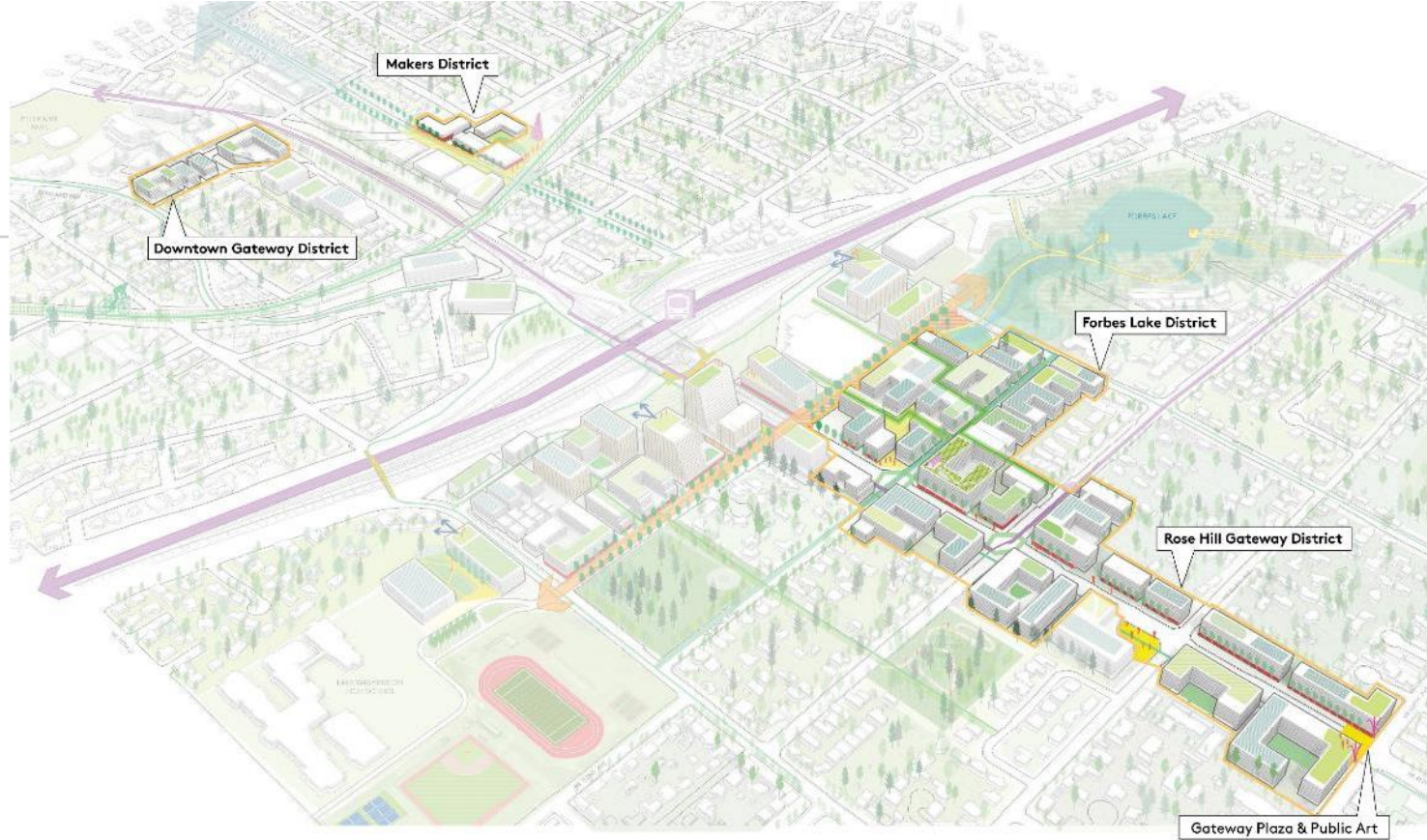
The Vision



Affordable Housing



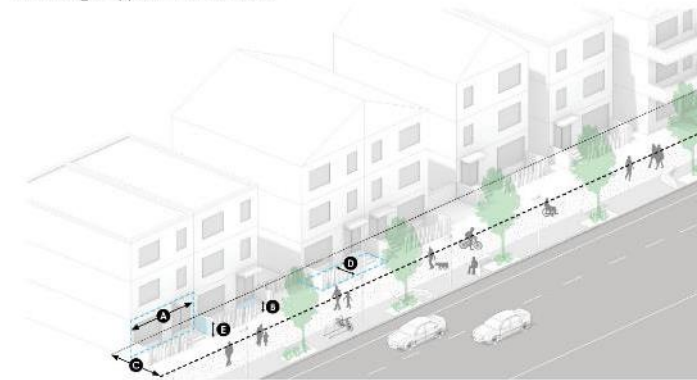
POTENTIAL HOUSING OPPORTUNITIES



A Form-Based Code will ensure new housing supports a pleasant public realm and neighborhood character.

