

Recent & Ongoing Code Amendments

DSAG - October 8, 2020

Adopted:

- FEMA Updates
- Downtown Historic Preservation
- Transit-related Parking Reductions & Affordable Housing Incentives

In Progress:

- MFTE
- Downtown Public Space
- Corner Lot Duplexes & 9-lot Short Plats
- Wetland Buffers
- Others?

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FEMA Critical Area Regulations Amendments

Adopted June 2, 2020



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- **Required to ensure continuous floodplain insurance by FEMA deadline of June 19, 2020.**
- **Minor mapping changes based on updated FEMA data**
- **Minor revisions & reorganization of definitions and regulations**
- **Establishment of new Special Flood Hazard Area permit, supplementing other required permits**

Downtown Historic Preservation Code Amendments

Adopted July 21, 2020
DSAG, October 8, 2020



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Purpose

Preserve/Restore historic structures, especially along Main Street

- Preserve/restore entire structures
- Preserve/restore facades
- New structures that respect/complement historic fabric



Downtown Core District Requirements

Parking exception

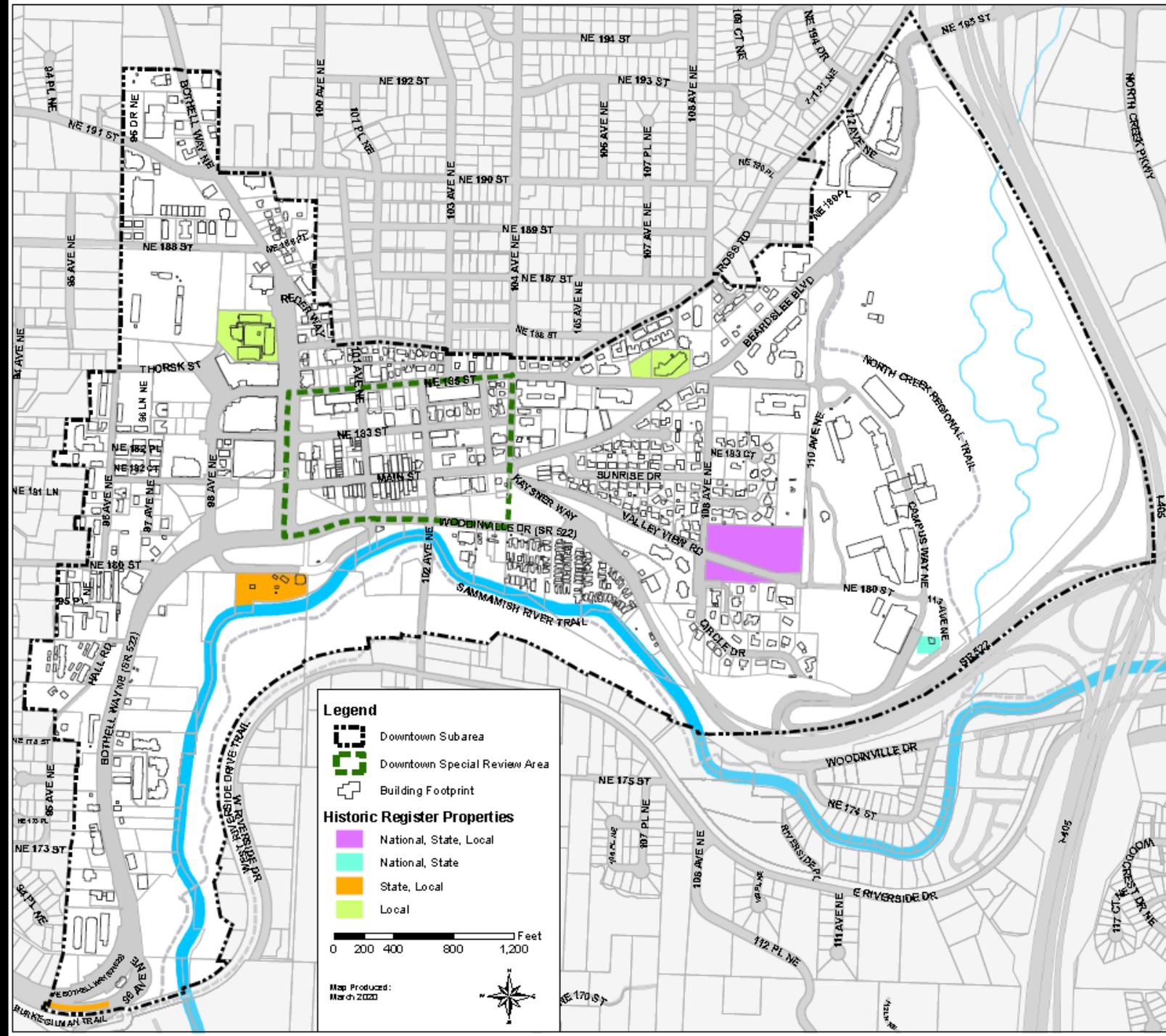
- Downtown Plan applied it to all ground floor retail uses fronting Main Street.
- Now applies to existing and infill ground floor retail uses fronting Main Street. Infill = development that fills existing gaps in buildings along Main Street. Demolishing existing retail buildings for new structures does not qualify for exception.

