



City Council Study Session

AGENDA

March 15, 2010

6:30 pm – 9:30 pm

Call to Order

Public Comment

This is an opportunity for the public to address the Council. Three-minutes limit per person or 5 minutes if representing the official position of a recognized community organization.

Topics

- **Connectivity Update**
- **Town Center Development Regulations**
- **District Court Services**
- **Pavement Management Update**

Council Reports

City Manager Report

Adjournment

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.



Memorandum

DATE: March 10, 2010
TO: Ben Yazici, City Manager
FM: Kamuron Gurol, Community Development Director
Michael Matthias, Town Center Project Manager
RE: March 15th City Council meeting - Town Center Development Regulations

Summary

The March 15th Study Session begins the review of the proposed Town Center Development regulations. Over the next few months, three additional meetings will focus on reviewing specific sections of the proposed new development code. Those specific elements and the suggested process are described below.

Process and content

This first meeting will focus on an overview of the specific role these proposed Development Regulations will play in relation to the Town Center Plan and to establish standards and requirements for future development.

The specific code sections to be reviewed include:

- 21B.05 Authority, Purpose, Interpretation, and Administration
- 21B.10 Zones, Maps, and Designations
- 21B.15 Technical Terms and Land Use Designations
- 21B.20 Permitted Uses

Attached to this memo are summary sheets of the proposed development regulations, in a section-by-section format. We hope the summary sheets will serve to facilitate City Council's review by highlighting the key elements of each section.

The Planning Commission, in making specific recommendations, identified 21B.20 as one area that the City Council might consider a more flexible approach, especially regarding permitted uses on the east side of 228th Avenue. The relevant portion of their Transmittal Letter is attached. Staff and consultants will provide specific recommendations for City Council to consider in accomplishing a more flexible approach.

The timeline (attached) for City Council review and adoption would begin in March and extend through June. Staff will review this proposed timeline with City Council.

Please let either Kamuron or myself know if you have any questions, thanks!

Summary of Key Town Center Code Elements

The following document is intended to clarify to City Council the key elements of the proposed Town Center Code. The bullet points below address the approach and rationale of the code organization and notable code sections, and the relationship with Title 21A and the Town Center Plan.

General Code Organization

- Title 21B **generally follows the same organization as the citywide code (21A)** in terms of chapters and where possible, sections. This format allows for a high level of consistency with citywide code, while allowing for necessary changes that reflect the unique conditions and objectives for the Town Center.

Chapter 21B.5 (Authority, Purpose, Interpretation, and Administration)

- The language here **updates Title 21A to reference the Town Center Plan**. Other than the Title, Authority, and Purpose sections (21B.05.010 - .030), there are no changes to the remaining sections addressing code interpretation and administration (from Chapter 21A.30).

Chapter 21B.10 (Zones, Maps, and Designations)

- **Identifies Town Center zoning designations and purpose** consistent with the provisions of the Town Center Plan (notably, Chapter II Objectives, Chapter IV Land Use Element, and Appendix 1: Regulatory Directios).

Chapter 21B.15 (Technical Terms and Land Use Definitions)

- Includes **new and updated definitions** (from Chapter 21A.15) that relate specifically to the Town Center Code. Many of these terms are based on their application in new Chapter 21B.30.

Chapter 21B.20 (Permitted Uses)

Format/Approach Notes

- Chapter uses **format similar to 21A.20**, except:
 - Consolidation and updates to some of the listed uses
 - Charts show prohibited uses with an “X”
 - Charts include a “U” for uses permitted via a Unified Zone Development Plan (UZDP), which is required for all development in the TC-A zones and many non-residential uses in the TC-B zones.
- Use provisions in chapter are **based on regulatory direction in Town Center Plan’s Appendix**.

- The use charts break up the TC-A zone into **five sub-zones** at the request of Planning Commission members, consistent with the goals and policies of the Town Center Plan (which references differences in the types of uses in the TC-A zones west and east of 22^{8th} Avenue SE).

Residential Land Uses (21B.20.040)

- Keep in mind when looking at the list of permitted uses, Chapter 21B.30 calls for the designation of some streets in the TC-A zones to be designated as **Pedestrian-Oriented Streets or Corridors**. Storefronts adjacent to the sidewalk are required along these streets (*with strict standards for transparent window areas, front entry, and weather protection*).
- Note the **residential use restrictions on the ground floor of designated Pedestrian-Oriented Streets or Corridors**. On such streets, residential uses are permitted on upper floors or away from the streetfront (*providing a space at least 30' in width for permitted non-residential use*).
- Note that **single detached and cottage housing are limited in the TC-B zones** to represent no more than 15% of the total dwelling units on each development site. This is consistent with Goal H-3 in the Town Center Plan, which calls for a variety of housing types in these residential focus areas (TC-B zones).

