Proposed City Center Park-and-Fly Code Amendments

Council Study Session
January 22, 2013

Discussion Items:
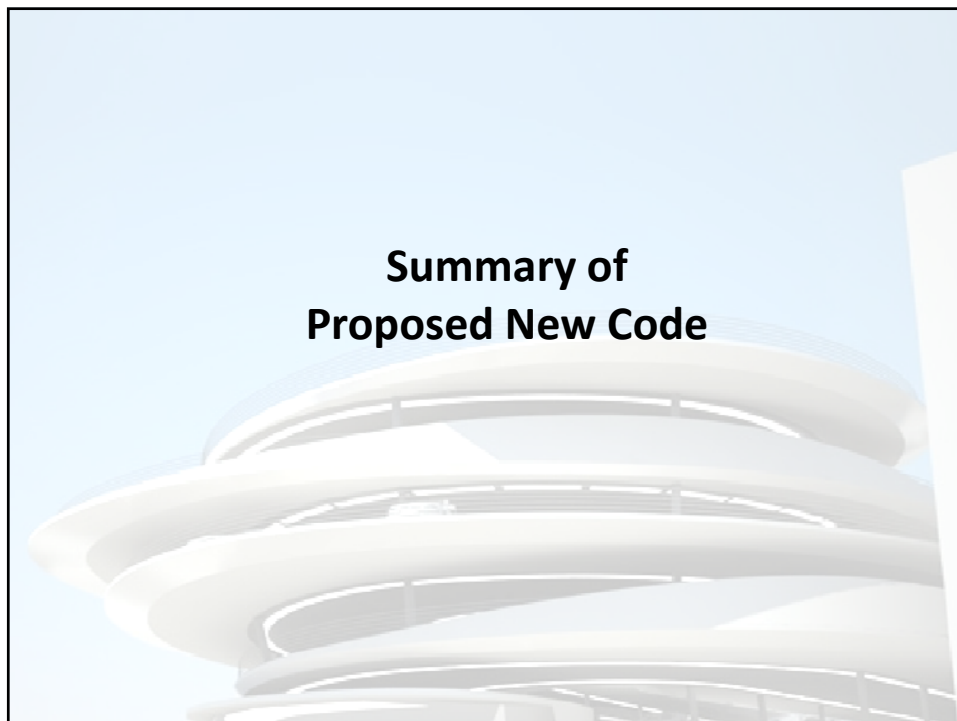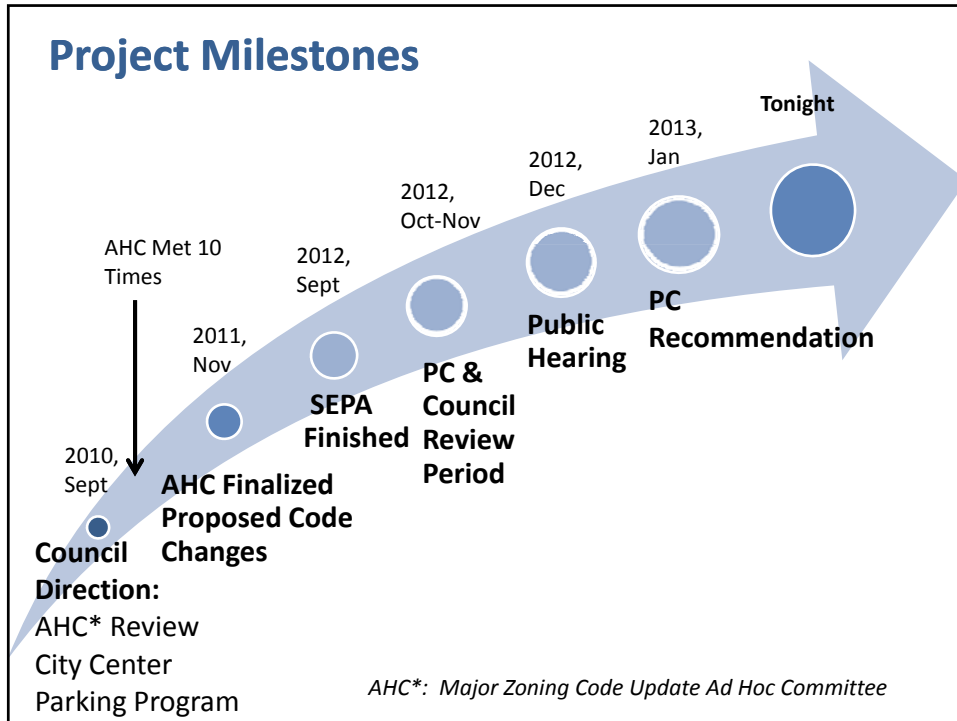
1.) Brief Recap of:

