

# Minimum Density – R-AC Zone

City Council – June 18, 2019

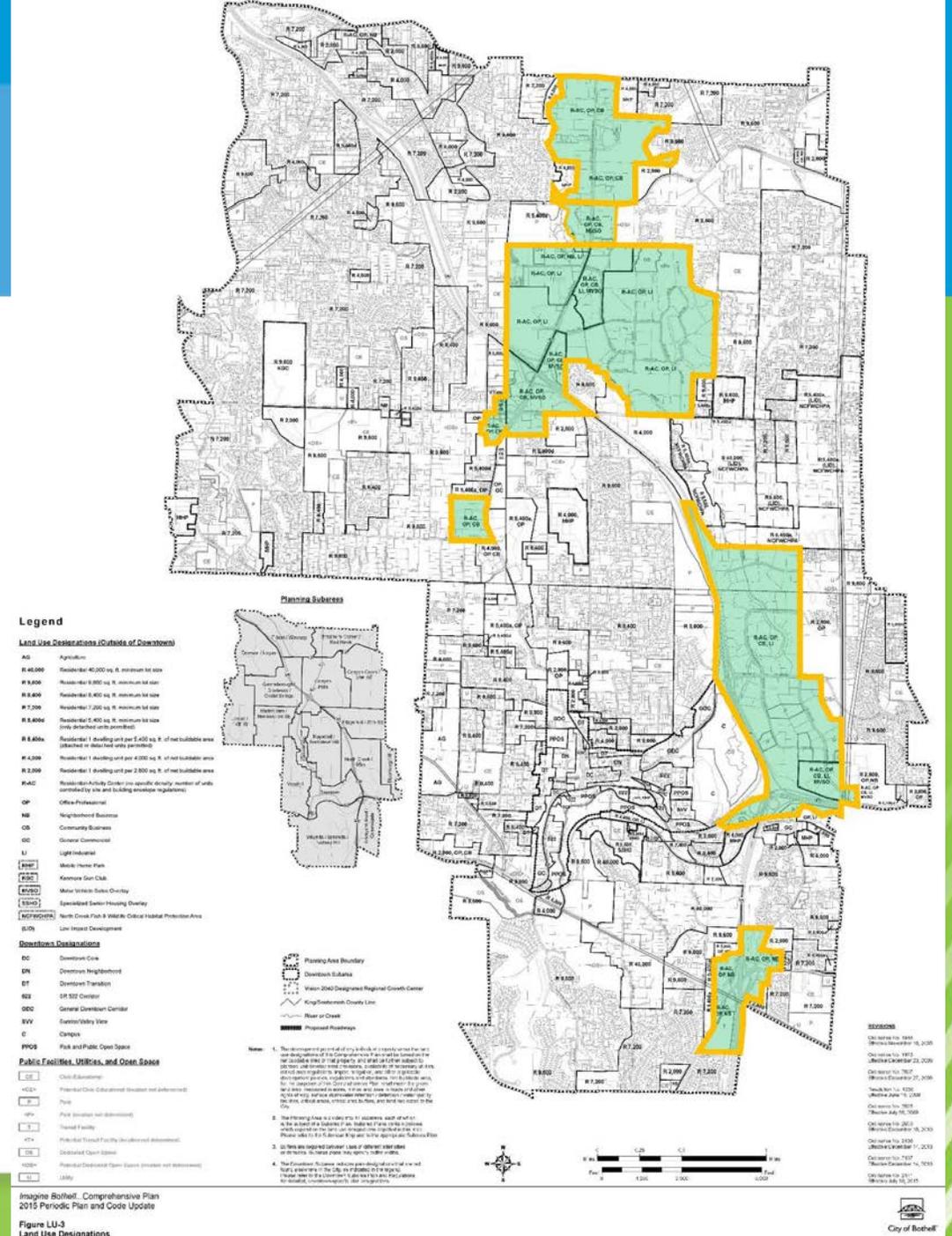


City of Bothell™

# Residential-Activity Center (R-AC) Zoning

## Activity centers

- Located along major transportation corridors
- Mixed-use development
- Provide range of housing types
- Population capacity of 11,865 or 20% of 2035 target



# Policy Consideration and Council Goals

## **Policy Consideration**

- Require minimum level of development (i.e., density or activity units) particularly Canyon Park & North Creek/NE 195 Subareas?
- What 2019 Docket items to defer?