Retail Land Uses (21B.20.080)

- Pay close attention to the **use and floor area provisions between the various TC-A subzones**. Consistent with the vision, goals, and policies of the Town Center Plan, the use chart emphasizes:
 - The widest range of uses (and the largest floor areas) in the TC-A-1 subzone;
 - Professional offices east of 228th Avenue SE (TC-A-2 and A-3 subzones) with complementary localized retail to support the office uses (see Policy LU-2.2 in the Plan).
 - The maximum size (floor area) of many non-residential uses permitted in the TC-A-4 and A-5 subzones is smaller than those of the TC-A-1 zone to reflect the smaller size of these subzones.
 - A maximum floor area limit of 40,000 square feet is placed on many retail uses in TC-A-1 to retain a scale of development appropriate for the desired character and the size of the Town Center core area.

**PLANNING COMMISSION EXCERPT FROM TRANSMITTAL LETTER TO
CITY COUNCIL (January 12, 2010)**

21B.20

- Development pattern on the Westside and Eastside of 228th. The Planning Commission, following the direction of the Town Center Plan, has recommended standards to distinguish new mixed-use development including retail and office on the west side from that on the east side of 228th. We recommend that at least 55% of all commercial development on the East side of 228th be office, and we also proposed square foot limitations. This portion of our deliberations received a very significant amount of time and we would emphasize two important points:
 - First, we initially used a more prescriptive basis that constrained the permitted uses on the east side of 228th, trying to honor the language in the Town Center Plan that, “mixed-use areas on the east side of 228th should emphasize office-oriented commercial with complementary localized retail to support the office uses.” *We also heard comment that our approach was too prescriptive and that more flexibility was needed. We recommend that the Council consider a more flexible approach.* [Emphasis added]
 - Second, the subject of permitted uses received a great deal of input during the Public Hearing process, with most of the comments supporting a wider range of uses than we included.

Staff/Consultant Recommendations to achieve greater flexibility.

- Relax the strict size limitations of many of the retail uses on the east side.
- Require vertical integration of retail with office and/or residential to minimize single use retail on any A-zone that has frontage on 228th.
- Flexible development options consistent with a site plan that integrates and meets the goals and policies of the Town Center Plan.

TOWN CENTER DEVELOPMENT REGULATIONS/ZONING CITY COUNCIL REVIEW/ADOPTION SCHEDULE

<u>SUBJECT</u>	<u>TIMEFRAME</u>	<u>STATUS</u>	<u>SUBJECT</u>
Hardcopy Transmittal of Packet from PC	12-Jan-10	Completed	
City Council orientation on Comp Plan items	19-Jan-10	Completed	
Joint Meeting - Planning Commission/City Council	9-Feb-10	Completed	Opportunity for PC to explain various approaches and key decision points to City Council
Overview and discussion of process/timeline	15-Mar-10 Study Session - Tuesday (2 HOURS)		Framework of proposed Development regs
21B.05 21B.10 21B.15 21B.20			Authority Zoning and zoning map Definitions Permitted Uses
21B.25 21B.30 21B.40	6-Apr-10 Study Session - Tuesday (2 HOURS)		Density/dimensions Design standards Parking
21B.35 TC Stormwater Master Plan TC Infrastructure Plan	13-Apr-10 Study Session - Tuesday (2 HOURS)		Irrigation/Landscaping Note: Parks Commission has joint meeting with CC on 4/19 Will allow Parks Commission to comment on TC Infrastructure Plan and CC will have reviewed the Infrastructure Plan at 4/13 study session
21B.45 21B.75 21B.95	17-May-10 Study Session - Monday (2 HOURS)		Signage Affordable Housing Development Review
Open Public Hearing	18-May Regular Meeting - Tuesday		
Continue Public Hearing/Close Public Hearing/Deliberat	1-Jun-10 Regular Meeting		Deliberation may include review of Public Hearing comments from May 18 Public Hearing. Comments introduced at this evening's Public hearing can be reviewed at the final deliberation and adoption discussion on June 15
Adoption	15-Jun-10 Regular Meeting		Final deliberation and adoption