

MIXED USE DEVELOPMENTS

Purpose– How to encourage new retail/commercial development to kick-start an economic renaissance in Sultan?

Outcomes –

1. Direction to staff on whether to proceed with proposed amendment.
2. Timing of amendment with Comprehensive Plan update
3. Steps necessary before, during and after consideration
4. Policy direction on percentages of housing/retail

Attachments

- A. Propose amendments to Highway Oriented Development zone
- B. Focused Growth Alternatives – Mixed Use Case Studies (Redmond)
- C. Mill Creek Town Center
- D. Burien Town Square

Discussion

- The Stanton Group has requested a code amendment to allow mixed use development in the HOD zone in order to develop the property at the corner of Rice Road and US 2 (**Attachment A**).
- The current conceptual drawings show between 600-700 residential units, 26,000 sqft. of office space and 80,000 sqft. of retail space.
 - Grocery stores typically yield about \$1.18 of retail sales per year per sq. foot of space. There is a bit of variation, based on the amount of taxable goods sold in grocery stores. If there's a deli, it will be on the high side of \$1.18. For comparisons, QFC and Albertsons are typically about 32,000 square feet.
 - Restaurants will yield about \$3.24 of retail sales per square foot per year. For restaurants, 3500 sq. feet is the average. Some fast foods can do more with less, but \$3.24 is an average that you can expect at a minimum.
 - Very nice sales taxes comes from camera stores and vendors that sell large ticket items like motorcycles, snowmobiles, etc. For the remaining businesses, jewelry stores are good, as are hardware.
 - Extremely bad are chiropractors, real estate offices, medical offices, and the likes. Also lousy are drug stores and churches (bad for sales tax; good for the soul).
- The HOD zone encompasses approximately 200 acres of property along US 2 between the east and west ends of the City.
- The proposed change could have a significant impact on the city's land use element and levels-of-service

MIXED USE DEVELOPMENTS

Overview of Mixed Use

- Mixed use developments (MUD) typically provide a combination of at least three compatible land uses permitted by the underlying zoning district which are integrated in one development.
- A mix of office, retail and commercial uses, government activities, restaurants, entertainment and cultural uses are often found in mixed use developments.
- The Urban Center (UC) zone in downtown Sultan provides an example of a mixed use which currently has professional offices and retail uses on the first floor or ground level and residential units or apartments on the second level.
- The Urban Center district allows Multifamily dwellings at a density of 24 units per acre as an outright permitted use and also encourages second and third story residential units over ground level commercial and office developments.
- One incentive to encourage mixed use development projects in the Urban Center District allows the reduction of the required off street parking requirements by 50%.
- Larger mixed use developments can also include Public Uses such as a Park sites or other open areas to respond to the needs of the residential units within the Mixed Use Development and the general public frequenting the commercial shops, offices and other uses within the development.

Sultan Regulations

- In 1995, when the Sultan municipal code was adopted after completion of the Comprehensive Plan, both the Urban Center and the Highway-Orientated Development zoning districts provided for multifamily dwellings with an average density of 24 units per acre.
- The HOD zone is confined to areas along the Highway 2 corridor.
- In June 2002, the City Council adopted the Industrial Park Master Plan. The zoning proposed for the Master plan recommended uses in the HOD would be changed "so that development will not compete with the City's adopted goals and policies for the economic revitalization of the downtown Main street area."
- The actions necessary to implement the Industrial Park Master Plan involved a Supplemental Environmental Impact statement and an amendment to the 1995 Comprehensive Plan. Initiation of the Master Plan commenced in January of 1997 and was finalized in June of 2002.

MIXED USE DEVELOPMENTS

Multifamily residential units were removed as a permitted use in the HOD zone in June of 2002

Considerations for Mixed Use Development Standards

1. Income producing uses
2. Types of Land uses allowed: Commercial, Industrial, Retail, Office and Public facilities
3. Size restrictions on allowed uses to support sale tax revenues.
4. Locations Downtown or along Major traffic generators.
5. Minimum size requirements for a development
6. Impacts on City services
8. Design requirements and bonuses.
9. Incentives

Potential Impacts Positive:

1. Revitalization tool
2. Innovative land use tool to initiate, direct and expand an economic base
3. Develop residential housing options.
4. Centralize municipal service requirements and impacts
5. Promote Transit
6. Create a Live-Work- Play environment
7. Create a community image

Negative:

1. Change a community's Vision from "small-town" to suburban/urban
2. Reduction in potential commercial revenues from commercial zoned properties.
3. Major Impact on municipal utility services and traffic patterns.
4. Fire protection measures for increased building heights.

MIXED USE DEVELOPMENTS

In addition to the discussion points consider above, enclosed a Mixed Use Development summary of the zoning codes for the City of Mill Creek and City of Burien.

City of Mill Creek

Maximum Units/Acre	24 units/acre	MCMC 17.15.060
	Up to 30 units/acre w/commercial use on ground floor	MCMC 17.15.060
Minimum Lot Area	Not specified.	
Minimum Lot Width	Not specified.	
Minimum Lot Depth	Not specified.	
Street Setback	5 feet min. to 15 feet max. from back of sidewalk OR	MCMC 17.15.090
	10 feet min. to 20 feet max. from back of curb OR	MCMC 17.15.090
	0 feet for any portion of development that includes commercial and/or office uses on ground floor	MCMC 17.15.090
Side Yard Setback	Total of 10 feet, no side less than 5 feet	MCMC 17.15.090
Rear Yard Setback	None.	MCMC 17.15.090
Maximum Building Height	50 feet	MCMC 17.15.080
Maximum Lot Coverage	40% or 50% w/commercial use on ground floor	MCMC 17.15.070

MIXED USE DEVELOPMENTS

City of Burien

Maximum Units/Acre	Based on maximum gross floor area ratio, could be as high as 75 units/acre.	BMC 19.15.025-1(G)
Minimum Lot Area	None.	BMC 19.15.025 Use Zone Chart
Minimum Lot Width	Not specified.	
Minimum Lot Depth	Not specified.	
Front Setback	0 feet	BMC 19.15.025 Use Zone Chart
Interior Setback	0 feet	BMC 19.15.025 Use Zone Chart
Side Yard Setback	Not specified.	
Rear Yard Setback	Not specified.	
Maximum Building Height	8 stories	BMC Figure 19.15.025-1(F)
Maximum Building Coverage	85%	BMC 19.15.025 Use Zone Chart
Maximum Impervious Coverage	95%	BMC 19.15.025 Use Zone Chart

16.12.050 Highway-Oriented Development (HOD) Zone.

A. General Description of Character and Intent of the Zone. This zone includes areas that have the potential to accommodate moderate to dense highway-oriented development along Route 2. Commercial and office uses as part of a planned retail center are envisioned for this zoning district.

B. Types of Permitted Uses.

1. Residential. Buildings occupied or intended to be occupied for residential purposes and supporting activities.

a. Caretaker residences.

b. Duplexes, attached dwellings (townhouses, patio homes), zero-lot line dwellings and multiple-family dwellings as part of a HOD Mixed Use Development.

2. Hotels and Guest Houses. Any building used or intended to be used, rented, or hired out to be occupied for sleeping purposes by guests.

a. Apartment hotels;

b. Hotels;

c. Motels;

d. Bed and breakfast inns;

e. Guest houses.

3. Retail Trade Establishments/Wholesale Trade Establishments. Establishments primarily engaged in providing finished products to individuals and retailers.

a. Pawnshops;

b. Bakeries;

c. Apparel and accessories shops;

d. Florists and plant nurseries;

e. Gift shops;

f. Book and stationery stores;

g. Electrical and electronic products shops;

h. Furniture stores;

i. Handicraft, craft, and artisan shops;

j. Home building supply stores;

k. Grocery stores/supermarkets;

l. Household items stores;

m. Office furnishings and equipment stores;

n. Photographic equipment/camera shops;

o. Sporting goods stores;

p. Automobile service stations;

q. Car washes;

r. Automobile sales and services;

s. Automobile rental agencies;

t. Shopping centers;

u. Retail food establishments;

v. Pharmacies;

w. Bars/taverns/cocktail lounges;

x. Flea markets;

- y. Theaters/museums/art galleries;
 - z. Public transit terminals;
 - aa. Agricultural produce stands (temporary use as part of planned retail center);
 - bb. Video rentals and sales.
4. Personal Service Establishments. Establishments primarily engaged in providing services to individuals.
- a. Barber shops;
 - b. Beauty salons;
 - c. Health clubs;
 - d. Private clubs;
 - e. Funeral homes/mortuaries;
 - f. Shoe repair shops;
 - g. Opticians;
 - h. Automobile fuel dispensing and repair and servicing conducted inside a building;
 - i. Laundromats/laundry and dry cleaning establishments;
 - j. Day care centers;
 - k. Veterinarians/animal kennels and shelters;
 - l. Banks.
5. Business and Professional Offices. Establishments primarily engaged in rendering services to businesses or private individuals on a contract or fee basis.
- a. Advertising agencies;
 - b. Accounting services;
 - c. Legal services;
 - d. Finance, insurance, and real estate services;
 - e. Health care facilities/doctors' and dentists' offices;
 - f. Employment services;
 - g. Travel agencies;
 - h. Professional consultants;
 - i. Off-set printing and publishing/photocopying/photo processing services.
6. Government Services, Public Utilities, and Quasi-Public Facilities. Government agencies and entities that provide administrative and related services to the community.
- a. Libraries;
 - b. Government offices;
 - c. Post offices;
 - d. Public safety (police/fire) stations.
7. Mixed Use Developments. A development that contains uses from three (3) or more of the above category types of permitted uses subject to SMC 16.54.
8. Recreational and Entertainment Facilities. Active or passive recreational areas or establishments engaged in providing amusement or entertainment services.
- a. Ball parks;
 - b. Urban parks;
 - c. Night clubs combined with a bar or restaurant, etc.;
 - d. Game/video arcades.
9. Miscellaneous Associated Facilities.
- a. Recreational vehicle parks;
 - b. Tattoo parlors.

- 10. Manufacturing.
 - a. Food processing in conjunction with retail sales of food/beverage products.
- C. Conditional Uses.
 - 1. Manufacturing Uses.
 - a. Freezer plants/cold storage/food mills/fertilizer production and storage;
 - b. Apparel/finished products;
 - c. Building construction yards;
 - d. Electrical/electronics;
 - e. Metal products;
 - f. Computer equipment;
 - g. Leather products;
 - h. Adult entertainment.
 - 2. Lift stations/wells/pumps.
 - 3. Substations.
 - 4. Houses of worship.
 - 5. Transmission lines.
 - 6. Seasonal parking facility.
- D. Temporary Uses.
 - 1. Agricultural produce stands as part of a planned retail center.
 - 2. Accessory Uses.
 - a. Caretaker residences;
 - b. Parking structures.

E. All of the above uses shall be permitted in the HOD zone; provided, that all of the standards for each use, as specified in the following table of dimensional and density requirements, and those performance standards that apply to the proposed development have been observed. The performance standards that could apply include those found in the following list:

- 1. Residential performance standards (including subdivision regulations);
- 2. Mixed Use Developments standards;
- 3. Nonresidential performance standards;
- 4. Off-street parking and loading standards;
- 5. Sign standards;
- 6. Hillside and geologically hazardous development standards;
- 7. Recreational and open space standards;
- 8. Streams and wetlands standards;
- 9. Landscape standards;
- 10. Stormwater management standards;
- 11. Shoreline management standards;
- 12. Vegetation protection standards;
- 13. Floodplain protection standards;
- 14. Wellfield/groundwater protection standards;
- 15. Fish and wildlife areas protection standards;
- 16. Industrial park master plan.