Frontage Type: Residential Stoop/Porch

Frontage Type: Private Yard



SUSTAINABLE
ENERGY

MAKER
SPACES

TREE
CANOPY

SAFE DOWNTOWN
CONNECTIONS

ACTIVE PLAZA
EDGES

NEIGHBORHOOD
GATHERING PLACES

BIKE TRAIL
AMENITIES

INTEGRATED CROSS
KIRKLAND CORRIDOR



LOW CARBON BUILDINGS

TREE CANOPY

AFFORDABLE HOUSING

ACTIVE STOREFRONTS

GREEN STREET INFRASTRUCTURE

ALL AGES BICYCLING NETWORK



KIRKLAND ZONING CODE CHAPTER 57 FORM-BASED CODE FOR THE NE 85TH STREET STATION AREA PLAN ZONES

Introduction	2
Regulating Districts	5
Purpose	5
Regulating Plan	6
Regulating District Standards	7
Frontage Types	11
Purpose	11
Frontage Types Components	12
Frontage Type Standards	14
Street Types	30
Purpose	30
Street Types Map	31
Using Street Types	32
Street Types Standards	33
Districtwide Standards	39
Purpose	39
Transitions	40
Districtwide Standards	41
Parking	42
Green Innovation	43
Innovation Code	44
Green Factor	45
Incentive Program	48
Incentive Amenities	48

Form-based Code Organization

Regulating District

Building Height
Building Massing
Facade Modulation
Side & Rear Setbacks

Frontage Type

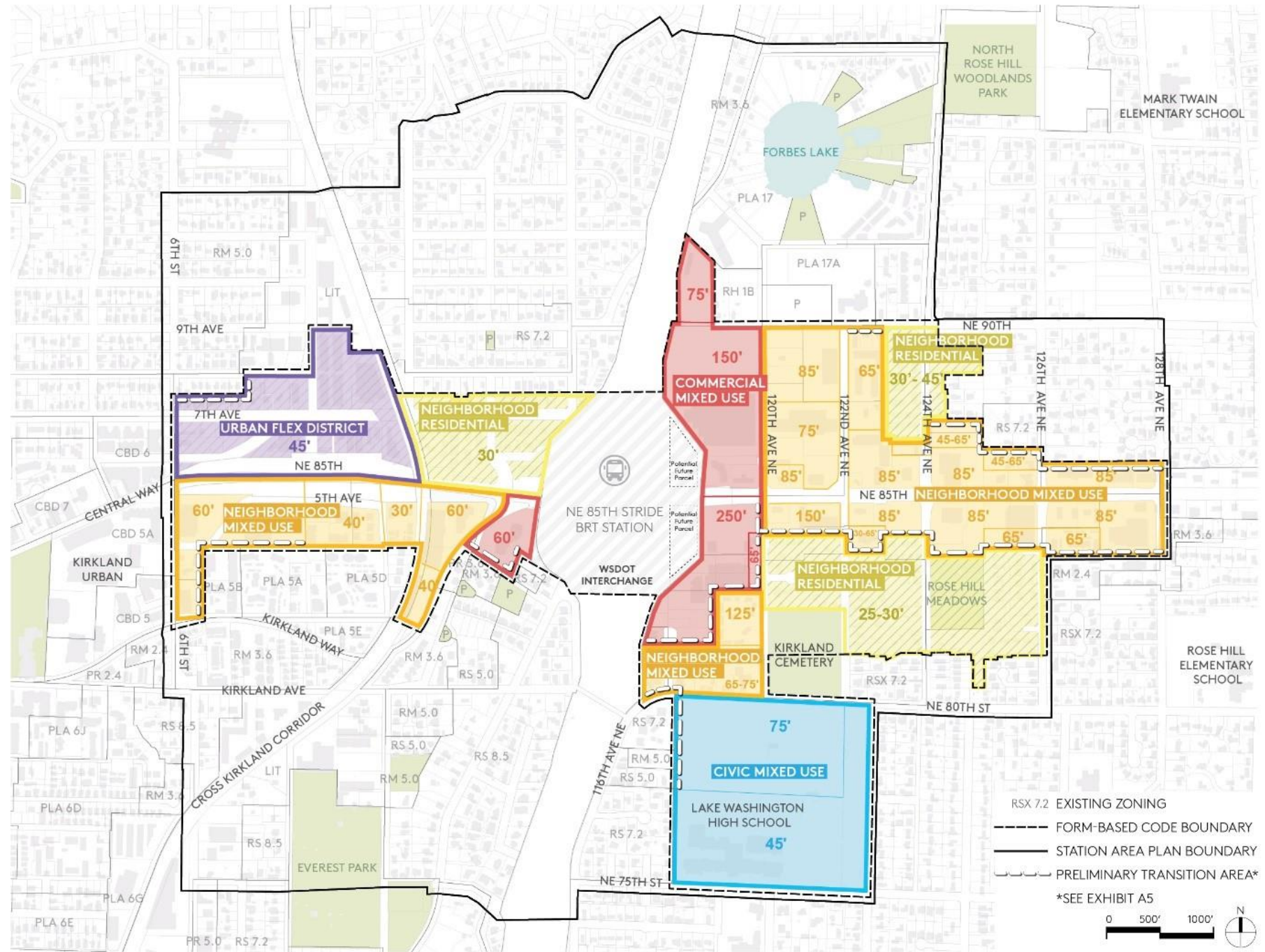
Front Setbacks
Ground Floor Design
Cafe & Amenity Zones

