



DuPont Old Fort Lake Subarea Plan

Planning Commission Meeting- Dec. 16, 2024



Agenda:

1. Discuss Public Comment
2. Discuss Co-Living Housing (HB 1998)
3. Old Fort Lake Subarea Plan Recommendation
4. DMC 25.10 Definitions Recommendation
5. DMC 25.58 OFL Zoning Recommendation
6. DMC 25.71 OFL Design Standards Recommendation

OFL Subarea Plan – Steilacoom HSD Comments

SHSD Comment:

“Section 25.58.060.A – For the Civic Zoning District, the SHSD requests the same maximum height as a hotel (50 feet). A slight increase in building height would better support a two-story school with interior mechanical space – allowing for less mechanical infrastructure on the building roof or other exterior areas.”

Staff Recommendation:

Modify DMC Table 25.58.06A to allow 50 feet in the Civic Zoning District:

DMC Table 25.58.060.A Dimensional regulations per zoning district				
Zoning District	Maximum Building Height*	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Civic (CIV)	45-50 feet	Depending on block frontage type, see DMC 25.71.310	See DMC Table 25.71.320.A	See DMC Table 25.71.320.A

SHSD Comment:

Section 25.58.060.A – The SHSD also seeks clarification on the Front Yard Setback identified in DMC Table 25.58.060.A. While the table indicates that the Front Yard Setback depends on the block frontage type from 25.71.310, that section 25.71.310(2)(d) exempts civic uses, public buildings and hotels from the block frontage standards.”

Staff Recommendation:

Modify DMC 25.71.310(2)(d) to include a front yard setback requirement of 10 feet.

- (d) **Civic uses, public buildings, and hotels** are exempt from the block frontage standards, provided the building and site design meet the following objectives:
 - (i) Enliven the pedestrian environment along the adjacent sidewalks.
 - (ii) Incorporate a prominent and inviting entry visible from the street. If the site has multiple street frontages, the entry shall be visible from at least one street.
 - (iii) The site and building design stand out from the surrounding context as a distinct landmark and provides visual interest from all observable scales.
 - (iv) Provide a minimum 10-foot front yard setback.

OFL Subarea Plan – Steilacoom HSD Comments

SHSD Comment:

“Section 25.71.320(5)(b) provides that “...other developments with non-residential uses in commercial areas with more than 10,000 square feet of gross floor area must provide 400 square feet of pedestrian-oriented space for each 100 lineal feet of block frontage. The SHSD requests a sub-section be added similar to that in 25.71.310(2), which would exempt civic uses and public buildings from the requirement with some provisos. For instance, “25.71.320(5)(c) Civic uses and public buildings are exempt from commercial open space requirements provided the overall site design supports and promotes employees’ and the public’s opportunity for active and passive activities including recreational activities.””

Staff Recommendation:

Staff agrees and recommends the new proposed language be added to 25.71.320(5)(c): “Civic uses and public buildings are exempt from commercial open space requirements provided the overall site design supports and promotes employees’ and the public’s opportunity for active and passive activities including recreational activities.”

OFL Subarea Plan – Steilacoom HSD Comments

SHSD Comment:

“Section 25.71.320(6)(c)(iii)(B) – The SHSD requests that the City consider a Departure to the requirement that internal crosswalks be raised to sidewalk height for onsite paved areas. We fully support additional protections for pedestrians, but would like more flexibility for schools than the current language allows. The Departure could read: “DEPARTURES will be considered where other crosswalk options are determined to address pedestrian visibility and overall safety.”

OFL Subarea Plan – Steilacoom HSD Comments

Staff Recommendation:

Staff Recommends adding a new DEPARTURE provision. All DEPARTURES are subject to Director approval:

- (iii) **Crosswalks.** Crosswalks are required when a walkway crosses an on-site paved area accessible to vehicles.
 - A. Appearance. All crosswalks shall contain contrasting material (such as concrete) and/or patterns (such as stamped asphalt), excluding painted surfaces.
 - B. Raised crosswalks (speed tables). On sites larger than one acre, all crosswalks near major building entrances, parking garage entries, vehicular entries to the site, and other high-traffic areas shall be vertically raised to sidewalk level. The purpose of raised crosswalks is to provide a continuous walking or rolling surface, increase the visibility of pedestrians, and slow the speed of vehicular traffic. This requirement does not apply to crosswalks crossing public roadways.
 - C. DEPARTURES will be considered where other crosswalk options are determined to address pedestrian visibility and overall safety.

SHSD Comment:

“Section 25.71.400 Building Design – The SHSD requests the City to review the entire building design section and consider the impacts and applicability of each section to civic uses and public buildings – specifically in Civic Zoning Districts. For instance, both Section 25.71.440(3) and 25.71.450(3) are clearly established and provide excellent options for commercial properties but would present challenges for school design. SHSD request that civic uses and public buildings be exempted from these sections, provided they employ architectural elements that create a complementary pattern or rhythm, design details, and visual interest consistent with the sections’ intents. Alternative, the City could provide clarifying language that provides other alternatives or departures for civic uses and public buildings.”

Staff Recommendation:

Exempt civic uses and public buildings from the massing and articulation requirements.