Highway-Oriented Development (HOD) Zone
Table of Dimensional and Density Requirements

Uses Permitted	Maximum Units/Acre ¹³	Minimum Lot Dimensions			Minimum Yard Setbacks (ft) ¹²			Max. Bldg. Hgt. (ft) ¹⁰	Max. Lot Coverage (%) ¹⁴
		Area	Width (ft)	Depth (ft)	Front	Each Side	Rear		
Caretaker Residence	—	4,500 sq. ft.	50	90	25	10	25	30	25
Duplexes, Attached Dwellings, Zero-lot line Dwellings & Multiple-family Dwellings ⁹ (as part of HOD Mixed Use Development)	24	1 acre	100	100	5	3	10	—	70
Guest Houses	12 rooms	0.5 acres	100	100	25	10	25	30	35
Hotels/Apartment Hotels	30 rooms	0.5 acres	100	100	25	10	25	30	35
Motels	30 rooms	1 acre	100	200	25	10	25	30	25
Bed and Breakfast Inns/Guest Houses	16 rooms	0.5 acres	100	100	25	25	25	30	25
Retail Trade Establishments ¹	—	10,000 sq. ft.	70	80	25	10	25	30	25 ⁶
Agricultural Produce Stands/Plant Nurseries ^{5, 8}	—	10,000 sq. ft.	70	80	25	10	10	30	50
Home Building Supply Stores	—	1 acre	100	200	50	25	50	30	35 ⁶
Flea Markets ^{3, 8}	—	1 acre	100	200	25	25	25	30	25
New and Used Car Sales and Service Facilities ⁸	—	1 acre	100	200	25	25	25	30	25 ⁶
Automobile Service Stations/Car Washes	—	0.5 acres	100	100	25	25	25	30	25
Automobile Rental Agencies	—	10,000 sq. ft.	70	80	25	10	25	30	20
Shopping Centers	—	2 acres	200	300	25	25	50	30	25 ⁶
Wholesale/Storage/Distribution Facilities ⁸	—	1 acre	100	200	25	25	25	30	40 ⁶
Personal Services Establishments ¹	—	10,000 sq. ft.	70	80	10	10	25	30	35 ⁶
Veterinarians/Animal Kennels	—	0.5	100	100	25	25	50	30	40

and Shelters ⁸		acres							
Public Transit Terminal Facilities	-	2 acres	200	200	50	25	50	30	20
Parking Structures ⁴	-	0.5 acres	100	100	10	10	10	30	60
Automobile Repair and Service Facilities	-	0.5 acres	100	100	25	25	50	30	25
Business/Professional Services Establishments ¹	-	10,000 sq. ft.	70	80	10	10	25	30	35 ⁶
Libraries	-	0.5 acres	100	100	25	20	25	30	40 ⁶
Government Offices	-	10,000 sq. ft.	70	80	10	10	25	30	35 ⁶
Post Offices	-	1 acre	100	200	25	20	60	30	25 ⁶
Health Care Facilities	-	0.5 acres	100	100	25	25	25	30	25 ⁶
Public Safety (Police/Fire) Stations	-	0.5 acres	100	100	25	25	40	30	35 ⁶
Mixed Use Developments	--	8 acres	300	300	25	10	25	--	70
Sewage Lift Station/Water Pump Station ³	-	0.5 acres	100	100	25	30	30	30	40
Electrical Substations ^{3,8}	-	10,000 sq. ft.	70	80	25	15	25	30	40
Transmission Lines ³	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tattoo Parlors ^{7,8}	-	1 acre	100	200	25	25	35	30	25
Houses of Worship ³	-	1 acre	100	200	25	25	25	30	30 ⁶
Recreation Facilities	-	2	2	2	2	2	2	30	10
Game/Video Arcades ¹	-	10,000 sq. ft.	70	80	25	25	25	30	25
Night Clubs ⁸	-	1 acre	100	200	25	30	50	30	25
Adult Entertainment Facilities ^{3,7,8}	-	1 acre	100	200	25	25	35	30	25
Recreational Vehicle Parks ⁸	20 vehicles	2 acres	200	200	50	25	25	30	10
Seasonal Parking Facility ^{3,8}	-	2,500 sq. ft.	50	50	10	5	5	N/A	N/A
Limited Food/Beverage Processing Facilities ⁸	-	1 acre	100	200	25	25	25	30	30 ⁶
Manufacturing Uses ^{3,8}	-	1 acre	100	200	25	25	25	30	30 ⁶

¹Permitted subject to inclusion in a planned retail center or mixed use development. Establishments larger than 10,000 g.s.f. may be freestanding.

²Minimum dimensional requirements for recreational facilities shall be established by the building and zoning official, based on the recreation performance standards.

³Conditional use.

⁴Temporary use as part of a planned retail center or mixed use development.

⁵Accessory use.

⁶Transfer of floor area from critical areas may be applicable:

Buildable Area Calculation – Transfer of Floor Area. An owner of a site or property containing critical areas (streams and wetlands) may be permitted to transfer the available floor area attributed to the size of the critical area to the unconstrained portion of the same site or property, and reduce the parking requirements for the development by an area equal to the floor area transferred, subject to the following requirements:

- (1) The critical area and or stream corridor and required buffers be dedicated to the city as an easement.
- (2) The minimum parking requirements for the proposed single-story land use, based on maximum lot coverage and net usable lot area is provided.

⁷No adult entertainment facility or tattoo parlor shall be located any closer than 400 feet from the nearest right-of-way line of State Route 2, nor shall any such facility be located within 1,000 feet of any school or house of worship.

⁸Not permitted in HOD Mixed Use Developments.

⁹Permitted use as part of HOD Mixed Use Developments.

¹⁰Height limits for any use as part of HOD Mixed Use Developments permitted shall be subject to the HOD Mixed Use Development Standards SMC 16.54.

¹¹Does not apply to internal lot lines within the same structure.

¹²Measured to the nearer of the back of sidewalk or ROW line. Setbacks for uses within a HOD Mixed Use Development shall be pursuant to SMC 16.54.060.

¹³For HOD Mixed Use Developments, density compliance shall be calculated by dividing the total number of proposed units in the entire development by the total gross site acreage of the entire development.

¹⁴Maximum lot coverage for HOD Mixed Use Developments subject to the open space requirements.

(Ord. 796-02 § 1; Ord. 780-02 § 12; Ord. 765-01 §§ 5, 6; Ord. 630 § 2[16.07.050], 1995)

**Chapter 16.54
HOD MIXED USE DEVELOPMENT STANDARDS**

16.54.010 Definition.

Mixed Use Developments - A development that contains uses from three (3) or more of any of the following categories of permitted uses listed in SMC 16.12.050 Highway-Orientated Development (HOD) zone. All uses allowed within a Mixed Use Development shall be treated as a commercial purpose pursuant to SMC 21.06. No more than forty (40%) of the gross site acreage may be any one (1) category of permitted use.

1. Residential
2. Hotels and Guest Houses
3. Retail Trade Establishments/Wholesale Trade Establishments
4. Personal Services Establishments
5. Business and Professional Offices
6. Government Services, Public Utilities, and Quasi-Public Facilities

16.54.020 Application.

This chapter contains performance standards that apply to mixed use developments in the HOD zone. These standards regulate mixed use building development in the HOD zone and are applied over and above those standards imposed by other sections of this unified development code. The provisions of this section shall take precedent over any conflicting sections of the SMC.

16.54.030 Site Requirements.

In order to assure for proper open space the minimum site that may be subjected to mixed use development in the HOD zone is eight (8) acres and must be fronted on Highway 2.

16.54.040 Height Limits.

The height of structures varies based on building location within a site pursuant to SMC 16.54.060. The maximum height of structures shall be sixty-eight (68) feet measured from average grade to roof plate. Sloped roofs are permitted to extend up to twelve (12) feet above the roof plate if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abutting rights-of-way and public open spaces. Parapets may extend up to three (3) feet above the roof plane.

In meeting this requirement, buildings will normally include terracing of upper floors and modulation of front facades.

16.54.050 Building Setbacks at the perimeter of an HOD Mixed Use Development.

Building setbacks from the lot lines of a parcel or group of parcels forming the perimeter of an HOD Mixed Use Development are as follows;

The greater of:

1. The height of the building measured to the roof plate; OR
2. Twenty-five (25') feet from the property line.

Except that; If any attached dwellings or zero lot line dwellings has its primary entrance on a street (other than Highway 2) forming the perimeter of the development and is serviced by an alley, then the setback requirements are per the Highway-Oriented Development (HOD) Zone Table of Dimensional and Density Requirements 16.12.050.

16.54.060 Buffers and Landscaping.

Chapter 16.104 applies to the development of the subject property. The City will determine required buffers for the proposed development as part of the approval process based on the following:

- a. The buffering should integrate development of the subject property with compatible development on adjoining property to provide a unified appearance.
- b. The buffering should provide some separation and visual relief for present or reasonably anticipated residential use on adjoining property.

16.54.070 Parking Standards

The off-street parking requirements of Chapter 16.60 SMC shall apply to mixed use developments in the HOD zone with the following exceptions;

- a. The total number of required parking stalls required for a development shall be allowed to include on-street parking provided internal to the development as necessary to meet overall parking requirements.
- b. Due to the pedestrian nature of mixed-use developments the number of required spaces pursuant to the Table of 16.60.140 for certain uses shall be reduced as follows:

RESIDENTIAL USES

Hotels and Similar Uses Providing Overnight Accommodation	1 space for each room available for rent
Multiple-Family Dwelling Units	1.5 spaces per dwelling unit

RETAIL COMMERCIAL ESTABLISHMENTS

Convenience Stores	1 space per 200 square feet of gross floor area
Grocery Stores/Super Market Drug Store/General Merchandise	1 space per 250 square feet of gross floor area
Other Retail Sales Establishments	1 space per 500 square feet of gross floor area
Eating and Drinking Places (no Drive-In or Fast Food)	1 space per 300 square feet of gross floor area
Drive-In or Fast Food Restaurant	1 space per 500 square feet of gross floor area

BUSINESS/PROFESSIONAL OFFICES/BANKS

1 space per 300 square feet of gross floor area

RECREATIONAL FACILITIES

Parks and Recreational Areas 1 space per 2,500 square feet of land area

16.54.080 Recreation Standards.

Recreational facilities to serve the residents of HOD Mixed Use Developments shall be provided as follows:

- a. Recreation areas shall be calculated at an amount equal to two hundred square feet (200 sq.ft.) per dwelling unit.
- b. Recreation areas shall be a minimum of one thousand two hundred square feet (1200 sq.ft.).
- c. Each recreation area shall be centrally located and easily accessible by walkways so that it can be conveniently and safely reached and used by those residents it is designed to serve.
- d. Each recreation area shall be constructed on land that is reasonably flat, dry, and capable of serving the purpose intended; provided, that steeply sloped areas and/or floodplains may be used in the development of these recreation areas if flat or dry areas are not available. Steeply sloped lands (in excess of twenty percent) may be appropriate for natural recreation areas. Floodplains are appropriate to be used for baseball, softball, or football fields. However, permanent structures shall be kept to a minimum in floodplains. Active recreation facilities shall not be placed within environmentally sensitive area buffers.
- e. Each development shall satisfy its recreation area requirements by installing the types of recreational facilities that are most likely suited to and used by the age bracket of persons likely to reside in that development. However, unless it appears through a study prepared by an authorized representative of the developer that less than five percent of the residents of any development are

likely to be children under twelve (12), or can be demonstrated that the proposed project will be marketed to age groups unlikely to include children, then at least fifteen percent (15%) of the required recreation area must be satisfied by the construction of "tot lots" (i.e., areas equipped with imaginative play apparatus oriented to younger children as well as seating accommodations for adult supervision).

- f. The number of required recreational facilities provided shall be relative to the size of the residential project as listed in Table 1 of SMC section 16.72.050.
- g. The types of recreations facilities provided in the development shall be selected from the following list with the order of importance being placed on the residents that will be served by the facilities:
 - a. Picnic Areas;
 - b. Tot Lots;
 - c. Hiking, Jogging and/or biking trails;
 - d. Multi purpose Sport Courts;
 - e. Play fields (i.e. Baseball, Soccer, football, etc.);
 - f. Swimming pool area with a minimum eight hundred square foot (800 sq.ft.) pool and three thousand two hundred square foot (3200 sq.ft.) deck;
- h. In Developments containing any residential dwelling units required to be ADA accessible, twenty-five percent (25%) of the recreational facilities shall be ADA accessible, pursuant to IBC Chapter 11, 1103.1.9.1, as adopted and amended by the city.
- i. All recreational areas and facilities and equipment provided and constructed shall meet the minimum requirements of the Consumer Product Safety Guidelines for Public Playgrounds and the American Society for Testing and Materials F1487.
- j. Recreation areas shall be landscaped and provided with sufficient natural or manmade screening or buffer areas to minimize impacts upon adjacent residences. At a minimum, all recreation areas shall have continuous landscaped buffers around their perimeters at least fivefeet (5') wide and shall also provide protective fencing if deemed necessary by the city. The plant material selected to be planted within buffer areas shall be such that they will provide a vegetative screen that shall reach a minimum height of six feet (6') at maturity. All new vegetative material shall be guaranteed for a period of at least two (2) years after installation.
- k. If an applicant wishes to provide recreational facilities in a manner that is not consistent with these standards, either by dedication or construction of improvements off-site, or by financial contribution, this shall be allowed in the same manner and under the same terms as provided for in SMC 16.72.050.

16.54.090 Open Space Standards

In addition to the recreation facilities requirement, at least fifteen percent (15%) of the total land area of any residential subdivision shall be dedicated as open space. Open space shall be conveyed to homeowners' association by written instrument, or dedicated to the city under conditions subject to city approval.

- a. **Open Space Permitted Uses.** Floodways and environmentally sensitive areas, lands with slopes of twenty-five percent (25%) or more, utility easements and lands not included within lots to be developed and sold or utilized for required public improvements shall be recorded as open space. Environmentally sensitive areas shall be marked with native growth protection signs. At least seventy-five percent (75%) of the gross required open space area shall be open space free of structures or other improvements, whether public or private. In the event that it is deemed necessary to set aside any portion of the site for public buildings, an agreement shall be entered into between the applicant and the City of Sultan.