Street Type

Sidewalks
Trees & Street Furnishings
Bike Facilities
Road Widths



Regulating Plan



RSX 7.2 EXISTING ZONING
--- FORM-BASED CODE BOUNDARY
— STATION AREA PLAN BOUNDARY
... PRELIMINARY TRANSITION AREA*

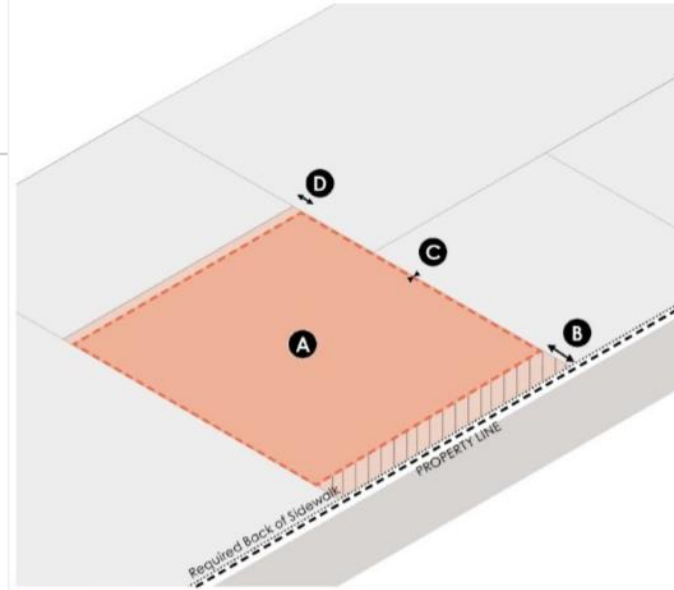
*SEE EXHIBIT A5
0 500' 1000' N

Regulating District Example

General Permitted Use Table

General Use	Allowed?
Commercial	P
Institutional	P
Residential	NP
Industrial	NP

REGULATING DISTRICTS : COMMERCIAL MIXED USE



LOT COVERAGE AND SETBACKS

Permitted Uses

General Permitted Uses Commercial, Institutional

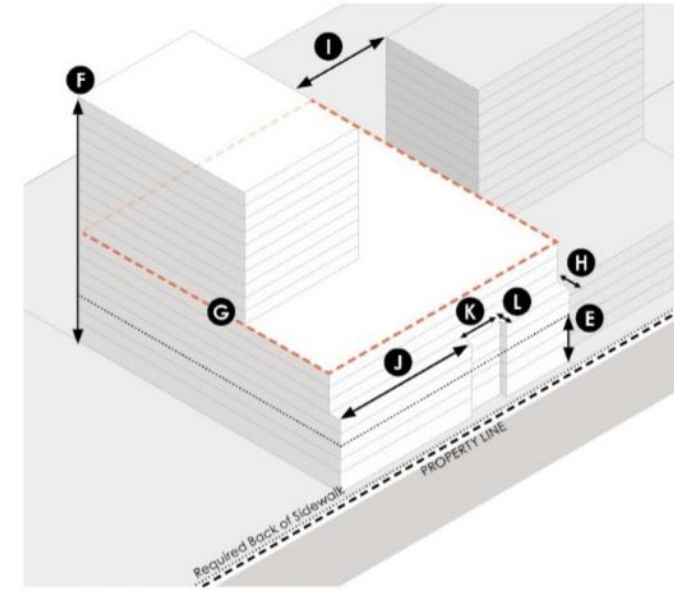
Lot Coverage

A Max Lot Coverage * 90%

Required Yards

- B** Front Refer to Frontage Types
- C** Side 0' Min
- D** Rear 5' Min

* Lot coverage as shown does not represent intended building placement or setbacks.