25.71.440 Building massing and articulation.

- (1) **Intent.** This section contains standards that affect the massing of buildings through façade design articulation, façade width, and roofline design. The purpose of this section is:
 - (a) To employ architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.
 - (b) To integrate substantial articulated/modulated features on large buildings to break up the massing and add visual interest.
- (2) **Exemptions.** Buildings with less than 50 horizontal feet of façade are exempt from the standards in this section. “Civic and public buildings are exempted from the requirements of DC 25.71.440 provided they employ architectural elements that create a complementary pattern or rhythm, design details, and visual interest consistent with the intent.”

Staff Recommendation:

Exempt civic uses and public buildings from the Building details requirements.

25.71.450 Building details.

- (1) **Intent.** Building details affect the human experience of architecture at the ground level and the quality of windows. The intent of this section is to:
 - (a) Encourage the incorporation of design details and small-scale elements into building façades that are attractive at a pedestrian scale.
 - (b) Integrate windows that add depth, richness, and visual interest to the façade.
 - (c) Create clear and welcoming building entries.
- (2) **Applicability.** This section applies to nonresidential street-facing building façades and other nonresidential or multifamily building facades facing parks and/or the golf course and containing primary building entrances. Civic and public buildings are exempted from the requirements of DMC 15.71.450 provided they employ architectural elements that create a complementary pattern or rhythm, design details, and visual interest consistent with the intent.

OFL Subarea Plan – Co-Living Housing

HB 1998 (2023-2024) requires co-living housing be permitted on any lot within an urban growth area that allows at least 6 multifamily residential units.

See: <https://wa-law.org/bill/2023-24/hb/1998/S.PL/>

New definition: *"Co-living housing" means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, and residential suites.*

Co-living housing provides options for people who:

- a. Wish to lower their housing expenses by paying less for a smaller home;
- b. Prefer a living arrangement with shared community spaces that facilitate social connections;
- c. Wish to trade off location for space and, by living in a small home, also get to live in a high opportunity neighborhood they could not otherwise afford; or
- d. Want a low-cost, more private alternative to having a roommate in a traditional rental;

OFL Subarea Plan – Co-Living Housing

To address co-living housing, we need to make the following changes to the Old Fort Lake Zoning and Design Standards:

- *Add /Modify DMC 25.10 Definitions to include a new definition for co-living housing.*
- *Modify DMC 25.10 Definitions for “multifamily” to be for 6 or more instead of 7 or more.*
- *Modify DMC 25.71.550(1) to reduce the permitted number of units allowed per lot to five, instead of six in the Middle Housing zoning district.*
- *Add/Modify DMC 25.58.050(A) Use Table, to include co-living housing as a permitted use in the Multifamily district.*
- *Modify the OFL Subarea Plan to include references to co-living housing*

OFL Subarea Plan – Recommendation

Motion to approve 12/16/24 documents with the following revisions incorporated by staff in the final transmittal document:

- DMC Table 25.58.060.A (Dimensional regulations per zoning district): Maximum building height in the Civic Zone changed from 45' to 50'
- DMC 25.71.310(2)(d): Add new roman numeral iv to read, *“Provide a minimum 10-foot front yard setback”*.
- DMC 25.71.320(5): Add new letter (c) to read, *“Civic uses and public buildings are exempt from commercial open space requirements provided the overall site design supports and promotes employees’ and the public’s opportunity for active and passive activities including recreational activities”*.
- DMC 25.71.320(6)(c)(iii): Add new letter (C) to read, *“Departures will be considered where other crosswalk options are determined to address pedestrian visibility and overall safety.”*
- DMC 25.71.440(2): Add following sentence, *“Civic and public buildings are exempted from the requirements of DMC 25.71.440 provided they employ architectural elements that create a complementary pattern or rhythm, design details, and visual interest consistent with the intent.”*
- DMC 25.61.450(2): Add the following sentence, *“Civic and public buildings are exempted from the requirements of DMC 25.71.440 provided they employ architectural elements that create a complementary pattern or rhythm, design details, and visual interest consistent with the intent.”*

OFL Subarea Plan – Recommendation

Motion to approve 12/16/24 documents with the following revisions incorporated by staff in the final transmittal document:

- DMC 25.10: Add definition for co-living housing to read, "*Co-living housing*" means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, and residential suites."
- DMC 25.10.130.075: Modify definition of Multifamily residence to read, "Multifamily residence" means a residence located in a building which contains **seven six** or more residences, such as a condominium, apartment, or a residence designed to be attached to other residences, such as a townhouse or apartments.
- **DMC 25.10.040.095 Dwelling, multifamily.** "Dwelling, multifamily" means a building or portion thereof containing **seven six** or more dwelling units.
- **DMC 25.10.130.020 Middle Housing.** "Middle Housing" means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, **fiveplexes, sixplexes**, townhouses, stacked flats, and cottage housing.
- Old Fort Lake Subarea Plan, DMC 25.58, and DMC 25.71:
 - Add co-living housing as a permitted use in the multi-family district.
 - Modify all references in multi-family district to include **5-6** or more units.
 - Modify all references in middle housing district to cap number of units per lot to 5.



Thank you for all of your
hard work!

