

Proposed Town Center Subarea and District Code

Planning Commission April 7, 2011

Town Center Vision




- “...Vibrant, cultural and civic heart of the City...”
- “Connections to the neighborhood and region...”
- “Physically and visually attractive, inviting and interesting place...”
- “People ...enjoy living, working, and interacting in a safe, healthy, and walkable place.”


Sustainable Development



Policy Changes

- **Policy TC-2** Publicize innovative “green infrastructure” including City Hall, Shorewood High School, and Aurora boulevard as models for private projects in Town Center.
- **Policy TC-4** Increase the variety of housing choices in Town Center and increase opportunities for moderate cost housing. Reduce new housing construction costs and incentivize affordable housing in Town Center by reducing parking requirements and pursuing an aggressive program of Property Tax Exemptions.

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- **Policy TC-16** Protect adjacent residential areas from impacts generated by developments in Town Center. **Create a medium density buffer between the commercial uses in Town Center and the single family neighborhoods east of Midvale and limit lighting, signage and noise impacts. Orient commercial uses west of Aurora so that they have primary access and impacts oriented toward Aurora, rather than to the neighborhood west of Linden.**
 - **Policy TC-18** Recognize the environmental and aesthetic value of existing stands of prominent trees, **promote a green built environment by adopting the U.S. Green Building Code, and launch a recognition program for innovative private projects that exemplify the sustainability vision for Town Center.**
 - **Policy TC-20** Enhance the sustainability of adjacent residential neighborhoods **through targeted investments in green street links to Town Center, and focused programs to enhance energy conservation and carbon neutrality.**

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- **Policy TC-21** Encourage structured parking for commercial, multifamily and mixed use developments, and **reduce parking requirements in recognition of the availability of transit**, on-street parking, walkability, and housing types.
 - **Policy TC-23** Celebrate the heritage of the community through preservation, education and interpretation of artifacts and places in or near Town Center. **Work with the Shoreline Historical Museum to explore the possibilities for a “Town Center Heritage Walk” and programs to help activate the Park at Town Center.**
 - **Policy TC-25** Create a form-based development code and streamlined permit process **that consolidates environmental review and design review into a single expedited administrative permit review.** Adopt illustrated and clear design standards with a menu of options **and opportunities for design flexibility.**

Code Amendments

- 20.92.010 Purpose
- 20.92.020 Zoning, Land Use, and Form
- 20.92.030 Street Types and Pedestrian Circulation Map
- 20.92.040 Neighborhood Protection Standards
- 20.92.050 Street Frontage Design Standards
- 20.92.060 Site Design Standards
- 20.92.070 Building Design Standards
- 20.92.080 Sign Design Standards

- 20.30.297 Design Review Approval
- 20.50.021 MUZ Design Review Amendments
- 20.91.040 Ridgecrest Design Review Amendments
- 20.20 Definitions

District Code - Recap

- Street Types Orientations – Boulevard, Storefront, Green Link...
- Tied to Neighborhood Protections, Frontage, Site, Building, & Signage.
- East/West Pedestrian Connections to Neighborhoods.
- Clear thresholds to relieve small sites.
- Allows some requirements to be combined but not diminished.
- Vehicle service and sales in TC-1 only
- Greater site and building standards for full development potential.
- Require commercial spaces but not commercial uses.
- No incentives for height increases.
- No density limits.