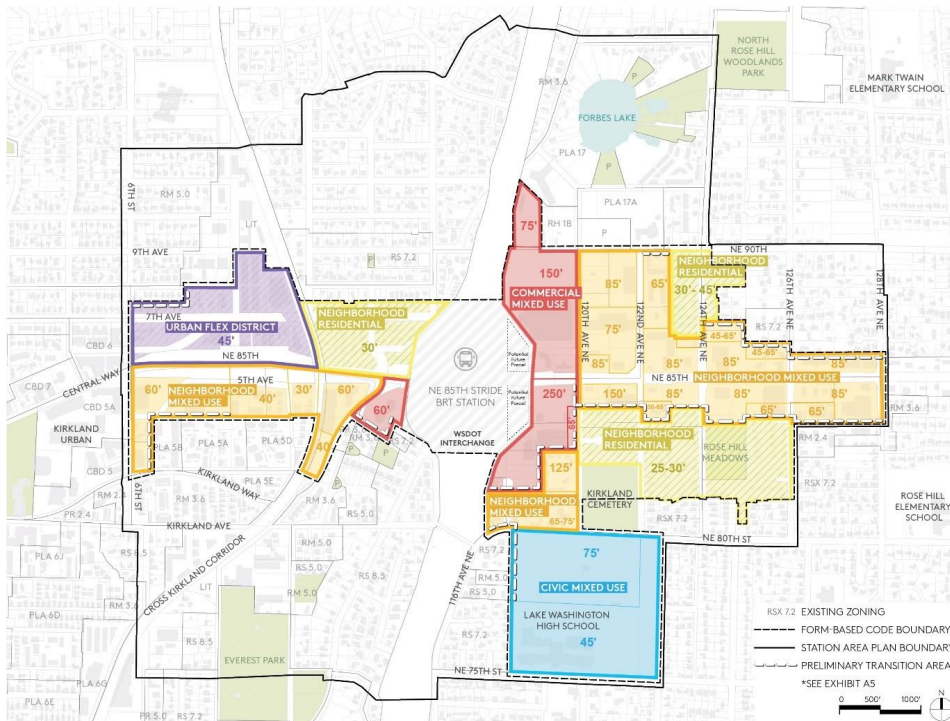
MASSING AND DEVELOPMENT DENSITY

Height and Floor Area

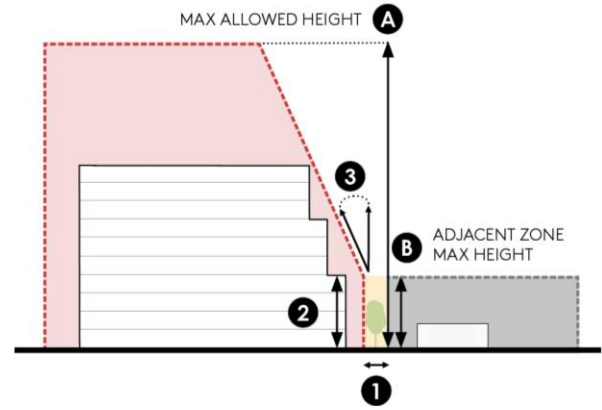
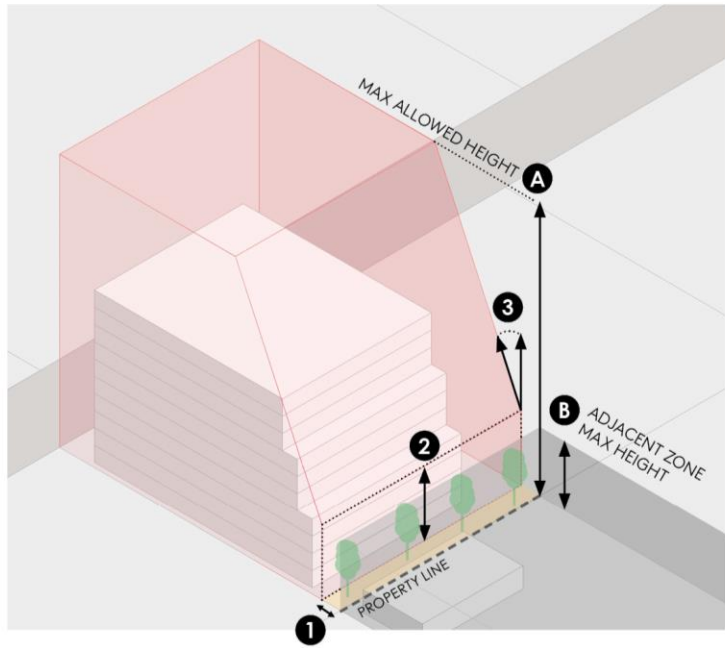
- E** Base Maximum Allowed Height Refer to Regulating Plan
- F** Bonus Maximum Allowed Height Refer to Regulating Plan
- G** Maximum Floor Plate (per building) Between 45'-75': 35,000 GSF
Between 75'-125': 25,000 GSF
Above 125': 20,000 GSF

Setbacks and Tower Separation

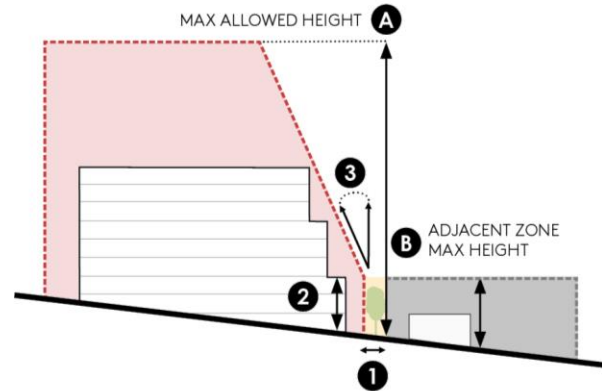
- H** Upper Story Street Setbacks At 75': 15' setback
At 125': 30' setback
- I** Tower Separation 60'
- J** Maximum Facade Width 160'
- K** Minimum Facade Break Width 15'
- L** Minimum Facade Break Depth 5'



