

**Development Code
Regulations – 185th Street
Station Subarea**

Planning Commission

November 6, 2014



Topics of Discussion

- Proposed Development Regulations for the 185th Street Light Rail Station Subarea
 - Mandatory/Voluntary Regulations
 - Revised/Updated Development Code Regulations
- Introduction of New Amendments



Process of Tonight's Meeting

- Staff will lead the Commission through the Development Code regulations
- Staff will point out issues identified in the staff report.
- Staff will explain updated regulations that are new as of November 6.



Development Code Amendments

- Capitalize on investments made by Sound Transit and add ridership to the 185th Street Station
- Create a Transit Oriented Community to encourage a mix of residential, jobs and uses to support the community vision of a signature boulevard between Town Center and North City



Chapter 20.10 – General Provisions

- SMC 20.10.020 describes the purpose of the Development Code
- Adds statement about well planned TOC around light rail stations



Chapter 20.20 - Definitions

Definitions include:

- Affordable housing
- Development Agreement
- Live/Work Dwelling
- Housing Expenses
- Household Income
- Median Income
- Light Rail System/Facility



Updated Regulations - Definitions

- Affordable Housing
- Housing Expenses
- Household Income
- Light Rail Transit Facility/System
- Median Income



Chapter 20.30 – Procedures and Administration

- SMC 20.30 is the chapter that includes Development Agreements
- Development Agreements added to Type L permit table
- New Section 20.30.355 explains the process for obtaining a Development Agreement



Mandatory Requirements

- SMC 20.30.355C (MUR-85 w/ DA):
 - Affordable Housing
 - LEED Gold
 - Structured Parking



Updated Regulations in SMC 20.30

- Development Agreements are now Type L
- General DA contents updated
- SMC 20.30.355C updated to make it more clear there are two types of DA's



Chapter 20.40 – Zoning and Use Provisions

- New zoning categories (MUR Zones)
- New use table for allowable uses within the station area.
- Additional criteria added for uses including affordable housing, detached single-family residential, live/work, and light rail transit systems/facilities



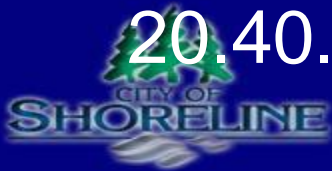
Mandatory/Voluntary Requirements

- SMC 20.40.235 requires affordable housing in the MUR-85 Zone
- SMC 20.40.235 also sets up a voluntary program for affordable housing in the MUR-35 & 45 Zones



Updated Regulations in SMC 20.40

- Phasing explained in SMC 20.40.050B
- Additional criteria for apartments in SMC 20.40.245
- Detached SFR permitted in MUR 35 & 45 with added criteria in SMC 20.40.506
- New criteria for affordable housing in SMC 20.40.235



Chapter 20.50 – General Development Standards

- SMC 20.50 is the chapter that covers density/dimension, design standards, tree regulations, parking, landscaping, and signs



Updated Regulations in SMC 20.50

- MUR-85 exempt from clearing and grading/tree retention and replacement provisions



Potential changes to the Draft Regulations

- MUR Zones distinguished by a prime symbol (MUR-35', MUR-45', MUR-85')
- Parking for townhomes
- TDR/LCLIP
- Green Building for all construction in MUR Zones
- Fee simple administrative subdivision

Next Steps

- November 20 – Review of Final Environmental Impact Statement and Draft Subarea Policies
- December 4 – Subarea Plan and Planned Action
- December 18 – Any outstanding issues
- January 15 – Public Hearing and PC Recommendations



Upcoming Meetings

- Other than light rail –
- Dec. 18 – TDR/LCLIP Presentation, Aurora Square CRA Community Meeting (DEIS), Outstanding Subarea Plan Issues
- Jan 29- Aurora Square CRA Planned Action Public Hearing

