

Attachment B

Zoning Code Amendment: Development Agreements for High Capacity Transit

LAND-2018-00638

SEPA-2018-00639

City Council, September 25, 2018





Tonight's Agenda

- Recap recommendation
- Council discussion and direction

Planning Commission Recommendation

- Amend RZC to authorize City Council to approve deviations from development standards through a development agreement (DA)
- Only applies to DAs for high-capacity transit (HCT) projects built by/for a regional transit authority
- Exception: surface parking lots

Planning Commission Rationale

- Consistent with Comprehensive Plan and Council direction
- Provides for efficient permitting process
- Recognizes unusual nature of high-capacity transit projects
- Provides for efficient approval, by Council, of unforeseen deviations
- Retains legislative oversight of development standards

Code Issues Requiring Legislative Resolution

- Parking ratios in MDD1 and Downtown
- Minimum residential component for developments in MDD1
- Minimum FAR requirement in MDD1
- Maximum height in MDD1

The RZC already provides for administrative approval of selected other deviations, and so those are not listed



Discussion and Direction



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