Districtwide Standards: Transitions



Additional example: slope condition



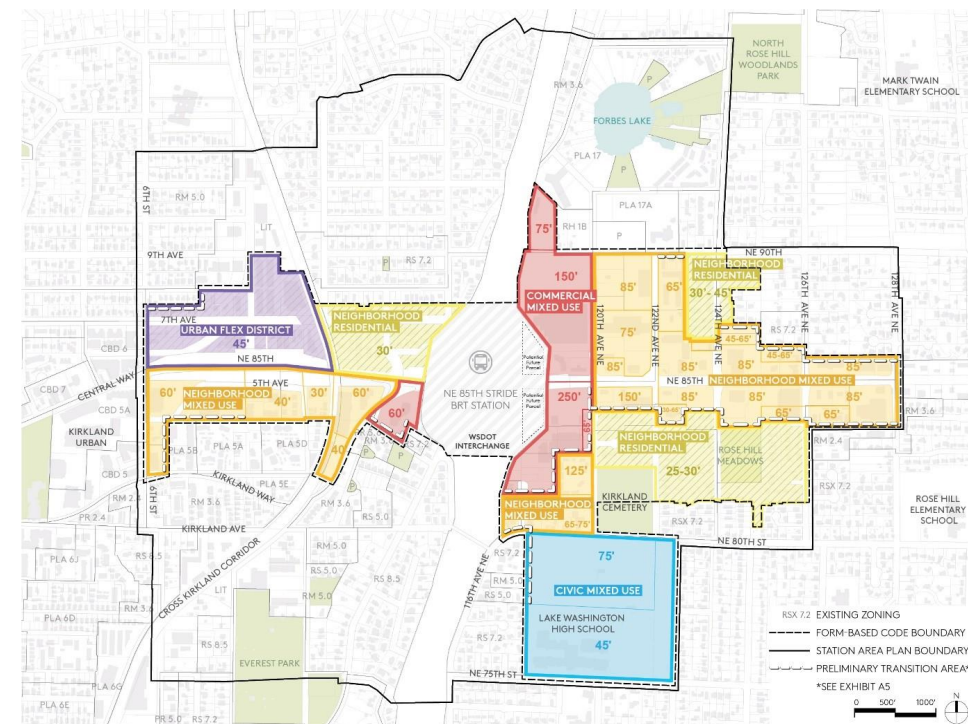
TRANSITIONS

Applicability

- A** Transitions are required if the **allowed maximum height for the subject parcel** is greater than 30' above the **maximum allowed height for any adjacent parcel**.

Requirement

- 1** Create a vertical plane 15' away from and parallel to the common lot line.
- 2** Establish a maximum height of the vertical plane that is equal to the midpoint grade elevation plus the maximum allowed height for the zone of the adjoining property.
- 3** From the top of this vertical plane, extend a sky exposure plane at an angle of 25 degrees to the maximum allowed height of the subject property zone.



Street Types Overview

Major Thoroughfare



Streets that connect regional centers or run through central commercial corridors. Many of these streets have significant traffic volumes at peak hours are key places for high-capacity transit routes and auto separated bike facilities.

Typical ROW Width

80-120'

Functional Classes

Principal Arterial

Adjacent Land Uses

High intensity commercial, residential, and active ground-level uses.

Allowed Frontage Types

Urban Street Edge, Retail & Active Uses, Plaza/Public Space

Travel Priorities

Ped*, Bike*, Transit, Freight, Auto

Main Street



Primary corridors for ground-floor retail, often with generous public realm design. They are high pedestrian volume streets that balance that pedestrian activity with auto, bike, and transit needs.

60-85'

Minor Arterial, Collector

Mid-intensity commercial, residential, and ground-level retail uses.

Retail & Active Uses, Plaza/Public Space

Ped, Bike, Transit, Auto

Neighborhood Mixed Use Street



Neighborhood streets with low to mid-intensity commercial and midrise residential and occasional ground floor retail. Generally lower vehicular traffic volume than major thoroughfares, and some may contain auto-separated bike facilities.

55- 75'

Collector, Local

Low to mid-intensity commercial, residential, and occasional active ground-level uses.

Urban Street Edge, Plaza/Public Space, Residential Stoop/Porch

Ped, Bike, Auto

Neighborhood Residential Street



Residential-focused streets with low vehicular traffic volumes, which can accommodate shared bike facilities.

55- 70'

Collector, Local

Predominantly low to medium intensity residential uses.

Urban Street Edge, Plaza/Public Space, Residential Stoop/Porch, Private Yard

Ped, Bike, Auto

Green Midblock Connection



Generously landscaped mid-block connections within larger commercial or residential developments or between parcels. May include required on-site green stormwater infrastructure. Does not include public ROW improvements to "green" an existing street.

25-50'

Local

Low to high intensity commercial or residential uses, typically within larger developments. May have active ground-level uses, depending on site design.

