

New Comments - Added 10.1.12 - Chapter 18.28 and General Topics Matrix _Revised 10.30.12

Topic	Comment (language changes in strikethrough/underline, recommendation in bold)	Exhibit #/ Date/Source	Staff comment/analysis/options
Chapter 18.28			
p 18 & 19, Corridor Type Charts	Corridor Charts - Vertical modulation increment for Commercial & Freeway Frontage Corridors is incorrect - specific minimum when it should be a maximum increment.	Staff Edits	The objective of this requirement is to ensure that the length of any new or renovated building façade subject to design review maintains the desired human scale and urban character appropriate for the Southcenter area by providing a <u>maximum</u> allowed length. Vertical modulation increments for development along these two corridors are intended to be larger than the increment for development along more pedestrian-oriented streets. However, a maximum increment is still necessary. Staff Recommendation: Replace 100 ft <i>min</i> with 100 ft <u>max</u> on Commercial and Freeway Frontage Corridor Charts. 10.25.12 PC accepted staff recommendation.
P 7, Corridor Type Map	The new street south of the Pond is identified as Urban Corridor on the Corridor Type Map. However, given the close proximity of the property on the south side of the Pond Park and the high level of walkability desired for the area, the architectural design regulations for Neighborhood Corridor, particularly for Vertical Modulation and Transparency, would be more appropriate.	Staff Edit	Staff Recommendation: Change the segment of new street south of Tukwila Pond between Southcenter Parkway and Andover Park West on the Corridor Type Map (page 14) from Urban Corridor to <u>Neighborhood Corridor</u> . On the Neighborhood Corridor Chart on page 16 add a new footnote to <i>New Thoroughfare Cross-section</i> : <u>New street south of Tukwila Pond shall only have on-street parking on the south side of the street</u> . On page 17 delete footnote #4. 10.25.12 PC accepted staff recommendation.
Pg 7, Corridor Type Map	Nelson Place and S. 156th St are shown on the Corridor Type Map as "Workplace Corridors". This is incorrect because on-street parking in this TOD area should be allowed.	Staff Edit	Staff Recommendation: Change the Corridor Type designation for Nelson Pl and S 156th St to "Neighborhood Corridor". Add these two streets to the list of Existing Neighborhood Streets on page 16 in Figure 6. 10.25.12 PC accepted staff recommendation.
General Comments			
Subarea Plan, pg 44/45, 5)a.	Developer Incentives/Feasibility Analysis. Expand the list of possible financial developer incentives that could be examined.	Staff edit	Staff Recommendation: Add to the end of the paragraph <u>Other useful tools may include tax deferral and the use of tax credits.</u>
Chapt. 18.28, p 25, 18.28.090	Side & Rear Yard Landscaping Requirements. There needs to be a pointer to 18.28.230 Landscaping Types which contains requirements for side and rear yard landscaping/types, and the requirements and guidelines of 18.28.240 General Landscaping which include but are not limited to plant materials, visibility, soil preparation, and maintenance.	Staff Edit	Staff Recommendation: Under 18.28.090 Side and Rear Yard Landscaping Requirements, change existing B. to <u>C.</u> . Add a new B, as follows: <u>B. Side and rear yard landscaping shall be designed, planted and maintained as specified in 18.28.030.B Side and Rear Yard Landscape Types and 18.28.240 General Landscaping.</u> This change would provide more clarity in terms of how to use the code, and would not change the code's intent or provisions.
Chapt. 18.28, p 31, 18.28.160	Front Yard. There needs to be a pointer to 18.28.230 Landscaping Types which contains requirements for front yard landscaping/types, and the requirements and guidelines of 18.28.240 General Landscaping which include but are not limited to plant materials, visibility, soil preparation, and maintenance..	Staff Edit	Staff Recommendation: Under 18.28.160.B Landscaping, change existing 2. to <u>3.</u> Add a new 2, as follows: <u>2. Front yard landscaping shall be designed, planted and maintained as specified in 18.28.030.A Front Yard Landscape Types and 18.28.240 General Landscaping.</u> This change would provide more clarity in terms of how to use the code, and would not change the code's intent or provisions.

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Chapt 18.28, p 60, Fig. 29	Figure illustrating an example of a driveway level with height of sidewalk. Shows desireable minimum dimension of sidewalk as 5' wide, which is in conflict with dimensions stated in the public frontage standards for each corridor type.	Staff edit	Staff Recommendation: Delete the text stating the desireable minimum sidewalk width from the graphic. This does not affect the concept the graphic is illustrating.