Chapter 16.56

NONRESIDENTIAL PERFORMANCE STANDARDS

Sections:

16.56.010 Application.

16.56.020 Categories of use.

16.56.030 Performance standards.

16.56.040 Supplemental standards for drive-through facilities.

16.56.050 Supplemental standards for mixed-use or split-use development.

16.56.060 Supplemental standards for recreational vehicle parks.

16.56.010 Application.

This chapter contains performance standards that apply to nonresidential uses. Nonresidential land uses regulated in this section include commercial, tourism, office, light and heavy industry, and certain public/semi-public uses. These standards regulate building development and are applied over and above those standards imposed by other sections of this unified development code. These supplemental standards are necessary for those land uses having characteristics that may have negative impacts without the additional regulations. (Ord. 630 § 2[16.10.020], 1995)

16.56.020 Categories of use.

The following categories of land use shall be subject to the standards contained in this section.

A. Public/semi-public: institutional uses and public services uses only.

B. Office uses.

C. Commercial uses: general commercial, commercial recreational, automobile-oriented commercial (gas stations, auto repair shops, tire shops, etc.), home building supply outlets, plant and landscape nurseries, and shopping centers.

D. Industrial uses: industrial, wholesaling, warehousing, and distribution activities.

E. Tourist facilities: hotels, bed and breakfast inns, and entertainment activities. (Ord. 630 § 2 [16.10.020(1)], 1995)

16.56.030 Performance standards.

The development of a nonresidential use shall be allowed only in full compliance with the standards of this and other relevant sections of this code.

A. Subdivision of Land. Any land, proposed to be subdivided for the purposes of nonresidential activity shall adhere to all of the requirements for the subdividing of land in the city contained in Chapter 16.28 SMC.

B. Building Placement.

1. There is no minimum required distance between adjacent buildings on the same lot; provided, that when a building exceeds two stories in height, the minimum distance from an adjacent building or property line shall be increased by two feet for each story above two.

2. Certain nonresidential development in the UC zoning district may build up to the right-of-way line of the abutting roadway. These are enumerated in the table of dimensional and density requirements for the UC zoning district contained within this code. However, buildings, signs, or other structures shall not be placed in the sight triangle specified in the landscape performance standards.

3. Where any lot in the LMD, MD, or HD zoning districts is proposed for nonresidential development, a landscaped buffer shall be required along the property line boundary. If, however, a nonresidential development is proposed to be built in these zoning districts immediately adjacent to an existing nonresidential use, no landscaped buffer will be required along the common property line of the existing and proposed nonresidential development. The buffer shall be no less than 15 feet wide and consist of a least three rows of plantings that shall be installed in a staggered manner 10 feet on center. The plant species selected shall attain a height of at least six feet at maturity.

4. Access driveways to any commercial development on an individual parcel in the LMD, MD, HD, and HOD zoning districts shall be at least 75 feet apart from each other, measured from centerline to centerline. However, where driveways are each one-way and each being no more than 12 feet wide, the two driveways shall be counted as a single unit of access for the purposes of this code.

C. In no case shall any commercial development be permitted on minor streets in the LMD and MD zoning districts. In these zoning districts, commercial development shall only be allowed on collector or arterial roadways, as defined by the adopted city of Sultan comprehensive plan. (Ord. 630 § 2[16.10.020(2)], 1995)

16.56.040 Supplemental standards for drive-through facilities.

A. Purpose. Supplemental standards are provided for uses with drive-through facilities to ensure protection from potential traffic hazards. These standards are to be applied in addition to all other applicable standards of this code.

B. Standards.

1. Driveways proposed to service commercial development shall be separated 75 feet or more between properties. Where driveways are each one-way and each no more than 12 feet wide, the two driveways shall be counted as a single unit. When, because of existing development, it is mathematically impossible to achieve this requirement for a proposed commercial project, the applicant shall attempt to secure an access easement from an adjoining commercial development. If this is impossible to secure (as evidenced by a written denial by both adjoining property owners of the request), the building and zoning official may permit a waiver of this requirement. However, in doing so, any new access driveway shall be located as far as possible from all existing access drives.

2. Approach lanes for the drive-through facilities shall have the following minimum widths: one lane – 12 feet; two or more lanes – 10 feet per lane.

3. Minimum linear distance for stacking of automobiles in the drive-through window lanes (measured from the commercial window at the building location):

- a. One drive-through window = 10 feet;
- b. Two drive-through windows = 10 feet;
- c. Three drive-through windows = 95 feet;
- d. Four drive-through windows = 80 feet;

e. Five drive-through windows = 65 feet.

4. The minimum distance from the proposed drive-through facility to the right-of-way shall be 65 feet, where no turns are required. This distance shall be measured from the drive-through station farthest from the main building. Where turns are required in the exit lane, the minimum distance from any drive-through window to the beginning point of the turn shall be 34 feet. The minimum turning radius shall be 17 feet.

5. The minimum distance from a drive-through facility to any residential building shall be 25 feet. This distance shall be measured at the narrowest point between the main building, an off-street parking area, or vehicle lanes, whichever is closer.

6. Alleys or driveways in residential areas adjacent to drive-through facilities shall not be used for circulation of customer traffic. (Ord. 630 § 2[16.10.020(3)], 1995)

16.56.050 Supplemental standards for mixed-use or split-use development.

A. When a parcel of land is proposed to accommodate a building that contains two or more uses in the LMD, MD, HD, UC or HOD zoning districts it shall not be necessary that the minimum land area requirements for each use be met.

B. However, where a building containing two or more uses is proposed to be built, the following conditions must be met:

1. Every use or activity proposed to be included is allowed in the zoning district where the building is proposed to be built;

2. Except for Mixed Use Developments subject to the standards of SMC 16.54, the minimum lot area, dimensional and density requirements (setbacks, lot coverage, etc.) for the most restrictive use proposed in the building must be met;

3. To compute the number of off-street parking spaces required for such a development, it will be necessary to calculate the requirements for each use and total them (unless it is demonstrated that certain proposed future uses shall not utilize the parking area at the same times, i.e., schools and churches); and

4. If off-street loading and unloading space(s) is required for any use, it must be provided. (Ord. 630 § 2[16.10.020(4)], 1995)

Chapter 16.72 RECREATIONAL AND OPEN SPACE STANDARDS

Sections:

16.72.010 Applicability.

16.72.020 Exemption.

16.72.030 Recreation standards – Purpose.

16.72.040 Recreation design requirements.

16.72.050 Types of recreation facilities to be provided.

16.72.060 Open space standards.

16.72.010 Applicability.

All types of residential subdivisions shall be required to provide recreation. In addition to the recreation requirements, residential developments shall meet the open space requirements of this title. Residential developments include condominium, multifamily, manufactured home parks and subdivisions. (Ord. 716-00; Ord. 630 § 2[16.10.060(A)], 1995)

16.72.020 Exemption.

Residential developments of less than 10 dwelling units and Mixed Use Developments subject to the standards of SMC 16.54 are exempt from the requirements of these standards. (Ord. 716-00; Ord. 630 § 2[16.10.060 (B)], 1995)

16.72.030 Recreation standards– Purpose.

The city has determined that it is important that each development provide recreational facilities to serve the residents of such developments. This includes all residential developments over 10 dwelling units. If recreation areas are to be dedicated to the public and transferred to the city of Sultan, the city shall have the right to impose further specifications relating to such dedication, approvals, and/or inspections to the park or open space. (Ord. 716-00; Ord. 630 § 2[16.10.060(C)], 1995)

FOCUSED GROWTH ALTERNATIVES

Mixed-Use Case Studies

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City of Spokane, Washington

Planning Services



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FOCUSED GROWTH SCENARIOS, MIXED-USE CASE STUDIES TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	3
INTRODUCTION: MIXED-USE CASE STUDIES.....	6
PLANNING FOR MIXED-USE DEVELOPMENT	8
IMPLEMENTATION OF MIXED-USE.....	10
PUBLIC ROLES IN MIXED-USE DEVELOPMENT.....	11
TOWN CENTER MIXED-USE: REDMOND, WASHINGTON.....	14
ADAPTIVE MIXED-USE: EVERETT, WASHINGTON	20
VERTICAL MIXED-USE: BELLEVUE, WASHINGTON	26
CORRIDOR MIXED-USE DEVELOPMENT: OLYMPIA, WASHINGTON	30
NEIGHBORHOOD MIXED-USE: PORTLAND OREGON.....	35
CONCLUSION	40

EXECUTIVE SUMMARY

The City of Spokane is considering two focused growth land use alternatives in the process of adopting a new comprehensive plan. Focused growth planning is being considered to meet the requirements of the 1990 Washington Growth Management Act, which mandates growth management for fast growing cities. In general, focused growth plans envision more intense development, located on multimodal transportation corridors, within selected areas of the city.

The new Spokane Comprehensive Plan will, if chosen by the community, set forth a vision of focused centers of population and employment growth through mixed-use development. Mixed-use development is the land use form most often used to mix housing, employment, and shopping and to meet growth management goals. The Leland Consulting Group was retained by the city to develop five case studies of northwest cities with successful mixed-use development and to assist the city in developing implementation strategies. The case studies explain what a mixed-use development is and provide successful examples of specific mixed-use developments in other cities. Spokane planning staff and community members can gain from the practical experience with planning and implementation of mixed-use offered by the case studies.



The Irvington Place Building, Portland Oregon. Forty-three condominium apartments, seven townhouses, and seven commercial spaces with underground and courtyard parking. Source: Leland Consulting Group.

Mixed-Use Development

Focusing population growth and mixing land uses are not new concepts in the field of planning. Many cities that developed during the turn of the century continue to have mixed-use development downtown. The image of western towns with two-story facades indicates how common housing above stores was in the past. Mixed-use was a practical result of the demand to efficiently utilize buildings and provide housing above ownership businesses. Today, mixed-use developments meet the same demand for efficient use of resources, especially when they are vertically integrated with housing above offices or retail. Residents of mixed-use are able to walk to work or shop beneath their apartment building or condominium. Spokane joins other northwest cities that are using mixed-use development to achieve planning goals that build on historic development patterns. However, each city has unique development patterns, economic conditions, and demographics that impact how these developments are built. In order to make it easier to compare mixed-use development from city to city, each case study uses a shared definition of mixed-use.

Three Income Producing Uses

To qualify as mixed-use, a development must have three significant, income producing uses such as housing, office, light industrial, and retail. One of the challenges of modern mixed-use is the complexity of attracting and planning for three different, income producing uses. Three uses actually help secure the development by spreading out higher costs among three or more tenants.

Functional and Physical Integration

Mixed-use developments are single developments that are comprised of different uses that have been intentionally integrated. Whether the development involves a hotel, a retail shop, or housing, the uses

must be integrated physically and functionally in order to truly be considered mixed-use. Physical integration allows access to each use through common areas, sidewalks, and shared parking and amenities. Functional integration allows dissimilar uses to operate successfully side-by-side and can prevent conflict between uses. Ideally, functional and physical integration leads to a better sense of place and more pleasant environment for users.

Conformance with a Plan

Many mixed-use developments integrate uses through a plan, indicating how they will develop, what types of uses the development will contain, and how these uses will be integrated. The case studies describe the use of a master plan to provide for phasing of development. Conformance with a plan also offers a mechanism to ensure the development will be a positive addition to a city when it is built and occupied.

The Case Studies

The five cities chosen for these case studies include four in Washington and one in Oregon. The use of regional examples binds together the goals of these cities with the conditions in Spokane. The studies illustrate a variety of planning situations: two suburban character developments, Redmond and Bellevue, Washington; two smaller cities, Olympia and Everett, Washington; and one larger city, Portland, Oregon. All of these cities are regulated under statewide growth management legislation and have experience integrating land use and transportation.

The case studies provide examples from a variety of urban settings including neighborhoods, downtown areas, commercial strip corridors, and town centers. The case studies examine a variety of development styles including:

- ◆ Vertical mixed-use
- ◆ Town center planned mixed-use
- ◆ Historic building adaptive mixed-use
- ◆ Corridor high-density residential mixed-use
- ◆ Neighborhood mixed-use

These different development styles and market conditions combine to provide a rich set of examples. Different developments require different planning approaches and provide an interesting contrast of how each city struggled with the implementation of mixed-use development.

Lessons Learned and Implementation

The City of Spokane will use these case studies as concrete examples of how planning policies and tools are used to implement mixed-use development. The analysis of how planning influenced the successful implementation of these projects is provided in the last section of each case study. Lessons learned offer key insights into what planning agencies and developers learned through experience and which implementation strategies will be valuable for Spokane.

