

NEW AMENDMENTS FROM ULI PANEL RECOMMENDATIONS
APRIL 14, 2010

Number	Proposed Code Section	Subject	Amendment Summary
8C	30.34A.030	FARs and FAR bonuses	<ul style="list-style-type: none"> • Reduce all FAR in Table 30.34A.030(1) by one-half where a development is within 150 feet of an R-9600, R-8400 or R-7200 zone. • To be eligible for the FAR for “mixed use,” require that the entire first floor of a proposed development to be devoted to retail or require that at least one-half of the area of the first floor be devoted to retail uses and double the non-retail area on the first floor to be used as retail on other floors within the building. The Council may consider other potential requirements to expand or reduce the amount of retail required in a mixed use development. • Eliminate the FAR bonus for health clubs. • Create a new FAR super bonus for district energy systems. A district energy system is a central facility that produces energy for the district or urban center and supplies it to a group of buildings or facilities, typically in the form of hot water, steam or chilled water. Forms of renewable energy that could be used include biomass (such as wood waste), geothermal power, and waste heat from industrial facilities. • Provide that the bonus for green roofs and rooftop solar panels may not be combined with the new district energy super bonus. • Require that the parking structure bonus only apply if the parking structure is set back from street by 100 feet or more or is appropriately screened from the streetscape. • Provide for a bonus for providing affordable housing up to 15% of total project <ul style="list-style-type: none"> ○ For purposes of this section, affordable housing is rental or ownership housing that has gross housing costs which do not exceed 30 percent of the gross income of a low income household. ○ A low income household is one whose income is between 50 percent and 80 percent of the county median income. This percentage may increase to 120 percent of the county median income for owner-occupied housing. ○ Gross housing costs for owner-occupied housing include mortgages, amortization, taxes, insurance and condominium or association fees, if any. Gross housing costs for rental units include rent and utilities. • Reduce the FAR bonus for use of TDR credits to 2,000 square feet and change the payment in lieu of TDR credits from \$14 to \$21 per square foot • Reduce the 1% arts bonus from .5 to .1 FAR • Eliminate the LEED and Build Green FAR bonuses

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8D	30.34A.030	FARs	This amendment would add a new FAR for ground level retail uses to encourage development of retail space on the street level. The new FAR would be a minimum of .25 and maximum of 2.0 for ground level retail. The new maximum allowable FAR with bonus would be 2.25 and the maximum allowable FAR with super bonus would be 5.0.
8E	30.34A.040	Height limits	This amendment would revise 30.34A.040 to limit the height of buildings within 150 feet of an R-9600, R-8400 or R-7200 zone to two times the height limit in the adjacent R-9600, R-8400 or R-7200 zone; and buildings between 150 feet and 300 feet of an R-9600, R-8400 or R-7200 zone to three times the height limit in the adjacent R-9600, R-8400 or R-7200 zone.
10B	Proposed New Section 30.34A.085	Transportation Requirements	Should the Council approve the amendment adding a section requiring an urban center development to provide for access to public mass transit by requiring urban center development to provide for or be within one-quarter mile of high capacity mass transit such as buses or train, this revision would clarify that high capacity transit routes are things like light rail lines and regional express bus routes and that transit corridors refer to routes that contain multiple bus routes (but those bus routes do not necessarily have to be express buses or regional bus lines).
12A	30.34A.170	Submittal Requirements	This amendment would revise 30.34A.170 to add regulations that would require the following to be part of an application for an urban center development project that borders Puget Sound: <ul style="list-style-type: none"> • Environmental Impact Statement; • Copy of an executed development agreement between the developer, Snohomish County and any city or town whose municipal boundaries are within one mile of the proposed urban center development or whose urban growth area includes the subject site or whose public utilities or services would be used by the proposed Urban Center development to review and discuss proposed site plans and project design; and • The written recommendations of a design review committee with opportunity for public comment to review and make recommendations on the design of an urban center development.
9C	30.34A.180	Project review process	This amendment would adopt a hybrid project review process that would involve the creation of a design review advisory committee whose members are architectural or building experts from the community where an urban center development is proposed. The advisory committee would hold a public meeting and prepare written recommendations that would accompany the project application. The Hearing Examiner would review the application and recommendations and would approve or disapprove, or condition the project. There would be a right of appeal to the Superior Court from the Hearing Examiner's decision.

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10C	30.91U.085	Definition of urban centers	<p>This amendment would revise the definition of urban centers with regard to the transportation requirements, as follows:</p> <p>30.91U.085 “Urban center” means an area with a mix of high-density residential, office and retail ((development))<u>uses</u> with public and community facilities and pedestrian connections located along designated high capacity <u>transit routes such as light rail lines or regional express bus routes</u> or transit corridors <u>that contain multiple bus routes</u>.</p>