

AM-3840

Item #: 8.

City Council Meeting

Date: 04/05/2011

Time: 15 Minutes

Submitted For: Stephen Clifton

Submitted By: Rob Chave

Department: Planning

Review

Committee

Committee:

Action:

Type: Action

Information

Subject Title

Proposed Interim Zoning Ordinance related to the BN Zone.

Recommendation from Mayor and Staff

Approve the interim zoning ordinance (Exhibit 1).

Previous Council Action

None.

Narrative

The City has been making progress with the University of Washington and the Cascade Agenda on area planning for the Five Corners and Westgate commercial centers. However, we have learned of a potential redevelopment project being developed for a key location at the central Westgate intersection (SR-104 and 100th Ave W). Under the existing zoning (BN), a new building located at Westgate is required to set back at least 20 feet from any street. This is counter to the direction the UW study has indicated people want their neighborhood commercial centers to go, and is clearly inconsistent with existing city design objectives enumerated in the comprehensive plan, notably:

C.2. Design Objectives for Location And Layout of Parking

C.2.a. Create adequate parking for each development, but keep the cars from dominating the streetscape.

C.2.b. Improve pedestrian access from the street by locating buildings closer to the street and defining the street edge.

C.2.c. Improve the project's visibility from the street by placing parking to side and rear.

C.2.d. Provide direct pedestrian access from street, sidewalk, and parking.

C.5. Design Objectives for Building Entry Location.

C.5.a. Create an active, safe and lively street-edge.

C.5.b. Create a pedestrian friendly environment.

C.5.c. Provide outdoor active spaces at entry to retail/commercial uses.

C.5.d. Provide semi-public/private seating area at multi-family and commercial entries to increase activity along the street.

Although the work with the University of Washington is not nearly complete, preliminary polling done during initial public work sessions indicated a strong interest in moving neighborhood commercial buildings toward the street. Forty-five of 49 respondents for Five Corners and 19 of 21 respondents for Westgate indicated support for having businesses located at the street front as opposed to having them separated by asphalt parking areas.

The prospective development at Westgate has indicated the existing code requires them to locate their building at least 20 feet from the street front, which in turn requires them to place a drive aisle and parking between the street and their building. This also affects building entry, forcing it to be oriented away from the street. If a code change reducing the required setback were in place, the site designers have indicated that (1) they would be willing to move their building near the street, and (2) this would in turn improve their ability to fit parking and drive aisles on their site and otherwise meet other city code requirements.

Given this background, staff is recommending adoption of the proposed interim zoning ordinance (see Exhibit 1). Note that we are suggesting reducing the minimum 20-foot street setback to 5 feet to enable expansion of walkways and/or addition of landscaping or pedestrian activity areas, not just having buildings right up against property lines.

Attachments

Proposed Interim Zoning Ordinance

Form Review

Inbox

Community Services/Economic Dev.
Planning Department
Community Services/Economic Dev.
City Clerk
Mayor
Final Approval
Form Started By: Rob Chave
Final Approval Date: 03/31/2011

Reviewed By

Sandy Chase
Rob Chave
Sandy Chase
Sandy Chase
Mike Cooper
Sandy Chase

Date

03/31/2011 01:43 PM
03/31/2011 01:52 PM
03/31/2011 02:57 PM
03/31/2011 02:57 PM
03/31/2011 03:09 PM
03/31/2011 04:51 PM
Started On: 03/31/2011 09:35 AM