One important insight is how regulation from a regional planning council can be a powerful planning tool, leading the way for cities. Three of the cities in the case studies—Redmond, Everett, and Bellevue—are designated “urban centers” in the [Puget Sound Regional Plan, Vision 2020](#).

Focused growth, such as high-density housing, can be politically difficult. Residents are afraid of the impact on their neighborhoods from increased density. However, when a regional government sets goals for designated areas to absorb a percentage of population and job growth, local jurisdictions have a mandate to find acceptable ways to focus growth in selected areas. In Olympia, the regional transportation plan was helpful in educating residents on the land use and transportation benefits of focused growth. After adoption of the regional plan, Olympia successfully adopted a focused growth corridor ordinance as part of its comprehensive plan.

Examples of Planning Tools and Policies

The case studies also illustrate effective planning tools and policies used by cities. Many of the cities used both specific and strategic planning tools to gain mixed-use development. Zoning is a specific planning tool that can be used to require a type of focused growth or integration of that focused growth into development. Redmond used specific tools when it set conditions on the planning of the subarea where the Redmond Town Center was developed; it required a master plan and open space before the land could be developed.

Strategic planning tools illustrated in the case studies include the innovative approach taken by the City of Bellevue. In downtown Bellevue, the city has designated certain areas where amenities are required when properties are developed, but density bonuses are provided if the developer builds to a threshold density. Strategic planning tools are used to leverage public sector policies for density and public amenities with developers' desires to find ways to reduce costs and increase profit. The case studies provide examples of these planning tools and how they are effectively applied to shape mixed-use development.

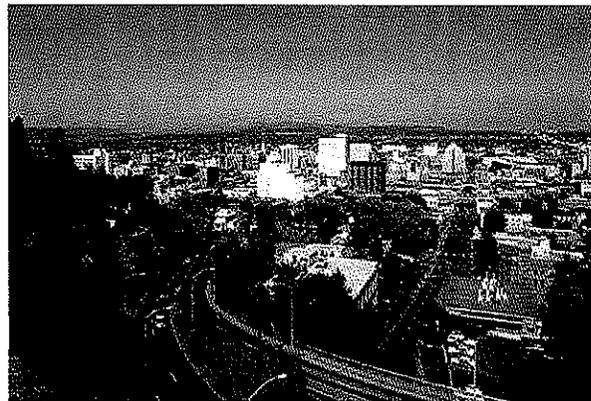
Implementation of Mixed-Use Development

The case studies offer examples of successful implementation of mixed-use development. The implementation sections reveal that planning policies and tools are often only part of the story of successfully built mixed-use projects. These tools and plans must be interpreted in a market and political environment. Even proactive, progressive planning with a regional vision has limited power to be implemented without strong market demand and political leadership. Most cities in this study enjoyed a strong economy over the last five years with population and job growth.

Mixed-use developments are complex projects that are challenging to program, finance, and market. One example of this challenge is the financing of the Belmont Dairy in Portland, Oregon. The lender required that the developer secure an anchor tenant who would sign a lease for 20,000 or more square feet before they would finance the project. Another case study revealed that a restaurant use might create a situation wherein lenders refuse financing because restaurants have a high failure rate. While challenging to plan, the functional and physical integration of uses can be used creatively to attract customers and leverage the increased foot traffic in a mixed-use development. The Redmond Town Center is designed to mimic a retail mall with uses that are spaced similar to a traditional enclosed shopping mall.

Political Support for Mixed-Use Development

The case studies also reveal the importance of the political support needed to implement mixed-use development. Political support can range from an active mayor who favors downtown revitalization to a situation like the Belmont Dairy wherein developers used early public involvement to gain neighborhood support. Most developers interviewed stressed the need to involve the public since neighborhoods have the political power to delay or prevent implementation. Political support for the Belmont Dairy also leveraged the interests of key Portland City Council members who wanted to start a housing investment fund. Leaders were able to argue that the project was a good example of how to address the need for affordable housing. Mixed-use implementation depends upon the active support and encouragement of residents, planners, and politicians.



A view of downtown Spokane. Source: World Wide Web.

INTRODUCTION: MIXED-USE CASE STUDIES

The purpose of these case studies is to provide the City of Spokane with useful planning tool examples and approaches used by Northwest cities that attract and expedite mixed-use development. The case studies preview cities with planning practices that encourage higher-density, pedestrian friendly, mixed-use development. They illustrate approaches taken by city planning agencies to integrate mixed-use into downtown areas, neighborhoods, and corridors.

The City of Spokane has outlined two draft land use alternatives involving focused growth through mixed-use development. The following descriptions represent some concepts being considered as tools for shaping growth and concentrating future development in Spokane.

Mixed-Use Centers and Corridors Alternative

The "Focused Growth, Mixed-Use Centers and Corridors Alternative" concentrates future growth in mixed-use districts, neighborhood centers, employment centers, and along mixed-use transportation corridors. Higher-density housing centered around or above service and retail facilities enables residents within one half mile radius of the center to walk or bicycle for their daily needs, and provide economic support for the businesses. The higher-density also allows for enhanced transit service between centers, along corridors, and to downtown. Focusing growth will result in a more compact urban form with less land being used at the edge of the city. It provides city residents with increased housing and transportation choices.

Central City Alternative

The "Focused Growth, Central City Alternative" focuses growth downtown and in areas adjacent to downtown. It develops a built environment within the Central City that attracts people and provides them with additional housing options. It adds uses within the Central City that support people and their ability and desire to live there. This growth scenario describes the Central City as an area where people can select from a variety of housing and transportation alternatives while accessing a revitalized urban center. Downtown and the areas immediately adjacent to the downtown become desirable places to live, work, shop, and have fun.

This Focused Growth Scenario adds additional people to the Central City. When growth is focused in the Central City, less land is needed at the edge of the city.

Introduction and Methodology

As Spokane considers different approaches to focusing development, it will benefit from the experience of the cities in the case studies. The case studies provide a conceptual framework for how mixed-use development relates to urban planning goals and practices. The first part of the report defines mixed-use and its role in relationship to urban planning. The rest of the report consists of the five case studies with project descriptions, planning context, and implementation information. The analysis provided at the end of each case study focuses on the planning policies and implementation strategy used in each development. The concluding "lessons learned" section provides practical experience for the City of Spokane.

Case Study Methodology

Research methodology was developed to provide the City of Spokane with a variety of planning examples, varying types of development, and a usable definition of mixed-use. Research steps included choosing a definition of mixed-use development, researching and selecting case studies, and outlining a case study format. First, several types of mixed-use were identified and the consultant team developed a list of cities with mixed-use examples. The selection of cities focused on smaller cities, primarily in the



A concept sketch from "Up on the Roof." New housing added above an existing retail building. Source: StastnyBrun Architects, City of Portland Planning Bureau; Leland Consulting Group.

Western United States, with good examples of planning policies and successful mixed-use projects. Information was gathered from interviews, reports, zoning codes and planning policies, and professional literature review. The research focused on gathering background information, reviewing planning policies, and assessing the lessons learned during project implementation.

PLANNING FOR MIXED-USE DEVELOPMENT

What is Mixed-Use Development?

Spokane joins other northwest cities interested in focused growth and more efficient use of resources through mixed-use. With a variety of styles of mixed-use development, it is particularly important that the following case studies share a working definition of mixed-use development. This definition is used to identify and describe the mixed-use projects and for discussion points in the project analysis. The following definition of mixed-use is based on a definition developed by the Urban Land Institute (ULI) and Leland Consulting Group.

Both developers and planners define development by the way the land is being used. For example, a "multifamily" development is the term used for apartments and a "single-family" development is the term used for homes with one dwelling unit. For purposes of the case studies, mixed-use is defined as a development that fits the following three criteria that distinguish it from other multi-use developments:

- ◆ A development with three or more significant income producing uses.
- ◆ A development with significant functional and physical integration.
- ◆ A development in conformance with a coherent plan.

Three or More Significant Income Producing Uses

Typically, a mixed-use development project needs at least three significant uses to produce enough income to cover heavy front-end investments, amortize costs over time, and provide a reasonable return. In most mixed-use projects, income producing uses include retail, office, residential, and/or lodging facilities.

Three or more significant uses also tend to be larger scale projects. Mixed-use development needs to be large in order to have sufficient building space to permit intelligent planning for the integration (vertical or horizontal) of different uses. The size of the project also provides a minimum critical mass that creates the required public image and market attraction necessary for a successful project.

Significant Functional and Physical Integration

Significant functional and physical integration distinguishes mixed-use developments from other development projects that may include three or more significant income-producing uses but do not integrate them. Integration of uses is a key to leveraging the advantages of a shared location and customer base.

Significant functional and physical integration requires that all project components be interconnected by pedestrian ways, which can be:

- ◆ A vertical mixing of project components into a single tower mega-structure (often occupying only one city block).
- ◆ Careful positioning of key components around centrally located focal points.
- ◆ Interconnection of project components through an elaborate pedestrian circulation network (e.g., subterranean concourses, walkways and plazas at grade, or aerial bridges between buildings).
- ◆ Extensive use of escalators, elevators, moving sidewalks, and other mechanical means of facilitating horizontal and vertical pedestrian movement.

Significant functional and physical integration also requires an intensive use of land. One way to measure the intensive use of land is through floor area ratios (FAR). Floor area ratios are a comparison between the land the building occupies and the floor area in square foot of the space, with a higher FAR indicating a more compact development. Typical mixed-use floor area ratios range from 0.50 in the suburbs to 2.00 or more in central cities. Usually, these densities are necessary to support initial investments for land, amenities, and/or infrastructure. Generally, higher floor area ratios allow a developer to generate more

income by producing more housing and retail units on the same amount of land. However, the developer must also consider the market for these uses and the increased construction costs of higher-density development. Overall costs tend to run higher for mixed-use developments than for other types of real estate projects.

Conformance with a Coherent Plan

Mixed-use developments are usually developed from the outset in conformance with a coherent development strategy and plan. The strategies and plans typically set forth, at a minimum, the types and scale of land uses, permitted densities, and general areas where different kinds of development are to occur. They also can guide a development on timing, relationships among project components, open space, and infrastructure at the project site. The Redmond Town Center was developed in conformance with a master plan that was reviewed by the city.

The ULI definition of mixed-use development guides the case studies by providing a framework for review of each project. The basic requirement that mixed-use include three income producing uses stems from the demand for a profitable and successful investment from the private sector. Each case study examines the types of uses chosen for the development. The goal of physical and functional integration reveals the importance of urban form; each case study discusses how the project integrates uses.

Building on the ULI definition, experience has shown that mixed-use development is usually built in areas of cities where it is more likely to thrive in the market. For example, mixed-use is often developed in high-density areas such as the central business district, high-use corridors, and near transit centers. The density of population and employment of these areas can offer ready markets for housing, retail, and employment uses. People want to live, work, and shop in these areas. Many city planning agencies select areas where they want to complement existing population patterns and encourage mixed-use development through zoning, incentives, and comprehensive planning.



Belmont Dairy, Portland Oregon. An example of an adaptive mixed-use development combining a range of housing with street level retail. Source: Leland Consulting Group.

Spokane is considering areas to encourage mixed-use in order to direct population and employment growth. Increasing the population density, employment, and commercial/retail uses of these areas provide the market demand needed to support mixed-use. Spokane and other northwest cities realize that by encouraging mixed-use in the right areas they can focus housing and employment uses and meet public planning goals. The case studies will examine how planners and developers work together to implement mixed-use as defined by the ULI in different urban areas.

IMPLEMENTATION OF MIXED-USE

In order for mixed-use planning policies to succeed, they must be supported by an active implementation strategy that involves planning policies, joint private-public leadership, and market demand. The case studies focus on implementation of mixed-use within an urban development context. Cities with successful mixed-use development enjoy an environment with supportive planning policies and strong markets, making mixed-use development both attractive and financially feasible.

Successful mixed-use depends upon the successful integration of economic, planning, and political components. The feasibility of attracting three income producing uses requires a local economy with a market for the key uses and a location that will successfully demonstrate market feasibility. Implementation usually involves market analysis and developing a market strategy. Similarly, the need for functional and physical integration requires supportive planning policy and development regulations, including zoning, that reduce barriers to focused growth.

A key component to encouraging mixed-use development is a coherent development plan and strategy. The planning agency reviews the development plan and determines if it meets the planning goals for the area as expressed in zoning code and/or comprehensive plans. The planning agency must consider the relationship between development issues, such as phasing and financing, with public goals as it reviews development plans and negotiates compliance with city policy. In addition to reviewing the development plan, many cities proactively assist developers with implementation. For example, the City of Redmond had completed several environmental impact studies of the Redmond Town Center site, which were later used in the development of the site. Cities that value the addition of mixed-use will work with developers to aid implementation so plans result in development.

