

Amendment #5 to Council Bill (CB) 118201

Sponsor: Licata
Planning, Land Use, and Sustainability Committee

Common area requirements for congregate residences

This amendment would require the total amount of communal area in a congregate residence to be equivalent to at least 15 percent of the total floor area of all the sleeping rooms in the project. CB 118201 currently requires a 10 percent equivalency. The amendment would also add laundry areas to the list of spaces within a building that could not be counted toward the communal area requirement. The content of the amendment is shown below in ~~double strikethrough~~ and double underline.

Section 4. A new Section 23.42.049 is added to the Seattle Municipal code as follows:

23.42.049 Congregate residences

Congregate residences are subject to the development standards for the zone in which they are located, to the development standards for apartments where such housing type standards are specified, and to the following requirements:

A. Common food preparation area. At least one complete common food preparation area is required within the congregate residence, and all residents shall have access to either a common complete food preparation area or a food preparation area within a sleeping room.

B. Food preparation areas in sleeping rooms. Within a congregate residence not more than 25 percent of sleeping rooms shall have complete food preparation areas, where a complete food preparation area is identified by the presence of a plumbed sink, a stove or range, a refrigerator, and a counter top. The Director has discretion to increase the percentage up to 100 percent of sleeping rooms if the congregate residence is owned by a college or university, is a sorority or fraternity, or is owned by a not for profit entity or charity, or is a congregate residence that is licensed by the State and provides on-site supportive services for seniors or persons with disabilities. Supportive services include meal service, cleaning service, health services or similar services.

C. Communal area. Communal areas such as common kitchens, lounges, recreation rooms, dining rooms, living rooms, foyers and lobbies, that are accessible to all residents of the congregate residence with sufficient accommodations for socializing and meeting shall be provided, and shall meet the following standards:

1. The total amount of communal area shall have a floor area that is at least ~~10~~ 15 percent of the total floor area of all sleeping rooms. In calculating the total floor area of sleeping rooms, the abutting ancillary areas associated with sleeping rooms shall be included, such as: sleeping lofts, counters, closets, built-ins, and private bathrooms;

2. Service areas, including, but not limited to hallways and corridors, supply or janitorial storage areas, operations and maintenance areas, staff areas and offices, laundry areas, and required bicycle parking areas may not be counted toward the communal area requirement;

3. Communal areas are required in addition to any residential amenity area that is required in the zone.
