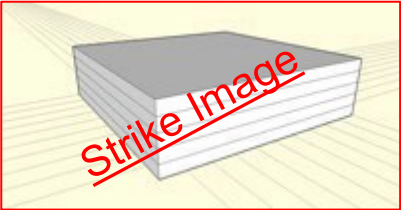
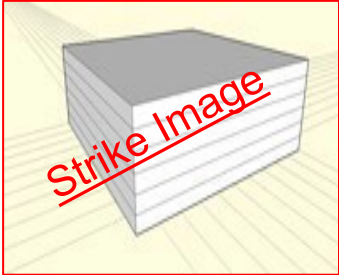


21.10.050 Town Center (TWNC) Zone.

A. **Purpose.** Town Center is one of the City's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms and conference facilities, and eventually residences in the heart of the City is intended to bring people together during the day and evening for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the historic district in adjacent Old Town. Improvements in walking connections between the two districts will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a grade-separated connection across SR 520, and that transit service to and from the center will provide a choice equal in attractiveness to automobiles, walking, and biking. The design and development of this zone ~~is controlled by a Master Plan established to~~ seeks to ensure that development here integrates with and positively influences future redevelopment of the greater downtown area, and retains traditional building styles, street patterns, variety of uses, and public amenities.

B. **Maximum Development Yield.**

Table 21.10.050A Maximum Development Yield				
Allowed	Base	Maximum <u>with Incentives</u>	Illustrations	
Height	5 stories	6 -12 stories	<p style="color: red;">Example of a 5-story building</p> 	<p style="color: red;">Example of 6-story building</p> 
Lot Coverage	100 percent	100 Percent <u>Less areas necessary for compliance with stormwater management and landscaping.</u>		
These are office building examples using <u>incentives</u> Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.				

C. Regulations Common to All Uses.

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See RZC 21.10.150. Map 10.4, Town Center Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location. B. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Setback Line (distance from property line)		
Side Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Rear Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Rear Residential	10 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Yard adjoining <u>Redmond Central Connector</u> BNSF ROW or Parks	14 feet	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs, or GBP, <u>or EAAH</u>	Varies	Mixed-Use area: four stories; hotel and conference center, full service – eight stories; other hotel - six stories. <u>Gateway</u> Office Park area: five stories. Bear Creek Retail Area: three stories. Mixed-use residential or residential use in Town Center: five stories outright. The Technical Committee shall administratively allow the height in the Mixed-Use overlay area to be increased to six stories if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance.
Maximum Building Height with TDRs, or GBP, <u>or EAAH</u>	Varies	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, <i>Using Transfer Development Rights</i> (TDRs), or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program</i> (GBP), except they may not be used to exceed eight stories where eight stories is <u>are</u> allowed through bonus provisions. <u>An increase of height to a maximum of 12 stories may be sought through use of the Exceptional Amenities for Additional Height (EAAH) for projects within the Mixed-Use area, Table 21.10.050#.</u> <u>EAAH may not be used in combination with any other programs to increase height.</u>
Maximum Height	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP)

Within Shorelines (SMP)		B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet, but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	100 percent	Governed by the Downtown Element of the Comprehensive Plan and the and Design Guidelines. <u>Less areas necessary for compliance with stormwater management and landscaping.</u>
Base FAR Without TDRs	Varies	A minimum of 600,000 square feet of gross leasable area shall be maintained as retail use. The maximum gross leasable area of allowed commercial space without TDRs is 1.49 million square feet. The 1.49 million square foot limit may be increased to a maximum of 1.80 million square feet through the acquisition and use of TDRs or the GBP, provided that TDRs or the GBP may not be used to increase the height of the hotel and conference center, full service, above eight stories/100 feet, and that a minimum of 140,000 square feet be reserved for a hotel and conference center, full service. The additional square footage allowed may be used for infill retail and general service uses that are part of mixed-use residential developments or infill developments. Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations. <u>New development must retain or replace existing pedestrian generating and retail sales uses. Development may modify areas allocated to pedestrian generating and retail sales uses, subject to a minimum floor area to be negotiated as a condition to any Development Agreement.</u>
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . <u>Floor area for residential uses is exempt from TDR requirements. The ground floor level shall include a mix of pedestrian-oriented uses.</u>
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

NEW SECTION

21.10.050.C.1 Exceptional Amenities for Additional Height

- a. Development within a project limit may exceed the base height requirements contained in Table 21.10.050A by providing Exceptional Amenities for Additional Height (EAAH) as described in Table 21.10.050#.
- b. Requirements for Participation.
 - i. The project limit eligible for EAAH incentives must be entirely located within the Town Center Mixed Use subarea as shown in Figure 21.62.020S.
 - ii. A development agreement is required to identify the proposed project limit and ensure that the amenity proposed to earn additional height provides a proportionate public benefit.
 - iii. A master plan is required for all development seeking additional height through the EAAH.
 - iv. Technical Review. The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, to verify the limitations, requirements, and techniques contained within this section have been satisfied.
- c. Limitations.
 - i. Incentives earned through the provisions of amenities from Table 21.10.050# may not be used in conjunction with Transfer of Development Rights or Green Building Program to increase height.
 - ii. No structure with any combination of uses and parking may exceed 12 total stories in height.
 - iii. No more than nine (9) stories of usable floor area may be achieved by providing EAAH pursuant to Table 21.10.050#.