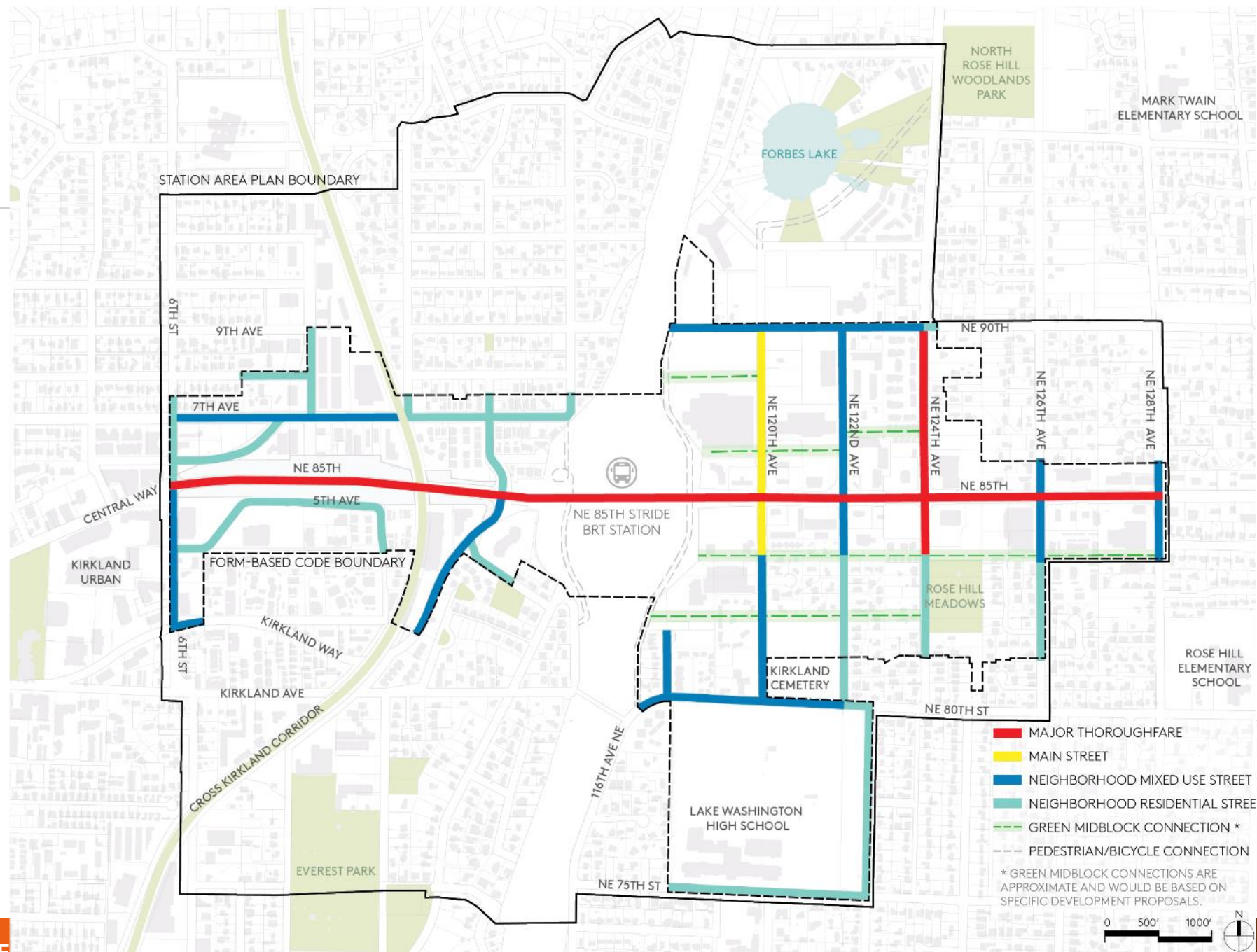
Urban Street Edge, Retail & Active Uses, Plaza/Public Space,

Ped, Bike, Auto**

*Separated facilities

**Local access, loading only

Street Types Map



Note: only areas within the Form-Based Code have a street type assigned.

This does not preclude additional pedestrian/cycle improvements.

Street Types Examples

MAJOR THOROUGHFARE

7

105' R.O.W.

ACTIVE

STREET TYPES

10' WALK

6' BIKE

8' FURNISHING

11' LANE

11' LANE

11' LANE

11' LANE

11' LANE

8' FURNISHING

6' BIKE

10' WALK

ACTIVE

Description
Major Thoroughfares are streets that connect regional centers or pass through central commercial corridors. Many of these streets have significant traffic volumes at peak hours, and are key places for high-capacity transit routes, separated bike facilities, and wider sidewalks.

URBAN STREET EDGE	RETAIL & ACTIVE USES	RESIDENTIAL STOOP/PORCH	PLAZA/PUBLIC SPACE	PRIVATE YARD
Permitted	Permitted	Not Permitted	Permitted	Not Permitted

Functional Classes Principal Arterial

Adjacent Land Uses High intensity commercial, residential, and active ground-level uses

NEIGHBORHOOD RESIDENTIAL STREET TYPE 1

10

60' R.O.W.

ACTIVE

STREET TYPES

6' WALK

6' FURNISHING

7' BIKE

10' LANE

10' LANE

7' BIKE

6' FURNISHING

6' WALK

ACTIVE

Description
Neighborhood residential streets are low vehicular traffic volume streets that have primarily residential frontages. These streets may have on-street parking with shared bicycle facilities or dedicated bike facilities, depending on context.