The approach each city takes to mixed-use development depends on its political environment, regional and state planning practices, and local development context. The case studies reflect many perspectives on mixed-use development including developers, landowners, city planners, architects, and the community. A variety of perspectives provides a backdrop for interpreting the case studies and offers Spokane insight into the challenges of public-private partnerships.

Accomplishing Public Goals through Mixed-Use Development

Mixed-use development offers several enticing public benefits, including:

- ◆ Increased tax base.
- ◆ A more functional urban environment.
- ◆ Managed growth through an integration of land use and transportation.

The tools that a city employs to encourage mixed-use development depend on its overall goals for an area. For example, when a city wishes to revitalize a less than healthy neighborhood commercial area, it can influence redevelopment by changing residential zoning to mixed-use as one incentive for redevelopment.

PUBLIC ROLES IN MIXED-USE DEVELOPMENT

The case studies focus on examples of planning guidelines and policy directives that influence each type of mixed-use development. Mixed-use development offers many possible levels of participation on the part of the City of Spokane, ranging from zoning changes to joint development agreements. In the jurisdictions studied, the following public sector roles are employed to encourage mixed-use development:

- ◆ Providing zoning incentives, including, but not limited to, establishing a mixed-use classification.
- ◆ Assembling land with its power of eminent domain.
- ◆ Allowing tax abatements and/or land "write-downs."¹
- ◆ Encouraging favorable financing, including the use of general city funds, foundation and business support, federal grants, industrial revenue bonds and mortgage revenue bonds.
- ◆ Reducing parking requirements.
- ◆ Offering density bonuses.
- ◆ Assisting with predevelopment tasks such as site planning and environmental review.

Zoning and Other Incentives

Perhaps the most important information gained by comparing regulations in different cities is the variety of ways that zoning is used to encourage mixed-use development. Traditional zoning differentiates land uses by separating uses and defining permitted uses. This approach can be detrimental to mixed-use development, which is by definition, a shared-use development. Two key responses devised to overcome the limitations of traditional zoning include:

- ◆ Developing policies and regulations that encourage a beneficial integration of different land uses at a proper scale.
- ◆ Providing incentives for better design, provision of amenities, and other public goals.

The case studies include examples of the strategic application of zoning tools to accomplish mixed-use development. These may include incentives offered by a city to encourage developers to implement a desired type of development in exchange for regulatory adjustments. For example, a zoning ordinance or design code may grant density bonuses for inclusion of desired amenities, allowing developers to reduce regulatory costs by exempting from review development that meets certain policy goals. Zoning regulations can also allow shared or reduced parking as an incentive for mixed-use development.

Cities can also offer incentives that are not related to zoning, such as preparing site plans for focus areas that specify uses, development patterns, and infrastructure improvements. Predevelopment assistance is an incentive because up-front developer planning costs are reduced. Another incentive is to identify and prioritize public improvements and conduct environmental reviews that will expedite development permits.

Zoning

One of the easiest ways to adjust zoning is to add a hierarchical element to standard zones, which permits uses by right in less exclusive districts. For example, a commercial district may also allow housing. Other common zoning techniques include a planned unit development (PUD) ordinance, special purpose districts, and mixed-use zoning.

¹ A "write down" is when a public entity, such as a development commission or city, agrees to pay a portion of development costs in exchange for private development that fits the goals and policies of the public. "Write downs" are often necessary to make development feasible.

Planned Unit Developments



The Hazelwood Apartments, Portland, Oregon. Congregate care senior housing above a neighborhood shopping center. Source: Leland Consulting Group.

Planned unit developments (PUD) are often associated with suburban mixed-use developments but have urban applications as well. The advantage of a PUD is more control over an entire development by treating the total development rather than specific parcels as the unit of regulation. The PUD allows for densities to be developed on a project basis, creating a flexible pattern in which open space and plazas are encouraged by intensifying development densities. As a planning tool, PUD regulations are included in local zoning ordinances but aspects of specific plans are often negotiated between the city and developer.

Developers are attracted to the PUD option because it provides flexibility to cut development costs through a creative mix of uses, better utilization of land, savings in building costs, and improved marketability. However, a poorly crafted PUD ordinance can deter the success of mixed-use by complicating marketing or the phasing of projects. One of the most important considerations is to provide developers with early approvals on smaller projects and phased preliminary approvals for larger mixed-use projects.

Special Planning Districts

Special Planning Districts (SPD) are used to protect existing uses in areas of a city that may have historic, cultural, or other important significance. These districts can be specified in the zoning ordinance or may be adopted as an overlay to the zoning code. Typically, there will be special incentives in return for development proposals that fit public objectives. The policies and goals of SPDs are normally specified in the zoning code or in a specific planning document (e.g., a neighborhood plan, district plan, or corridor plan). The following list is taken from SPD policy criteria used by Dallas, Texas to help guide development in a downtown arts district:

1. Preserve cultural, entertainment, and arts activities throughout the district.
2. Regulate pedestrian and traffic circulation with adequate off-street parking.
3. Preserve ground-floor space in buildings for retail and restaurant uses with the spaces linked to outdoor plazas and street frontage.
4. Provide setbacks for lower floors, guidelines for building massing and height limitations, and view corridors through the district's center.
5. Ensure that development occurs on a human scale, maintained through the use of landscaping, plants, street furniture, lighting, paving, building siting, and facades.

As a zoning tool, an SPD can encourage or protect mixed-use development by encouraging redevelopment projects that meet the goals of the special districts.

Mixed-Use Zoning

Mixed-use zoning is a proactive approach that encourages new development. In 1974, Washington DC was one of the first municipalities to amend their zoning code, designating several areas as CR, or mixed-use districts. Responding to deteriorating neighborhoods and out-migration to the suburbs, the Washington Office of Planning and Management used mixed-use zoning to revitalize several inner city areas that were zoned industrial or industrial-commercial.

One example of a mixed-use zone application in Washington DC includes the West End area that was zoned CM-2, a combination of commercial and light industrial that excluded residential uses and had a

floor area ratio (FAR) of 4.0. Planners rezoned the area CR, providing for a FAR of 6.0 for residential uses and 3.0 for commercial, thus encouraging development of a compatible mix of uses. Often, mixed-use zones offer bonuses such as additional FAR or height exceptions in exchange for provision of uses or public amenities.

Case Study Examples of Planning Policies and Incentives

Zoning mechanisms are currently used by cities that wish to institutionalize mixed-use development into land use and capital improvement plans. For example, Everett used tax credits and lower parking requirements to attract affordable mixed-use development. In addition, Everett recently adopted a ten-year tax abatement program for market-rate, mixed-use housing development with a minimum of 29 units. Redmond used master plans and specific requirements to stimulate the type of mixed-use development that could be integrated into its downtown core. Portland, Oregon applied new zoning to the Belmont Street corridor, helping to provide support for revitalizing the vacant Belmont Dairy.



A sketch of a two-story mixed-use redevelopment concept for an outdated one-story commercial building.
Source: Portland Daily Journal of Commerce.

TOWN CENTER MIXED-USE: REDMOND, WASHINGTON

Town centers are an urban and regional planning concept used to focus and manage growth in urban areas. Redmond, Washington is one of 21 designated “urban centers” in the larger Puget Sound Regional Council’s Vision 2020 plan. The use of designated “centers” by regional planning bodies (i.e., Metropolitan Planning Organizations, or MPOs) allows these agencies to manage transportation and land use on a regional level. Regional governments often encourage jurisdictions within the region to manage growth by setting goals for higher densities within designated “centers.” This can help manage transportation demand, control growth, and encourage the efficient use of urban services. As described in Vision 2020, “town centers” are expected to absorb new densities of employment and housing growth, which equals 25 to 80 employees per acre and 10 to 20 households per acre.

Mixed-Use Town Centers within Cities

Cities with concerns about growth can leverage supportive regional policies that designate focused growth areas. As with regional governments, cities set goals for concentrating growth and developing plans to meet growth management goals. Cities and regional governments choose designated areas differently; some are chosen through representative jurisdiction and others through citizen initiative working with regional planning staff. Depending on the state land use laws, regional governments have the power to disperse funds to municipalities with designated centers for focused growth or transportation-related planning.

Redmond, Washington and Portland’s Hillsdale district provide two examples of cities with mixed-use development in a “town center” designation. Redmond is a suburban location that developed vacant land into a new, mixed-use town center. In contrast, the Portland Planning Bureau adjusted zoning in the Hillsdale core area to encourage pedestrian-friendly amenities and enhance existing development. City planners used two different planning approaches for these centers. In Redmond, planners reviewed a master plan submitted by a developer, while in Hillsdale, citizens asked the planning bureau to consider zone changes.

Town Center Planning and Mixed-Use Development

Mixed-use development offers cities a flexible, market-driven approach to focused growth planning and a more publicly acceptable form of higher-density development. Planners must develop implementation strategies to find ways to encourage new forms of private development to meet these goals. Without private investment, many plans do not move to implementation and therefore do not result in development. The flexibility of mixed-use for real estate products can be more attractive to developers and the public than the usual alternatives such as “multifamily” or “high-density.”

The Redmond Town Center is situated on a site adjacent to downtown Redmond. Redmond, located at the north end of Lake Sammamish, has grown from a small rural town into a bustling Eastside Seattle suburb. It is the 14th largest city in the state with a population of 40,030. Headquarters to computer giant Microsoft, Redmond was home to more jobs than residents in 1999.

State and Regional Planning Context

As with other jurisdictions within the Puget Sound Region, Redmond adheres to the planning guidelines of the Puget Sound Regional Council (PSRC), which designated downtown Redmond as an “urban center” within the region. The designation defines the following goals for Redmond:

Urban Centers are designated locations that include a dense mix of business, commercial, residential, and cultural activity within a compact area of up to 1.5 square miles. Centers are places of relatively compact development where housing, employment, shopping and other activities are in close proximity. Urban centers are targeted for employment and

residential growth, excellent transportation services, and investment in major public amenities...with target minimum densities of 25 to 80 employees per acre, 10 to 20 households per acre, and 15,000 to 300,000 employees.

Source: Puget Sound Region Baseline Study.

Similar to many suburban locations, Redmond faces tremendous challenges to absorb projected population growth, employment, and residential land uses within the commercial core. Redmond's development pattern provides insight into the challenges that a suburban area has in terms of increasing its pedestrian access. For example, block sizes in downtown Redmond average 15 acres compared to the compact development of Seattle which averages about 3 acres a block. These and other factors present special challenges for encouraging compact, mixed-use development.

City of Redmond Planning Context

Redmond is characterized by auto-oriented strip development except for a central core of three blocks that contains two-story brick buildings. This core is separated from the town center subarea by a 100-foot wide, railroad right-of-way, yet the two development styles are intentionally integrated. In 1981, the city recognized the City Center neighborhood in downtown and began planning for the 13 subareas of the City Center neighborhood. Public involvement helped determine that the town center subarea would become a regional shopping center with mixed-use character. The city based its planning for the site on earlier work completed in the 1980s, which created an overlay zone for the City Center Neighborhood and adopted six subarea zones, CC1 through CC6. These subarea zones outline uses and design standards for different areas of the central city including such zones as "mixed-use retail" and "mixed-use office." These subarea plans were adopted as amendments to the comprehensive plan and zoning ordinance and were used to guide the master planning process. In addition, the city code defines mixed-use as "a land use where more than one classification (i.e., residential, commercial, and recreational) permitted within a zoning district is combined on a lot or within a structure."

The following city goals were summarized in the master plan document:

- ◆ Integrating with downtown Redmond and encouraging pedestrian interaction with existing businesses.
- ◆ Developing a configuration of streets, sidewalks, and buildings whose scale and character are consistent with downtown as it exists today and as envisioned in the future.
- ◆ Linking the developed center with downtown and open spaces.
- ◆ Retaining a significant amount of open space and preserving the natural beauty of the site.
- ◆ Creating the critical mass of retail activity necessary for a healthy downtown.
- ◆ Offering sufficient parking convenient to related uses with minimal visual impact.
- ◆ Creating a unique mixed-use center that sustains urban synergy within the project as well as throughout downtown Redmond, leading the way for future revitalization of the entire downtown district.
- ◆ Providing an adequate return on investment to the property owners.
- ◆ Following a market-driven plan that promotes rapid build-out.
- ◆ Remaining adaptable to changes in market conditions, community values, goals and policies.

Initially, Redmond planners approached the town center development by reviewing a master plan that stated the goals of the developer and architects (see "Conformance with a Plan," page 18). Ongoing planning assistance from the city included environmental impact studies of the site, fiscal impact analysis and an action plan for improving the entire City Center area.

Project Description

The Redmond Town Center was a master planned development initiated by the owner/developer, Winmar Properties. In the early 1990s, Winmar Properties considered development options for the regional

shopping center site. The city had expressed some resistance to an enclosed shopping mall, and preliminary market research indicated an emerging market for an open air, mixed-use retail center. In 1992, Winmar hired LMN Architects of Seattle to develop a concept and master plan for a multi-use complex. The resulting Redmond Town Center Master Plan included 1.4 million square feet of mixed-use. The master plan describes the town center as “an urban, open-air, multi-level retail, restaurant, entertainment, office, housing, and hotel complex that is, in effect, an extension of the existing downtown.”