- iv. Up to three (3) additional stories dedicated to above-grade structured parking may be approved provided that no more than one (1) story of subterranean parking is proposed, and the following additional requirements are met.
 - A. Proposed parking is the minimum necessary to serve associated uses and shall not exceed the following maximum fully dedicated parking ratios for all existing and proposed uses within the project limit:
 - (a) 0.75 spaces/unit for residential uses; 2 spaces/1,000 s.f. office/business services uses; and 3.5 spaces/1,000 s.f. for food and beverage uses and retail services;
 - (b) The above ratios shall be based on fully dedicated parking stalls for each use, and shall not include those parking stalls owned by applicant that are leased, controlled, or dedicated to neighboring property owners or uses, via lease, easement, or other long-term agreement executed prior to the effective date of this ordinance; and
 - (c) If any existing parking dedicated to existing retail or food and beverage uses is displaced within the project limit, the displaced parking may be replaced within the project limit so long as the total parking ratio for retail and food and beverage uses does not exceed 3.5 spaces/1,000 s.f. within the project limit.
 - B. Subterranean parking is only proposed if necessary to replace existing surface parking dedicated to existing retail or food and beverage uses within the project limit and is limited to a maximum of one story below grade. Any associated construction dewatering shall not create adverse impacts to the drinking water system or the stormwater system. A conceptual model including dewatering radius of influence will be submitted during Site Plan Entitlement to demonstrate dewatering feasibility and no adverse impacts to City supply wells.
- v. Exceptional Amenities for Additional Height Requirements
 - A. All techniques and incentives in Table 21.10.050# shall be applied across the project limit identified in the Development Agreement.
 - B. Applicants are required to provide the Priority Technique in Table 21.10.050# before they are eligible to receive incentives for Additional Techniques.
 - C. If construction of a multi-building development is to be phased, each phase shall provide for a proportionate installation of amenities. No phase may depend upon the future construction of amenities unless the development agreement includes a phasing plan that will ensure the public benefit of the amenity is received through on-site development or in-lieu fee payment within a prescribed time horizon.
 - D. Where equivalency to a Sustainable Development technique is allowed pursuant to Table 21.10.050#, the requirements for the equivalent technique shall be negotiated as a condition of the Development Agreement.
 - E. The Development Agreement granting incentives for additional height and adjusting the phasing of incentives shall be recorded with the King County Recorder's Office or its successor agency. A copy of the recorded document shall be provided to the Director.

<u>Table 21.10.050#</u> <u>Exceptional Amenities for Additional Height</u>	
<u>Priority Technique</u>	<u>Incentive</u>
<p><u>1</u></p> <p><u>Affordable housing and larger units:</u></p> <ul style="list-style-type: none"> • <u>Minimum 20% of all new units designated affordable at 60% Area Median Income (AMI). There is no requirement to also provide 10% designated for 80% AMI that would ordinarily be required under RZC 21.20.</u> <p><u>And</u></p> <ul style="list-style-type: none"> • <u>One of the following thresholds is met:</u> <ul style="list-style-type: none"> ○ <u>Minimum 10% of all new units (market rate and affordable) have two bedrooms or more and minimum 5% of all new units have three bedrooms or more.</u> ○ <u>The greater of 35% or 15 of the new affordable housing units have two bedrooms or more and the greater of 15% or 10 units have three bedrooms are more.</u> <p><u>And</u></p> <ul style="list-style-type: none"> • <u>All new affordable housing units shall be electric-ready, meaning the units have the necessary wiring and electrical capacity to support converting to all electric equipment in the future.</u> 	<p><u>4 stories</u></p>
<u>Additional Techniques</u>	<u>Incentive</u>
<p><u>2</u></p> <p><u>Small and Local Businesses:</u> <u>10% of new ground level commercial space or a total of 7,000 square feet of total commercial space dedicated to local commercial. Local Commercial is defined as a retail sales or food and beverage service use (as defined by RZC 21.78 Definitions) founded or based in King, Snohomish, or Pierce County that has less than three (3) locations. National franchises (e.g. 7-Eleven, Subway, GNC, etc.) shall not be considered a Local Commercial use.</u></p>	<p><u>1 story</u></p>
<p><u>3</u></p> <p><u>Small and Local Businesses:</u> <u>The lesser of 25% or 4,000 square feet of new commercial space no larger than 1,000 square feet to encourage and support startup and new businesses.</u></p>	<p><u>1 story</u></p>

4	<u>Sustainable Development</u>	
	A. <u>Achieve International Living Future Institute (ILFI) Zero Energy certification or register and achieve verification through the New Buildings Institute (NBI) Zero Energy, or equivalent, for all new buildings.</u>	<u>3 stories (not combinable with options B, C, or D)</u>
	B. <u>100% of the new buildings are ILFI Living Building Challenge (LBC) 4.0 certified, or equivalent.</u>	<u>2 stories (combinable with option C)</u>
	C. <u>5-year contract (or five successive 1-year contracts if a 5-year contract is not available) to purchase green power for 100% of the new buildings.</u>	<u>1 story (must be combined with either option B or option D)</u>
	D. <u>Leadership in Energy and Environmental Design (LEED) Platinum, or equivalent, for all new buildings.</u>	<u>1 story (combinable with option C)</u>