District Code - Changes

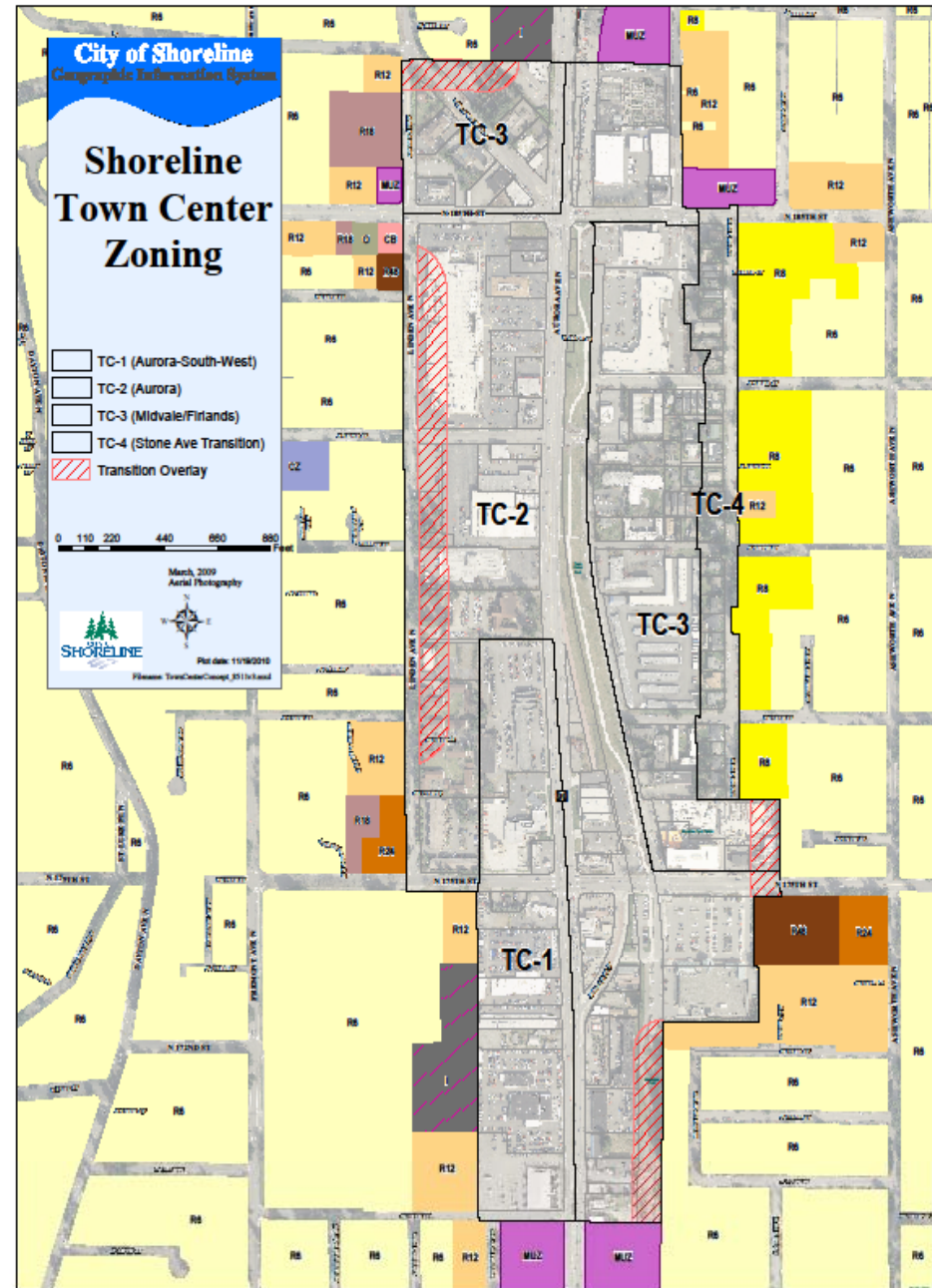
- Require green infrastructure and anticipates green building code.
- Includes park in Town Center
- Design Review with threshold & decision criteria.

MUZ / Town Center

- Same land uses as previous RB zoning / Adds short list of prohibited uses.
- Maximum 150 Dwelling Units per Acre / Density limited by building envelope.
- Maximum height 65 feet / Maximum height 70 feet (TC-1, TC-2, TC-3).
- Minimum height 35 feet / No minimum height.
- Building heights stepped up from 45 to 65 feet after 200 horizontal feet of bordering R-4 through R-12 / Heights stepped from 35 to 70 feet after 110 horizontal feet in TC-4 and Transition Overlay.
- Setbacks from non- residential zones / No setback requirement for non-residential zones.
- Parking area screening and public gathering places / Same plus full and comprehensive street, site, building and signage, neighborhood protection standards.
- Both require design review.
- Potentially slight increase in residential density in Town Center.