The mixed-use center provides a new urban focus for Redmond by extending the grid from downtown and providing shop-lined streets, landscaped plazas and parks, and a mix of uses that encouraged a vibrant core of activity. It also maintains many acres of open space, integrates community plazas with open space, and integrates natural areas with development to increase overall livability.

TABLE 1. REDMOND MIXED-USE TOWN CENTER	
Total Site Acreage	120 acres
Number of Uses	7
Square Footage of Uses	Office: 500,000-600,000 sq.ft. Residential: 200,000 sq.ft. Mixed-use: 550,000-600,000 sq.ft. Retail: 200,000 sq.ft.
Total Investment	\$200 million
Open Space	39 acres (existing) 75 acres (planned)
Zoning Planning Tool	Master Plan with Mixed-use Zoning
Maximum Gross Leaseable Area	1,375,000 sq. ft.

Source: Puget Sound Regional Council; Leland Consulting Group.

The mix of uses listed in Table 1 illustrates that the town center was able to attract a variety of income producing uses. The master plan provides for functional and physical integration of uses by guiding design and uses in the three subareas within the town center.

Functional and physical integration of the three subareas was achieved by shared urban form, landscaping, sidewalks, and design guidelines. Responding to the subarea guidelines, the town center is both internally integrated and integrated with the existing downtown. The master plan led to a successful integration of uses within the site through shared urban design guidelines. The seamless integration with downtown was achieved through architectural consistency and pedestrian and vehicular access points. The City of Redmond did not dictate design through the use of specific zoning requirements but rather, it worked with the developer to ensure that the goals of the city were met.

Conformance with a Plan

The Redmond Town Center Master Plan specifies urban design guidelines that are guided by the existing overlays and subarea policies. The master plan responds to planning goals by creating new urban design guidelines and diagrams indicating site development requirements for each of the three subareas. These guidelines were later adopted as part of the city development code. The master plan also includes a utility and vehicular access diagram, public access open space area diagrams, and phasing plans for the project. The master plan subareas include:

Town Center Mixed-Use Center

The mixed-use subarea is in the heart of the entire town center and intersects with downtown Redmond via Town Center Street. The main feature is a bi-level retail core that creates a seamless integration with

the existing downtown. The core design imitates a dense urban area with on street parking, wide sidewalks, and plazas with kiosks.

Gateway Office Park Area

The Gateway Office Park subarea provides a counterpoint to Redmond's green gateways by creating an urban gateway off State Route 520. The increased building height (up to five stories) and surface and structured parking provide a physical layout that is integrated through design elements matching other aspects of the development.

Bear Creek Retail Center

The Bear Creek Retail Center subarea contrasts the town center mixed-use area because it is designed for auto-oriented, "category specialist" retail (e.g., Barnes & Noble Books, Toys R' Us). Allowed uses provide for buildings up to 50,000 square feet.

Part II: Planning Policies and Directives

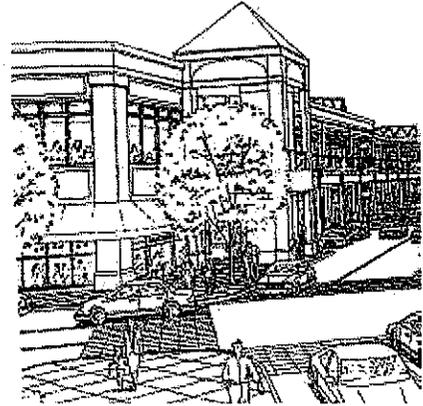
Redmond has been extremely proactive in using planning to implement changes to encourage urban center development within its downtown area. The completed steps taken by the city include revised comprehensive plan policies and elements, a subarea plan, design guidelines, a programmatic environmental impact statement, zoning amendments, and regulatory incentives. These supportive policies were supplemented by strong relationships with the project developer and architect.

Planning Goals and Collaborative Relationships

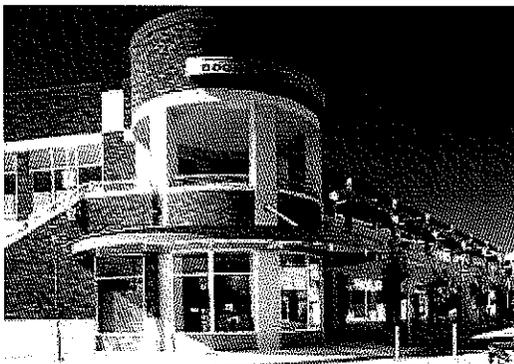
Discussions with the lead architect and Redmond planning staff indicated that the master plan concept worked well for this particular subarea. The city had a good relationship with the owner of the property and by using a traditional planning approach, planners established the following conditions on the use of the land:

- ◆ Provide for functional and physical integration into the downtown area.
- ◆ Maintain 44 acres of open space.
- ◆ Build up to 1.275 million square feet with a mixed-use retail center.
- ◆ Program at least 600,000 square feet of retail.

The city's primary design concerns included providing public access, maintaining some historic congruity to the rest of downtown, and concealing parking through enclosed or landscaped structures.



Concept sketch from Redmond Town Center Design Guidelines. Source: LMN Architects.



Redmond Town Center. Retail with offices above. Source: LMN Architects.

Part III: Implementation

Political and Market Conditions

Urban planning must respond to and communicate with the public and, therefore, is often a highly politicized activity. The history and character of development in Redmond influenced the development of the town center. Redmond was an older city that developed first in response to the logging industry and later became a “bedroom community” to Seattle. Redmond residents did not want their downtown to provide stimulus and urban excitement.

The political and social landscape shaped the town center, which was originally planned as a regional shopping center. Open space was a central concern of some citizens when the proposed shopping center was being discussed. An abandoned private golf course had provided open space for some years before the proposed shopping center was considered. In an explosive growth period, residents wanted the city to purchase the 120-acre golf course and keep it as public open space. This political climate led the city to place conditions on use of the site including annexation and development of a master plan. Downtown businesses were in a “wait and see” mode in reaction to the town center. While some feared that the town center would negatively affect downtown business, others thought it would help.

Mixed-Use Implementation

Redmond Town Center provides a good example of how a city can use mixed-use development to create a new urban focus for its downtown. The process shows how regional planning encourages master planning for both focused development and mixed-use. From the developer’s perspective, implementation of a master plan process requires attracting uses for the development. The task of attracting tenants was actually eased when the city adopted the design code as part of their land use requirements. City requirements were useful in convincing potential tenants to abide by the design and landscaping requirements of the master plan. In addition, the flexibility of uses made the programming and leasing much easier.

Part IV: Lessons Learned

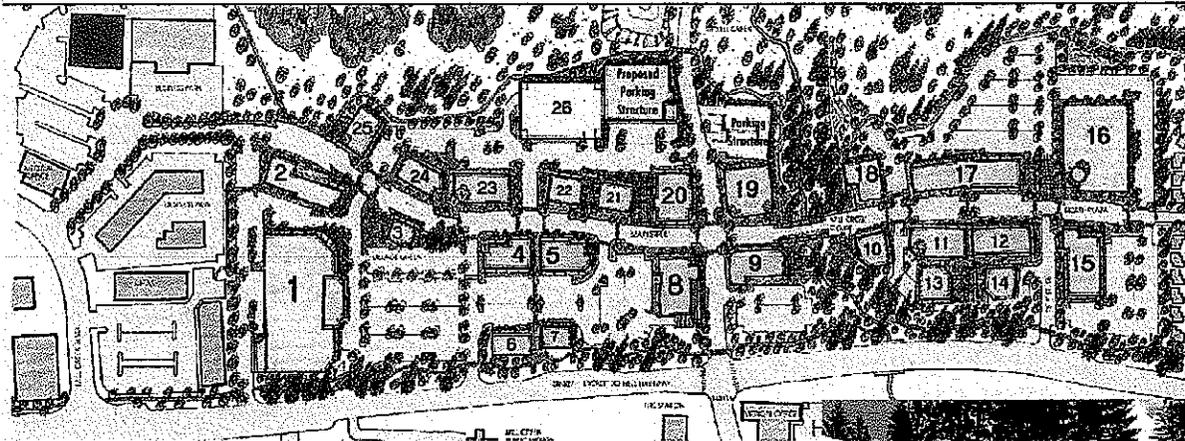
- ◆ Redmond is an example of a complex, multi-phase project that faced a lengthy approval process. Encouraging mixed-use development often means shortening the time frame for approval of plans. This increases the feasibility of mixed-use development and reduces development costs by reducing time.
- ◆ Mixed-use development requires cities to work with experienced developers who understand a variety of real estate products. Planners must be aware that developers who specialize in one type of development may struggle with a complex mixed-use project.
- ◆ Public-private partnerships for mixed-use development require a shared vision, good communication, and trust by both parties. Building trust between a developer and city staff provides the flexibility needed to develop a mixed-use, multi-phase project.
- ◆ Vertical mixed-use is often preferred, but it is important to keep an open mind about the advantages of horizontal mixed-use.
- ◆ From a developer’s perspective, retail development is the key to functional and physical integration because it provides a strong pedestrian element.



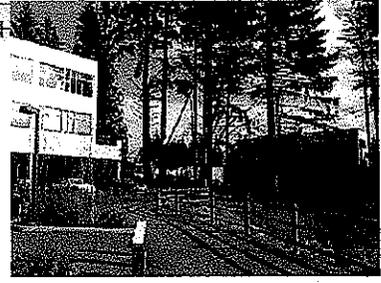
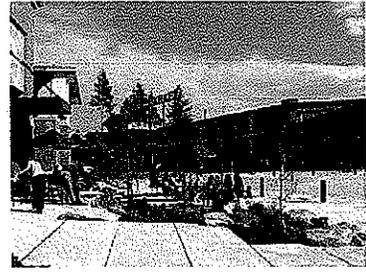
Redmond Town Center street scene. Source: LMN Architects.

- ◆ Design of mixed-use centers needs to balance community goals, environmental issues, and marketplace goals and allow flexibility in all areas. Developing a vision is the first priority and should be communicated to diverse audiences such as teens, seniors, and the disabled.
- ◆ A strong urban character that is context-specific is an essential component of making mixed-use development work. The development needs to fit the character of the place in which it is located.

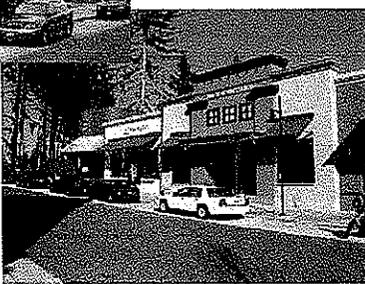
MILL CREEK TOWN CENTER



5-over-1 mixed-use, with street level retail, and streetscape improvements



A mix of retail, office, restaurants, fitness center, residential uses, pathways, plazas, and natural areas



Town Center Stats:

Area: 30 acres
Context: Suburban
New/Planned Uses:

- Public: No new uses
- Retail: 307,000 sf
- Office: 72,000
- Residential: 100 units (1150 units nearby)
- Open space: Creek/wetland corridor and several plaza spaces

Building heights: 5-stories

INTRODUCTION

Located within the city limits of Mill Creek, Washington, on a 32-acre site adjacent to SR 527, the proposed Mill Creek Town Center is a 500,000 square foot, mixed-use development that will provide a new focal point for a growing community.

Although the project is organized around a retail core, Mill Creek Town Center represents a sharp departure from conventional shopping center design. As an open-air, multi-level retail, restaurant, entertainment, and civic complex it creates, in effect, a downtown for the Mill Creek community.

Mill Creek Town Center will become the town's new urban focus, featuring shop-lined streets, landscaped parks, offices overlooking public plazas, and a wide variety of shopping, dining, entertainment, office, and recreational experiences.

The project employs progressive planning strategies to achieve pedestrian-oriented yet urban streets, distinctive architecture, and a unique cosmopolitan character. These attributes, combined with the project's sensitive integration of the Mill Creek community's goals and values ensure that Mill Creek Town Center will be an attractive and treasured community gathering place for years to come.



Chapter 17.15

MU/HDR – MIXED-USE/HIGH DENSITY RESIDENTIAL

Sections:

- 17.15.010 Purpose.
- 17.15.020 Principal uses.
- 17.15.030 Secondary uses.
- 17.15.040 Conditional uses.
- 17.15.050 Review requirements.
- 17.15.060 Density.
- 17.15.070 Maximum lot coverage.
- 17.15.080 Maximum height.
- 17.15.090 Setbacks.
- 17.15.095 Streetscape and roadway buffer/cutting preserves.
- 17.15.100 Project design.
- 17.15.110 Open space and recreation facilities.

Legislative history: Ord. 98-445.