URBAN STREET EDGE	RETAIL & ACTIVE USES	RESIDENTIAL STOOP/PORCH	PLAZA/PUBLIC SPACE	PRIVATE YARD
Not Permitted	Not Permitted	Permitted	Permitted	Permitted

Functional Classes Neighborhood Access

Adjacent Land Uses Predominantly low to medium intensity residential uses.

Street Types Examples

MAJOR THOROUGHFARE 7

105' R.O.W.

Description
Major Thoroughfares are streets that connect regional centers or pass through central commercial corridors. Many of these streets have significant traffic volumes at peak hours, and are key places for high-capacity transit routes, separated bike facilities, and wider sidewalks.

URBAN STREET EDGE	RETAIL & ACTIVE USES	RESIDENTIAL STOOP/PORCH	PLAZA/PUBLIC SPACE	PRIVATE YARD
Permitted	Permitted	Not Permitted	Permitted	Not Permitted

Functional Classes Principal Arterial

Adjacent Land Uses High intensity commercial, residential, and active ground-level uses

NEIGHBORHOOD RESIDENTIAL STREET TYPE 1 10

60' R.O.W.

Description
Neighborhood residential streets are low vehicular traffic volume streets that have primarily residential frontages. These streets may have on-street parking with shared bicycle facilities or dedicated bike facilities, depending on context.

URBAN STREET EDGE	RETAIL & ACTIVE USES	RESIDENTIAL STOOP/PORCH	PLAZA/PUBLIC SPACE	PRIVATE YARD
Not Permitted	Not Permitted	Permitted	Permitted	Permitted

Functional Classes Neighborhood Access

Adjacent Land Uses Predominantly low to medium intensity residential uses.

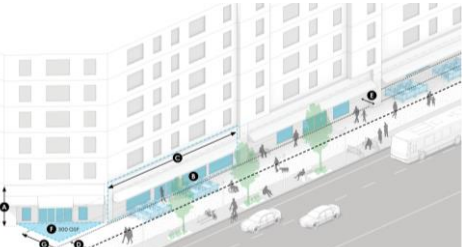
Frontage Types Overview

Urban Street Edge



- Applicable Street Types**
- Major Thoroughfare
 - Main Street
 - Neighborhood Mixed Use
 - Neighborhood Residential Street
 - Green Midblock Connection

Retail & Active Uses



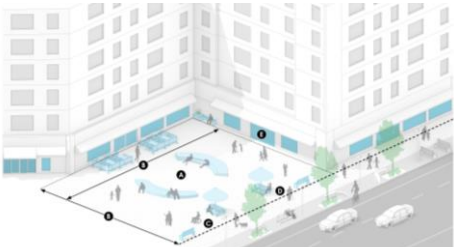
- Applicable Street Types**
- Major Thoroughfare
 - Main Street
 - Neighborhood Mixed Use

Residential Stoop/Porch



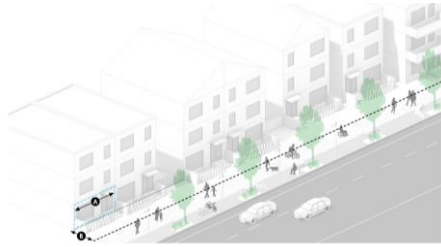
- Applicable Street Types**
- Neighborhood Mixed Use
 - Neighborhood Residential Street
 - Green Midblock Connection

Plaza/Public Space



- Applicable Street Types**
- Major Thoroughfare
 - Main Street
 - Neighborhood Mixed Use
 - Neighborhood Residential Street
 - Green Midblock Connection