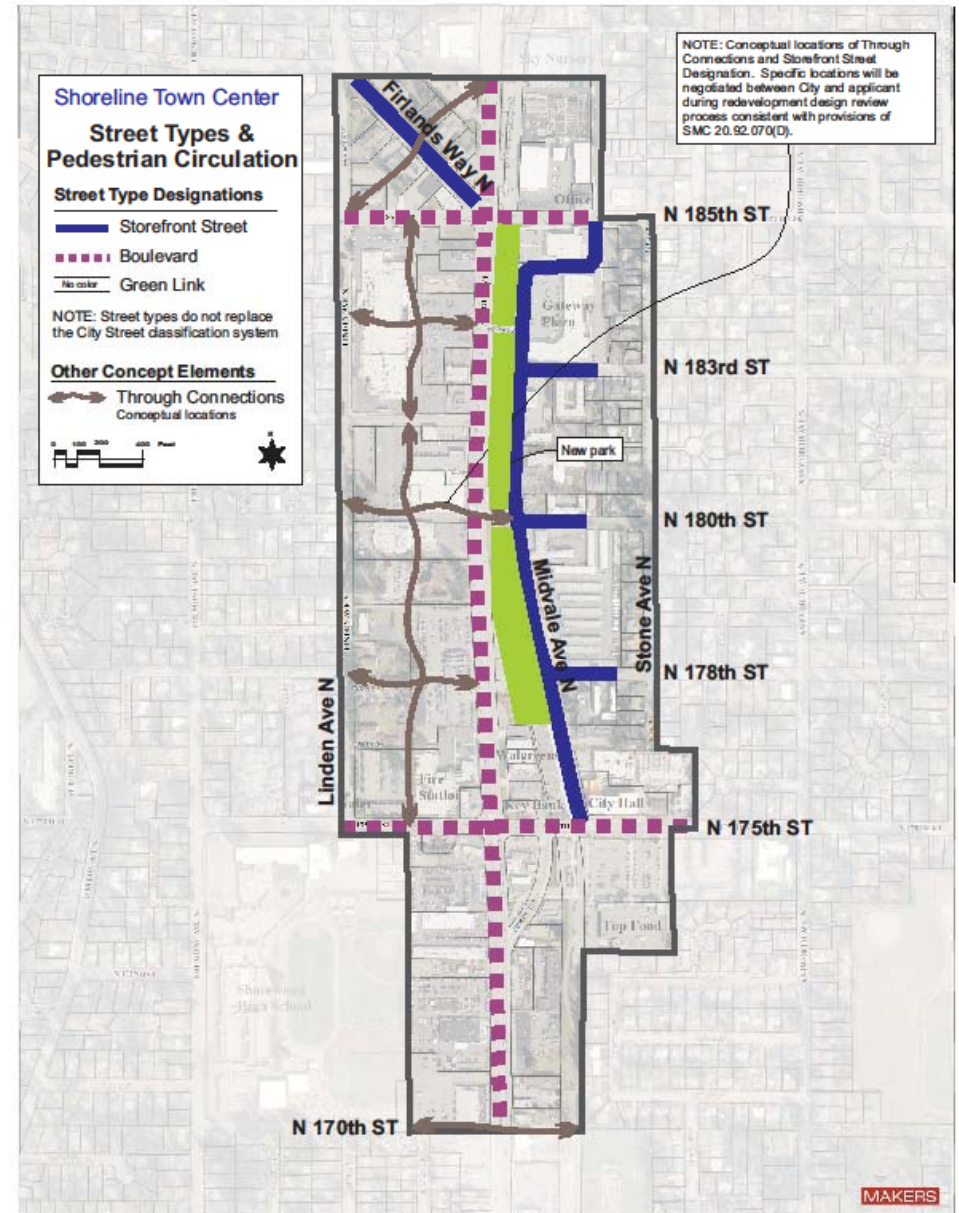
Zoning Map

- TC-1 – Aurora/Auto
- TC-2 – Aurora
- TC-3 – Midvale/
Firlands
- TC-4 – Stone Ave
- Transition Overlay
- TC-3 Expansion
- Linden Transition
Overlay Shift



Street Type and Circulation Map

- Through-connection changes.
- 180th through street
- Park delineation
- Remove HV corners



Design Review Process

- **20.92.010 .D** Design Review Approval under SMC 20.30.297 is required for all development proposals prior to approval of any construction permit. A permit applicant wishing to modify any of the standards in this chapter may apply for a design departure under SMC 20.30.297.

- **20.30.297 Design Review (Type A)**
- A. Design Review approval shall be a Type A action and shall be granted by the Director upon his/her finding that the design meets the requirements of the applicable code subsections.
- B. Departures from the design standards in the applicable chapter shall be a Type A action and shall be allowed under the criteria listed in subsection (C) below unless restricted as a Limited Design Departure in SMC 20.30.298.
 - 1. For the Town Center District, dimensional standards in Table 20.92.030 regarding setbacks and building envelope cannot be modified by Design Review
- C. Design Departures shall be:
 - 1. Consistent with the purposes or intent of each subsection; or
 - 2. Justified due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.

- **20.30.298 Design Departures in Transition Overlay and TC-4 (Type B)**
- A. Design Departures in Town Center sub-zone TC-4 and the Transition Overlay shall be a Type B action and granted by the City only if the applicant demonstrates:
 - The proposed departure is consistent with the purposes or intent of each subsection; or
 - The proposed departure is justified due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.

Land Use Table

- See Handout





Next Steps

- May 5 and 19 - Public Hearings
- June 2 - Final Recommendations
- June / July City Council - Consider Recommendations and Adoption

View of Vanguard Site
Looking Northeast

