



Edmonds Planning Board Agenda Memo

Meeting Date:	April 13, 2011
Agenda Subject:	Discussion on adjustments to downtown BD zone.
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Initiated By:	<input checked="" type="checkbox"/> City Council <input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> City Staff <input type="checkbox"/> Citizen Request <input type="checkbox"/> Other:

The Planning Board had discussions on potential amendments to the downtown BD zones during its meetings on March 9th and March 23rd of this year. Staff has prepared a draft of what the amendments to the BD zoning chapter would look like if the following features were included:

1. Uses are restricted in the BD1 zone with revisions to the Table in ECDC 16.43.020. While restaurants are allowed, office or other types of service uses must be located outside the 45-foot 'designated street front.' Presumably if these rules are adopted, existing non-conforming uses would be dealt with via the nonconforming rules in the zoning code... i.e. they would be able to be continued so long as they continue to be occupied. In addition, other kinds of service or office uses could locate behind the designated street front (i.e. behind the first 45 feet) or on upper floors of a building. However, going forward, the emphasis would be on retail and restaurant uses along commercial street fronts within the BD1 zone.
2. Commercial depth requirements are changed to a consistent 45-foot depth and are tied to a new expanded map covering all BD zones. This replaces the 30-foot requirement in the BD1 zone and the 60-foot requirement elsewhere. Staff believes the 30-foot standard is too small to ensure adequate commercial space. Conversely, it makes no sense to require a greater standard (i.e. 60 feet) outside the retail core.
3. The issue here is that it appears that the current step-backs built into the code end up removing too much of the upper portion of a building to be feasible to enforce. This in turn ends up prohibiting a building from actually being built within the established downtown height limits. In the sample draft provided by staff, step-backs are reduced

from 15 feet to 5 feet. As another option, the Board is also considering removing the requirement entirely. Currently, there is no step-back requirement in the BD1 zone, but a 15-foot step-back is required in other BD zones. More than one option could be presented at a public hearing (e.g. either reduce or eliminate the step-back requirements).

4. The final area of discussion involved development agreements. Development agreements were discussed in some detail on March 23rd, and are authorized in the current draft code amendment language (see ECDC 16.43.030.A and 16.43.050). The language in ECDC 16.43.050 includes sample criteria and specifically authorizes what can be modified by a development agreement. The Planning Board has been discussing whether these are the right criteria, and whether development agreements should be available in all BD zones. For example, the Board has discussed not allowing these types of development agreements in the BD4 zone.