Change provides incentive to both preserve existing retail structures and encourage ground floor retail infill on Main Street.



Historic Resources Regulations

- Make regulations mandatory for projects in DSRA, on register or eligible for register
- Change several guidelines to requirements and list requirements first
- Clarify allowed Pedestrian Oriented Retail uses and requirements





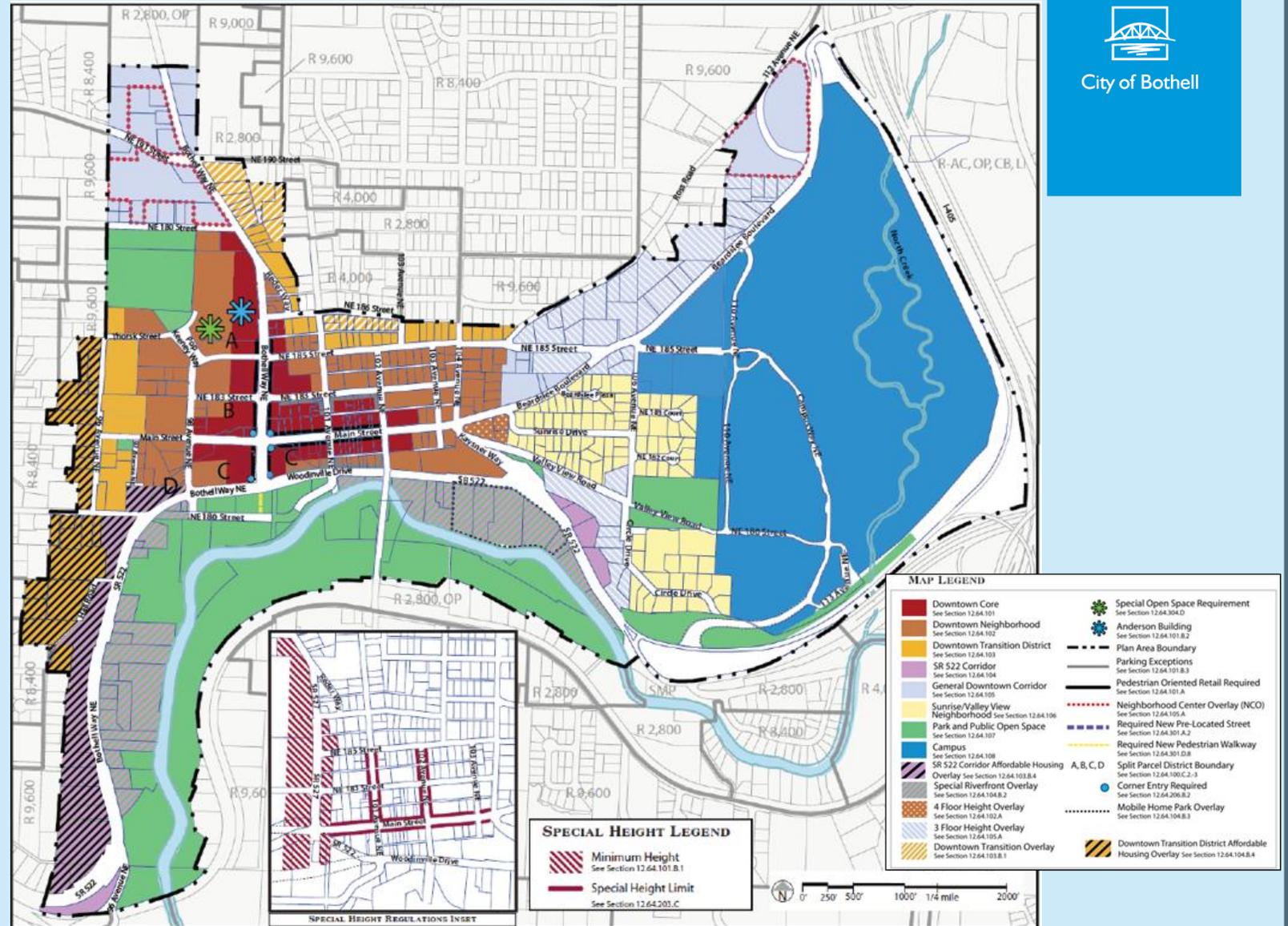
Background

- Recent state law limits parking minimums for residential uses near frequent transit stops.
- Downtown Planned Action EIS height analysis allows additional height in some zones without further environmental study.
- Housing Strategy: height bonuses & parking reductions tools to promote affordable housing.

Limited Parking Reduction & Affordable Housing Incentive Code Amendments

Summary

- Downtown PAEIS studied 4 floors & 54' height in DT, 522 & GDC, and set thresholds for capacity.
- Voluntary affordable housing incentive to get more units for lower incomes.
- Apply just to 522 areas without affordable housing overlay – could be expanded later.