17.15.010 Purpose.

The purpose of this district is to implement the policies and goals set out in the multi-family residential land use designation established within the SR 527 subarea plan. This zone district is intended to provide a high level of diversity in housing types including townhouses and flats ranging from two to three stories to move toward the city's population allocations required under the Growth Management Act, Chapter 36.70A RCW. In addition, ground floor neighborhood-scale commercial and/or office uses are encouraged to create a cohesive pedestrian-oriented community. These uses are to be designed to complement and support the town center and office uses within the office park district in the western portion of Mill Creek. (Ord. 2005-609 § 2)

17.15.020 Principal uses.

Principal uses are:

- A. Multi-family dwellings (i.e., apartment complexes, townhouses, condominiums, and duplexes);
- B. Single-family detached and attached dwellings;
- C. Nursing homes, retirement homes, convalescent centers, and congregate care residential; and
- D. Transit facilities and stops. (Ord. 2005-609 § 2)

17.15.030 Secondary uses.

Secondary uses are:

- A. For projects that include frontage on the collector street, neighborhood-scale commercial and/or office uses (consistent with the commercial uses permitted in MCMC 17.18.010 (neighborhood business district)) are permitted on the ground floor of buildings. The neighborhood-scale commercial and office uses shall front on the collector street and associated street intersections and shall not be located less than 300 feet from the SR 527 and/or Dumas Road rights-of-way;
- B. Home occupations (pursuant to Chapter 17.23 MCMC); and
- C. Accessory buildings that are subordinate to the principal building and are incidental to the use of the principal building on the same lot. (Ord. 2005-609 § 2)

17.15.040 Conditional uses.

Conditional uses shall be processed in accordance with Chapter 17.28 MCMC. Conditional uses are:

- A. Day care centers;
- B. Adult family home or day care;
- C. Public facilities and utilities and essential public facilities;
- D. Accessory satellite signal transmitting and receiving antennas over four feet in diameter external to or attached to the exterior of any building;
- E. Wireless and cellular communication facilities;
- F. Religious facilities; and
- G. Schools. (Ord. 2005-609 § 2)

17.15.050 Review requirements.

All development in this district shall be processed as a planned area development pursuant to Chapter 16.12 MCMC. (Ord. 2005-609 § 2)

17.15.060 Density.

The minimum density is seven dwelling units per acre with a maximum density of 24 units per acre. Up to 30 units per acre are permitted within developments that incorporate commercial and/or office uses on the ground floor. Densities shall be calculated under the provisions of MCMC 16.12.050.

To qualify for the density bonus, in mixed-use projects the equivalent of 30 percent of the ground floor area (building footprint/gross area) of those structures fronting on the collector street shall be developed with retail or commercial uses. (Ord. 2005-609 § 2)

17.15.070 Maximum lot coverage.

The maximum lot coverage shall be:

- A. Forty percent; or
- B. Fifty percent if a development incorporates retail uses on the first floor permitted pursuant to MCMC 17.15.020. (Ord. 2005-609 § 2)

17.15.080 Maximum height.

The maximum height shall be 50 feet. (Ord. 2005-609 § 2)

17.15.090 Setbacks.

Setbacks shall be:

- A. Street Setback – Residential Uses.
 1. Five feet minimum to 15 feet maximum from the back of sidewalk; or
 2. Ten feet minimum to 20 feet maximum from the back of curb; or
 3. Zero feet for any portion of a development that includes commercial and/or office uses on the ground floor permitted pursuant to MCMC 17.15.030.
- B. Side yard: Total of 10 feet, no side less than five feet.
- C. Rear yard: None. (Ord. 2005-609 § 2)

17.15.095 Streetscape and roadway buffer/cutting preserves.

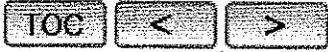
Streetscape design and roadway buffer/cutting preserve tracts adjacent to arterial and collector streets shall be provided in accordance with the city's comprehensive plan, streetscape element. Roadway buffer/cutting preserves to be provided range from 50 feet from the edge of the right-of-way for residential uses to 35 feet for nonresidential uses. (Ord. 2005-609 § 2)

17.15.100 Project design.

Development within this zone district shall be designed in conformance with the design principles and standards set out in Chapter 17.34 MCMC, Design Review, and the design guidelines/principles established within the adopted SR 527 subarea plan. (Ord. 2005-609 § 2)

17.15.110 Open space and recreation facilities.

Open space and recreation facility requirements are located in Chapters 16.12 and 17.22 MCMC. (Ord. 2006-633 § 2)





Burien Town Square

Attachment D

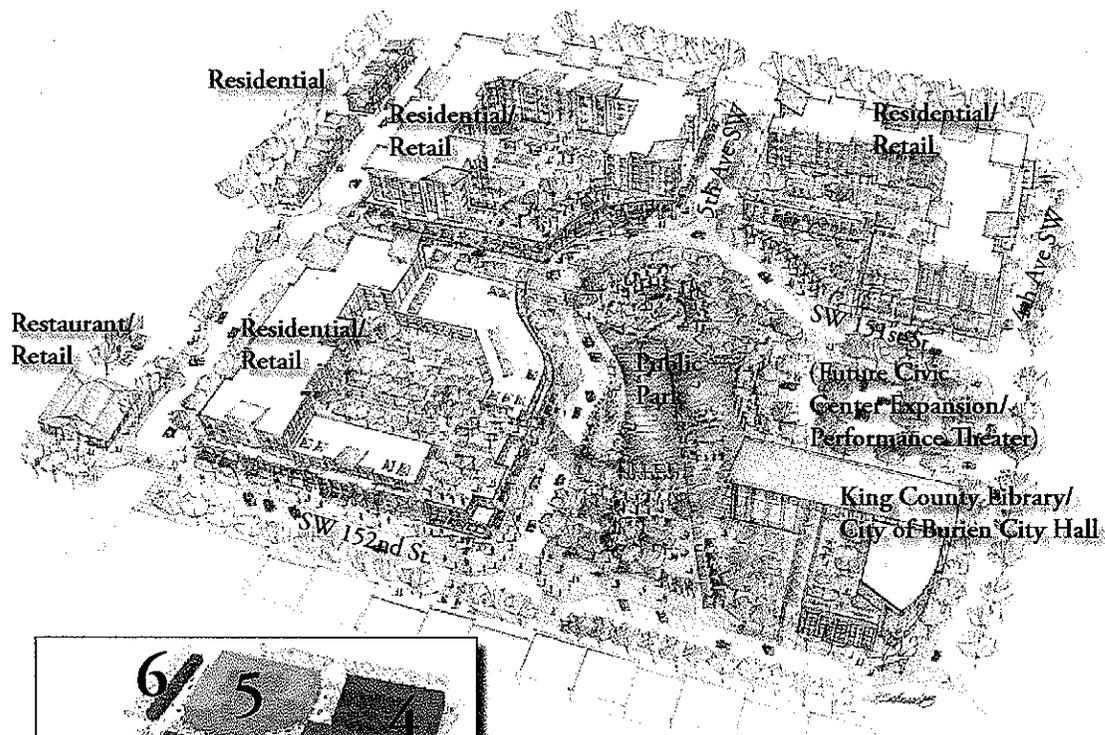
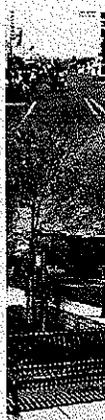
Community Open House

15 September 2005

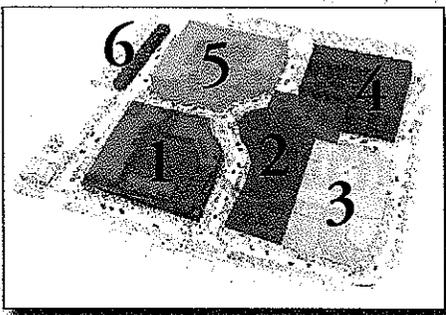
Mixed-Use Development Sketch and Overview A Public/Private Partnership



Hist



Rendering by Anita Lehman



Development Parcels

Private Development	Parcel 1	Parcel 4	Parcel 5	Parcel 6	Totals
Retail square footage	18,000	11,600	11,000	0	40,600
Residential Units (including Live/Work*)	72	88	136	11	307
Parking Stalls (residential and retail)	179	157	230	22	588

400+
as of
11/107

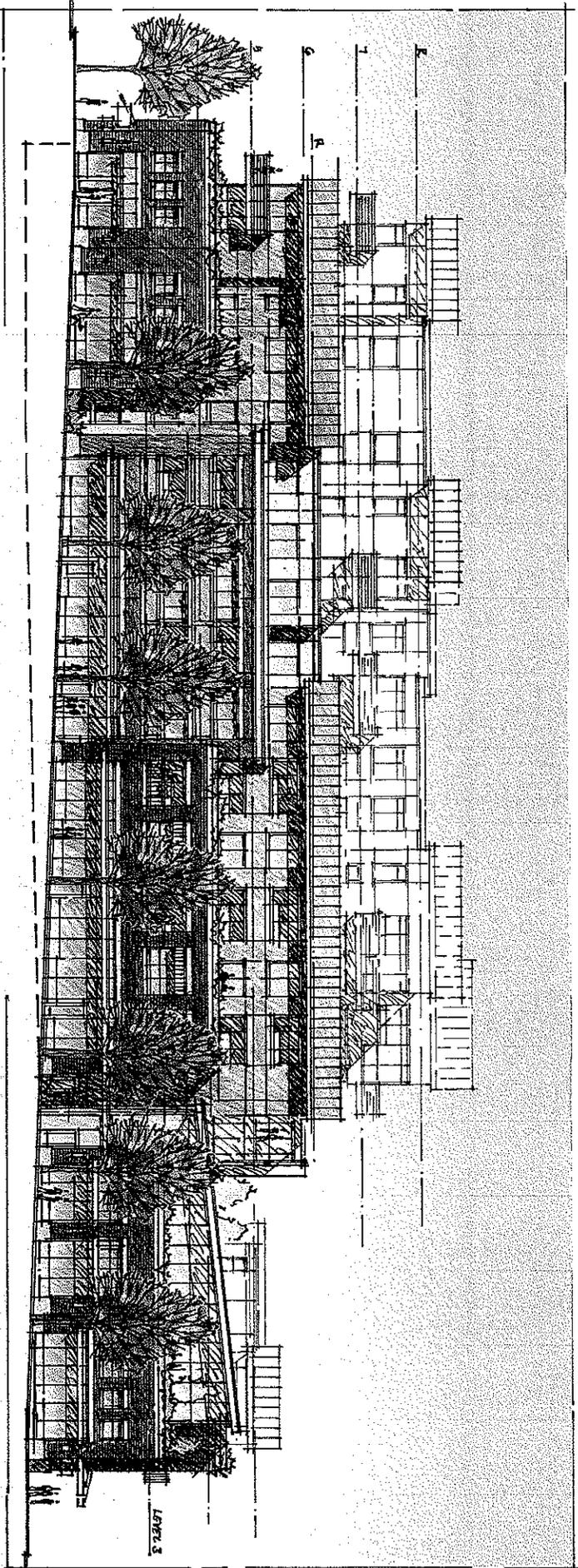
*Live/Works units are flexible living spaces for residential and commercial uses.

Public Development	
Parcel 2	Approximately 1 acre Public Park
Parcel 3	Approximately 52,000 sq. ft. King County Library & City of Burien City Hall

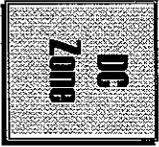


architecture | interior design | landscape architecture | planning & urban design

URBAN PARTNERS, LLC



12497



Section 19.15.025—DOWNTOWN COMMERCIAL ZONE

PURPOSE AND INTENT: The Downtown Commercial (DC) zone implements the Downtown Commercial Comprehensive Plan designation. The purpose of the DC zone is to foster a vibrant, compact, pedestrian oriented area by allowing high density residential development in combination with office, retail and commercial uses, government activities, and restaurants, entertainment and cultural uses. Mixed use developments are encouraged, including well-designed townhouses and condominiums, providing a convenient living environment and making downtown a community focal point and center, as well as a lively place in the evening and on the weekends. Residential densities are limited only by physical constraints such as height, bulk, parking and infrastructure capacities. Moderate to high rise buildings, pedestrian amenities and facilities that help define downtown Burien's distinctive qualities are encouraged.

The community's vision for downtown is an attractive, clean, safe and vibrant place that is welcoming to people of all ages. A friendly place where you can walk between the good mix of shops. Downtown will have a special look, created by a cohesive physical theme and design guidelines that emphasize quality, permanence, individuality and uniqueness within the overall urban fabric. Overall, downtown Burien will be a destination—the comfortable and welcoming, fun and lively heart of a great small town.

To help achieve these goals, desired uses and public amenities are achieved through a public benefit incentive program. This program allows increased building height and bulk in exchange for the provision of streetscape improvements, design elements, civic contributions and provision of land uses that are highly desired by the community.

ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE DC ZONE, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE DOWNTOWN COMMERCIAL ZONE. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.025.1: SPECIAL REGULATIONS:

- A. Outdoor use and storage is limited to accessory storage of goods sold at retail on the premises. All outdoor storage must be located to the side or the rear of buildings, and may not exceed 200 square feet in size.
- B. Distribution, wholesaling, repair or manufacturing that support the primary use are allowed as an accessory use.
- C. Drive-through facilities are prohibited adjacent to Class A Pedestrian-Oriented Streets. This prohibition does not apply to drive-through banks.
- D. Temporary seasonal uses (such as Christmas tree lots or farmers markets) and community festivals may be approved by the City Manager or his/her designee.
- E. All utilities on-site shall be located underground. Undergrounding of utilities in public rights-of-way or alleys is encouraged through the Public Benefit Incentive System (BMC 19.15.025.1.J).
- F. **MAXIMUM BUILDING HEIGHT.** Maximum building heights in the DC zone shown on Figure 19.15.025-1. The first number listed is the base building height. The second number listed is the maximum allowable building height that can only be achieved by using the Public Benefit Incentive System in Section 19.15.025.1.J below. In the 5-8-story height area, the City Council may increase the height limit on a case-by-case basis to 12 stories through a Type 3 review. The maximum allowable building height may be increased by no more than 10 percent or 15 feet, whichever is greater, if the applicant demonstrates that the increase is necessary for reasonable development of the building and will be used to provide interesting roof forms such as pitched or sloped elements, pyramidal, spire or dome shapes, cupolas, or other such decorative architectural features.

G. **MAXIMUM GROSS FLOOR AREA:** The maximum gross floor area allowed on a site is determined by multiplying the lot area of the site (prior to any required right-of-way dedication) by the first number in the floor area ratio (FAR). The base FAR is 3.5:1. Using the Public Benefit Incentive System in Section 19.15.025.1.J below, the maximum gross floor area allowed on a site can be increased up to an FAR of 7:1. For the purposes of this section, gross floor area does not include any area designed and used for parking.

H. **DESIGN GUIDELINES:** See BMC 19.47 for downtown design standards and BMC 19.65.105 for information on the Administrative Design Review process.

I. On-site pedestrian pathways and amenities and pedestrian-oriented space do not count toward the maximum allowable impervious surface coverage.

J. **PUBLIC BENEFIT INCENTIVE SYSTEM:** A building may exceed the gross floor area and/or building height limits as allowed in Sections 19.15.025.1.F and G above, only if the requirements of this section are met.

i. After a project uses the maximum area of public benefit feature eligible for bonus, additional bonus floor area for that public benefit will not be awarded.

ii. The applicant shall dedicate right-of-way to the City (if additional right-of-way is needed, based on an adopted City street or right-of-way plan) in order to participate in the Public Benefit Incentive System. Dedication of right-of-way is eligible for bonus floor area as described in Table 19.15.025.1.

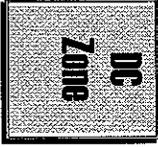
The Director may approve any public benefit feature not listed in Table 19.15.025.1 if a public benefit will be derived from development of the proposed public benefit feature in the proposed location.

Table 19.15.025.1

PUBLIC BENEFIT FEATURE		BONUS GROSS FLOOR AREA PER UNIT OF PUBLIC BENEFIT FEATURE	MAXIMUM BONUS GROSS FLOOR AREA ALLOWED PER PUBLIC BENEFIT FEATURE
1. Streetscape			
1 sq. ft. of right-of-way dedication		5 square feet	No limit
1 linear foot to underground utilities within public right-of-way or alley		5 square feet	No limit
2. Design Elements			
1 sq. ft. of underground parking		5 square feet	No limit
1 sq. ft. of well-designed above-ground parking structure ¹		2.5 square feet	No limit
1 sq. ft. of shared parking (for other sites)		0.5 square feet	No limit
Unique Architectural Design		10% of site area	10% of site area
1 sq. ft. of Rooftop Garden		2 square feet	No limit
1 sq. ft. of rooftop beautification		2 square feet	No limit
3. Civic Contributions			
1 sq. ft. of public parking area		0.5 square feet	15,000 square feet
1 sq. ft. of public meeting/conference facilities		1 square foot	No limit
Each \$1,000 spent on public art		100 square feet	No limit
4. Uses			
1 sq. ft. restaurant (not fast-food or take-out)		1 square foot	No limit
1 sq. ft. rooftop or top floor restaurant (not fast-food or take-out)		4 square feet	No limit
1 sq. ft. market rate or higher dwelling unit ²		2 square feet	No limit
1 sq. ft. condominium dwelling unit ²		2 square feet	No limit
1 sq. ft. of day-care facilities		6 square feet	2,000 square feet
1 sq. ft. of public restroom		4 square feet	1,000 square feet
1 sq. ft. of public open space		4 square feet	No limit
1 sq. ft. of retail use on ground floor		2 square feet	No limit
1 sq. ft. of theater or performing arts venue		5 square feet	No limit
Transfer of development rights		To be determined	To be determined

¹ Director determination.
² Areas devoted to service cores and community facilities may be used to obtain bonus floor area. No area devoted to parking or circulation may be used for this purpose.

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

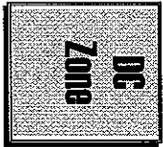
 USE ↑ ↓	REGULATIONS		Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS		Building Height	Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.025.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)
	Lot Area	Front Setback		Interior Setback	Building Coverage	Impervious Surface Coverage					

19.15.025.2 <i>Mixed Use</i>	None	None	0'	0'	85%	95%	See Sec. 19.15.025.1 F	E	See Sec. 19.20.030.2 [Ord. 292 \$ 6, 2000]	1. Must have at least two uses listed in Sec. 19.15.025. 2. At least 75% of the gross floor area located at street level must be devoted to non-residential uses. 3. The following are not permitted: motor vehicle sales and rental; boat sales and rental; recycling center; pawn shops and self-service storage facility.
19.15.025.3 <i>Retail</i>	None	None	0'	0'	85%	95%	See Sec. 19.15.025.1 F	E	See Sec. 19.20.030.2 [Ord. 292 \$ 6, 2000]	1. The following are not permitted: motor vehicle sales and rental; boat sales and rental; recycling center; pawn shops and self-service storage facility.
19.15.025.4 <i>Dwelling Units</i>	None	None	0'	0'	85%	95%	See Sec. 19.15.025.1 F	E	See Sec. 19.20.030.2 [Ord. 292 \$ 6, 2000]	1. Not permitted at street level abutting a Class A Pedestrian-Oriented Street. 2. All resident parking must be in structured parking (such as garages or under-building or underground parking). Carports are not considered structured parking. 3. Exterior hallways and corridors are not allowed.

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

DC Zone	USE ↑	REGULATIONS ↓	MINIMUMS		MAXIMUMS		Special Review Process (See Ch. 19.65)	Lot Area	Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage	Building Height	Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.025.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)
			SETBACKS	Lot Coverage												
19.15.025.5	Community Facility	None	None	0'	0'	85%	95%	See Sec. 19.15.025.1 F	E	See Sec. 19.20.030.2 [Ord. 292 \$ 6, 2000]	1. Auto rental is permitted as an accessory use to a lodging facility. The maximum number of cars allowed is the lesser of 30 cars or 5% of the total number of parking spaces on the site. The rental desk must be inside the lodging facility building.					
19.15.025.6	Family Day Care Home I and II	None	See Special Regulation 1													
19.15.025.7	Day Care Center	None	None	0'	0'	85%	95%	See Sec. 19.15.025.1 F	E	See Sec. 19.20.030.2 [Ord. 292 \$ 6, 2000]	1. Must provide State certification of safe passenger loading area. 2. Family Day Care Home II: Must provide State certification of safe passenger loading area.					

Section 19.15.025--USE ZONE CHART--Downtown Commercial (DC) Zone (Revised 7-02)



USE
↑

REGULATIONS
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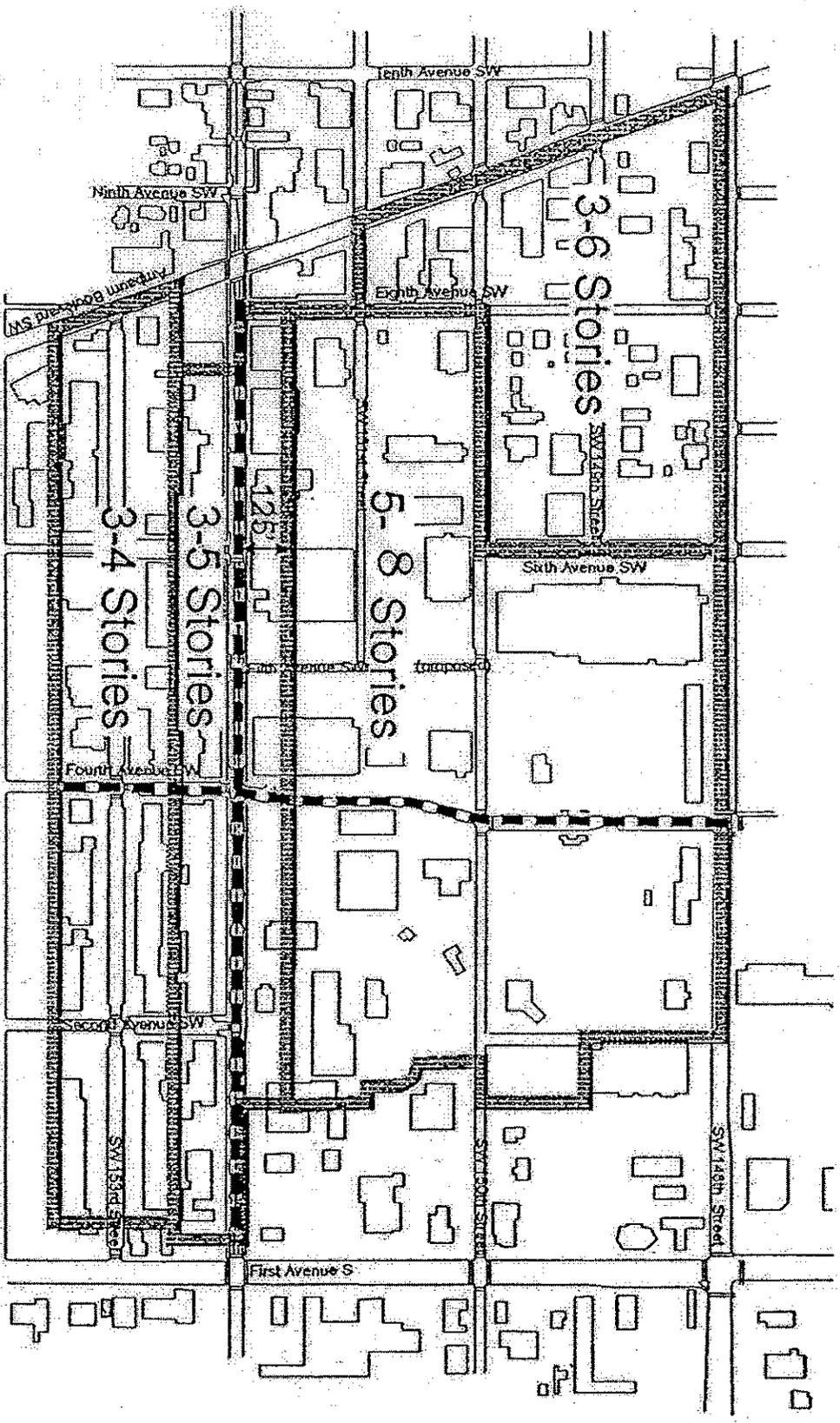
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

	MINIMUMS		MAXIMUMS		Building Height	Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.025.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)	
	Lot Area	Front Setback	Interior Setback	Lot Coverage					Impervious Surface Coverage
19.15.025.8 Religious Facility	None	0'	0'	85%	95%	See Sec. 19.15.025.1 F	E	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Along Class A Pedestrian-Oriented Streets and SW 153 rd Street, this use is not allowed on the street-level floor.
19.15.025.9 Public Utility	Type 1	None	0'	85%	95%	35 feet	E	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.
19.15.025.10 Essential Public Facility	Type 3								1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts. 2. Shall comply with criteria for siting found in the Burien Comprehensive Plan.
19.15.025.11 Personal Wireless Service Facility	See Chapter 19.50								

Note: All landscape categories added by Ord. 293, 2000

Figure 19.15.025-1

Downtown Commercial Height Limits



----- Class "A" Pedestrian-Oriented Streets

NOTE: The lower number of stories in each height range is the maximum number of stories allowed without participation in the Public Benefit Incentive System (BMC 19.15.025.1.J). The higher number of stories in each height range is the maximum number of stories allowed with participation in the Public Benefit Incentive System (BMC 19.15.025.1.J).