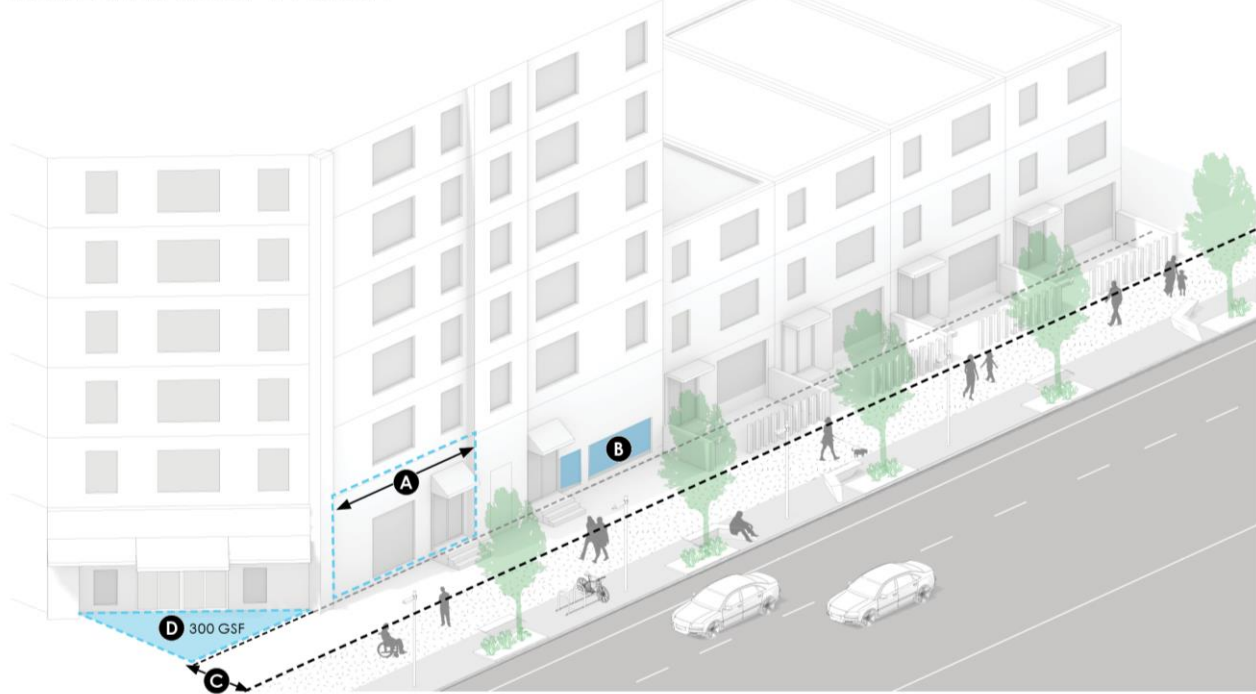
Private Yard



- Applicable Street Types**
- Neighborhood Residential Street
 - Green Midblock Connection

Frontage Types Examples

FRONTAGE STANDARDS RESIDENTIAL STOOP / PORCH



4

FRONTAGE STANDARDS

GROUND FLOOR DESIGN AND ENTRY

Ground Floor Design	
A Max Street Level Facade Width	36'
B Facade Transparency	50%

Entrances	
Location	Required at frontage, otherwise entry path can be used

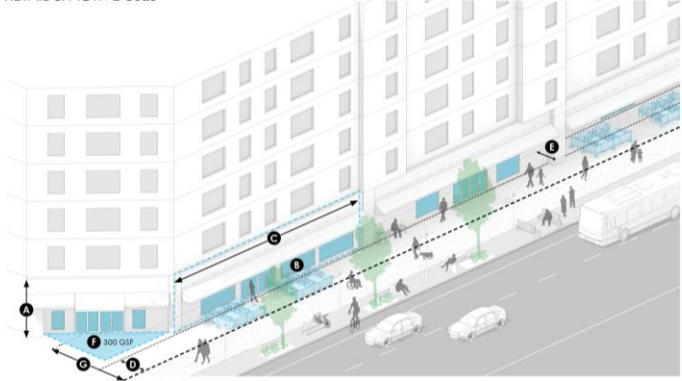
PUBLIC REALM

Public Realm	
C Front Setbacks (Min, Max)	5', 10'
D Corner Design	300 GSF required within property line at corners where two intersecting streets are a combination of major thoroughfare, main street, or neighborhood mixed use

FRONTAGE STANDARDS RETAIL & ACTIVE USES

3

FRONTAGE STANDARDS



GROUND FLOOR DESIGN AND ENTRY

Ground Floor Design	
A Minimum Street Level Story Height	15'
B Facade Transparency	75%
C Max Street Level Facade Width	65'

Entrances	
Location	Required on primary street-facing frontage
Entry Transparency	80%

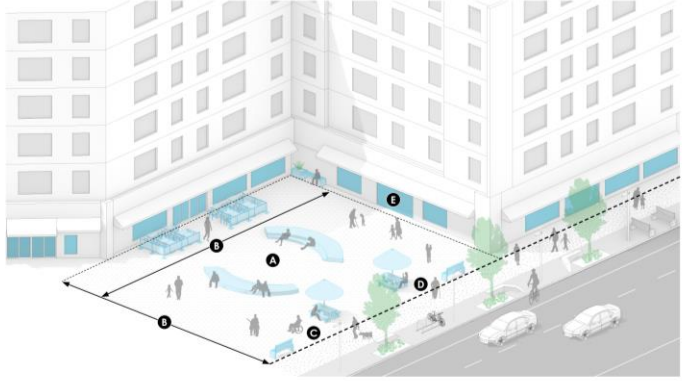
PUBLIC REALM

Public Realm	
D Front Setbacks (Min, Max)	0', 15'
E Sidewalk Cafes/Amenity Zone	Min depth 7', up to 10' additional setback allowed
F Corner Design	300 GSF required within property line at corners where two intersecting streets are a combination of major thoroughfare, main street, or neighborhood mixed use
G Ground Floor Parking Setback	25'

FRONTAGE STANDARDS PLAZA/PUBLIC SPACE

5

FRONTAGE STANDARDS



Public Space Size

Dimensions	
A Minimum Area	Min 2,000 SF, 75% occupiable by pedestrians
B Minimum Dimension	Average 30'

Relationship to Sidewalks and Buildings

Relationship to Sidewalks	
C Access	ADA Accessible for pedestrians from adjacent sidewalk
D Visibility	Min. 50% plaza must be visible from adjacent sidewalk

Relationship to Buildings	
E Building Frontage	Buildings should match standards for other allowed frontages and be oriented towards public space

Questions?



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