- Project Milestones
- Proposed New Code

2.) Highlights from December 4, Public Hearing

3.) Planning Commission Recommendation

4.) Next Steps

Project Milestones

Tonight

2013,
Jan

2012,
Dec

2012,
Oct-Nov

AHC Met 10
Times

2012,
Sept

**PC
Recommendation**

2011,
Nov

**Public
Hearing**

**SEPA
Finished**

**PC &
Council
Review
Period**

2010,
Sept

**AHC Finalized
Proposed Code
Changes**

**Council
Direction:**
AHC* Review
City Center
Parking Program

AHC: Major Zoning Code Update Ad Hoc Committee*

Summary of
Proposed New Code

Applicability of Proposed Code

Proposed **Code Applies to:**

- Park-and-Fly Parking Structures
- Developments proposing to <u>include</u> Park-and-Fly operations
- Projects in **City Center** only

Key Changes in Proposed Code

Code changes can be divided into 2 categories:

1. <u>**Number**</u> **of Park-and-Fly Stalls**

2. **Building** <u>**Design and Function**</u>

Number of Parking Stalls

	Existing Code	Proposed Code
Base Stall Maximum	300	1000
Bonus Program		
Right Of Way (ROW)	1 stall per 150 sf	1 stall per 100 sf
Open Space	1 stall per 150 sf	1 stall per 100 sf
Hotel/Motel Unit	0.5 stall per hotel/motel room	1 stall per hotel/motel room
Water Feature/ Public Art	60 stalls per water feature/art	60 stalls per water feature/art
Commercial/ Service/ Residential Space	1 stall per 250 sf	1 stall per 25 sf

Building Design & Function

Proposed Standards:
- Building Setbacks
- Ground Floor Commercial Space
- Building Façade Treatments
- Open Space
- City Center Road Standards
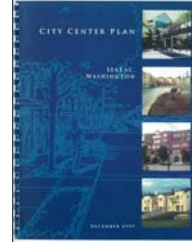
Highlights from December 4, Public Hearing

Public Hearing Highlights

- **In Support: 4 Speakers**
  - AHC worked **collaboratively** for a long time, it was a community effort, everyone compromised
  - AHC **recommendation** should be **supported**
  - Preliminary Planning Commission **recommendation** should be **supported**

- **Against: 3 Speakers**
  - **No** need for change
  - **Same standards** as used by previous developers should be kept to ensure quality projects
  - **Inconsistent** with the Comprehensive Plan

Proposed Code and Comprehensive Plan

- City reviews all code amendments to ensure implementation of Comprehensive Plan

- The review done through the SEPA evaluation

- SEPA review found proposed code to be **consistent** with the Comprehensive Plan *except for the AHC proposal to remove City Center specific road standards*
  - This resulted in a MDNS (Mitigated Determination of Non Significance) issuance

- **No SEPA appeals were filed that challenged this finding**

- 11/13/2012: Council directed that City Center road standards be maintained for park-and-fly projects

Planning Commission Recommendation

on

Proposed Code Amendments

Planning Commission Recommendation

On December 15, 2013:

- PC voted 5-0 to recommend that City Council adopt the proposed ordinance as written

NEXT STEPS

Today's CSS:

- **Today's Council review**

February 12, 2013, RCM:

- **Potential date of Council action**

END OF PRESENTATION

WallyPark

…What would WallyPark look like under

existing code 'V' **proposed code** (no Development Agreement)

	Existing Code	Proposed Code
Start with **Base stalls**	300	1000
Bonus Program (open space, retail & water feature)	213 stalls	806 stalls
Total Stalls Permitted	*513 STALLS*	*1806 STALLS*

Actually constructed ~1700 stalls

MasterPark

…What would MasterPark look like under

existing code 'V' **proposed code** (no Development Agreement)

	Existing Code	Proposed Code
Start with **Base stalls**	300	1000
Bonus Program (open space, retail & water feature)	235 stalls	516 stalls
Total Stalls Permitted	*535 STALLS*	*1516 STALLS*

Actually constructed ~1039 stalls