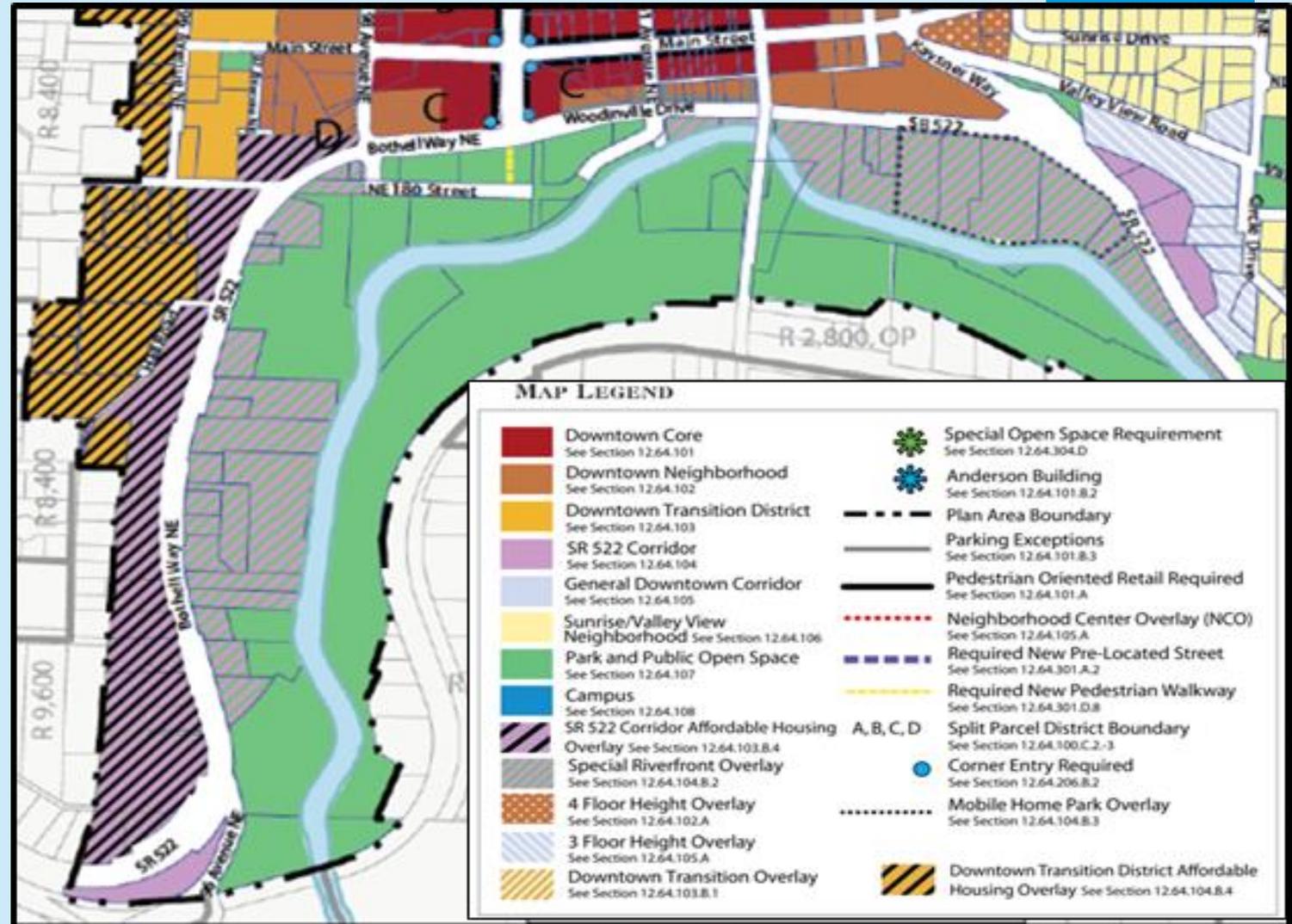


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Limited Parking Reduction & Affordable Housing Incentive Code Amendments



- Proposal applies to all units – bonus only likely to be used by affordable housing developers
- Affordability level set per state funding guidelines, average allows flexibility
- Adopted Sept. 2, 2020



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DSAG - October 8, 2020

In Progress:

- **MFTE** – to Council Dec.?
- **Downtown Public Space** – Council PH Nov.10
- **Corner Lot Duplexes & 9-lot Short Plats** – Planning Commission Study Session Nov. 4
- **Wetland Buffers** – Planning Commission Study Session Nov. 18
- **Others?**

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Housing Code Amendments

- Duplexes on SF Corner Lots
- Short Subdivisions

Supported by a Washington State **Department of Commerce** grant which funds consultant support from **Otak**.



Overview

Documents Reviewed for Consistency

Changes proposed

- Bothell Municipal Code
- Bothell Design and Construction Standards and Specifications

No changes proposed

- *Imagine Bothell...* Comprehensive Plan
- Subarea Plans



Duplex on Corner Lots

BMC Amendments

- Permitted use on corner lots in R 40,000, R 9,600, R 8,400, R 7,200, R 5,400d
- Would require the minimum lot area of the underlying zone
- Subject to all underlying zoning and dimensional standards

Design and Construction Standards and Specification

- Will be updated to reflect the code updates



Short Subdivision

BMC Amendments

- Increase short plats from four (4) lots to nine (9) lots
- Raise thresholds for SEPA, site plan review, and PUD process



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Thanks!

Questions/Comments?

For notices on any of these issues:

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