## **Connection to Council Goals**

- Supports retaining regional growth center designation
- If initiated, analyze options & implications for establishing minimum level of development

# Background / Discussion

## Created in 2002

- Focus growth toward City's activity centers
- Avoid increasing population growth within established residential areas

## Important for assumed capacity

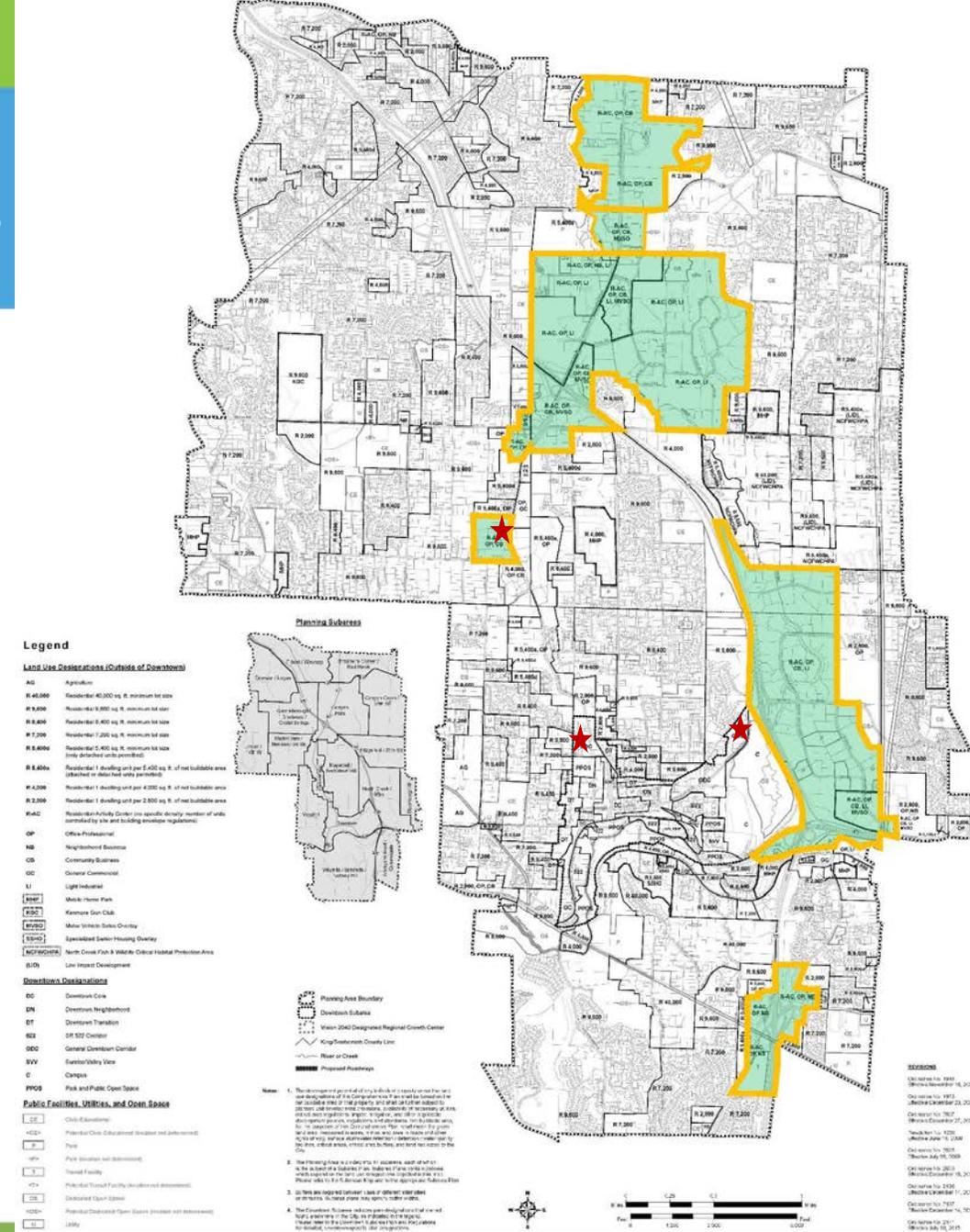
- King County - 6,210 residents
- Snohomish County - 5,646 residents
- Total 11,856 residents or 20% of City's 2035 population capacity

# 'Earlier' R-AC developments

'Generally met 'assumed' densities

Name	Units	Land area	Units per acre
Emerald Crest	53	0.61 ac	87
Beardslee Village	372	5.61 ac	63
Urbane Village <sup>1</sup>	212	11.6 ac	18

1. Emerald Crest is exclusively residential
2. Beardslee Village is a mixed use development with extensive retail
3. Urbane Village capped at a 35 foot building height – reduces capacity



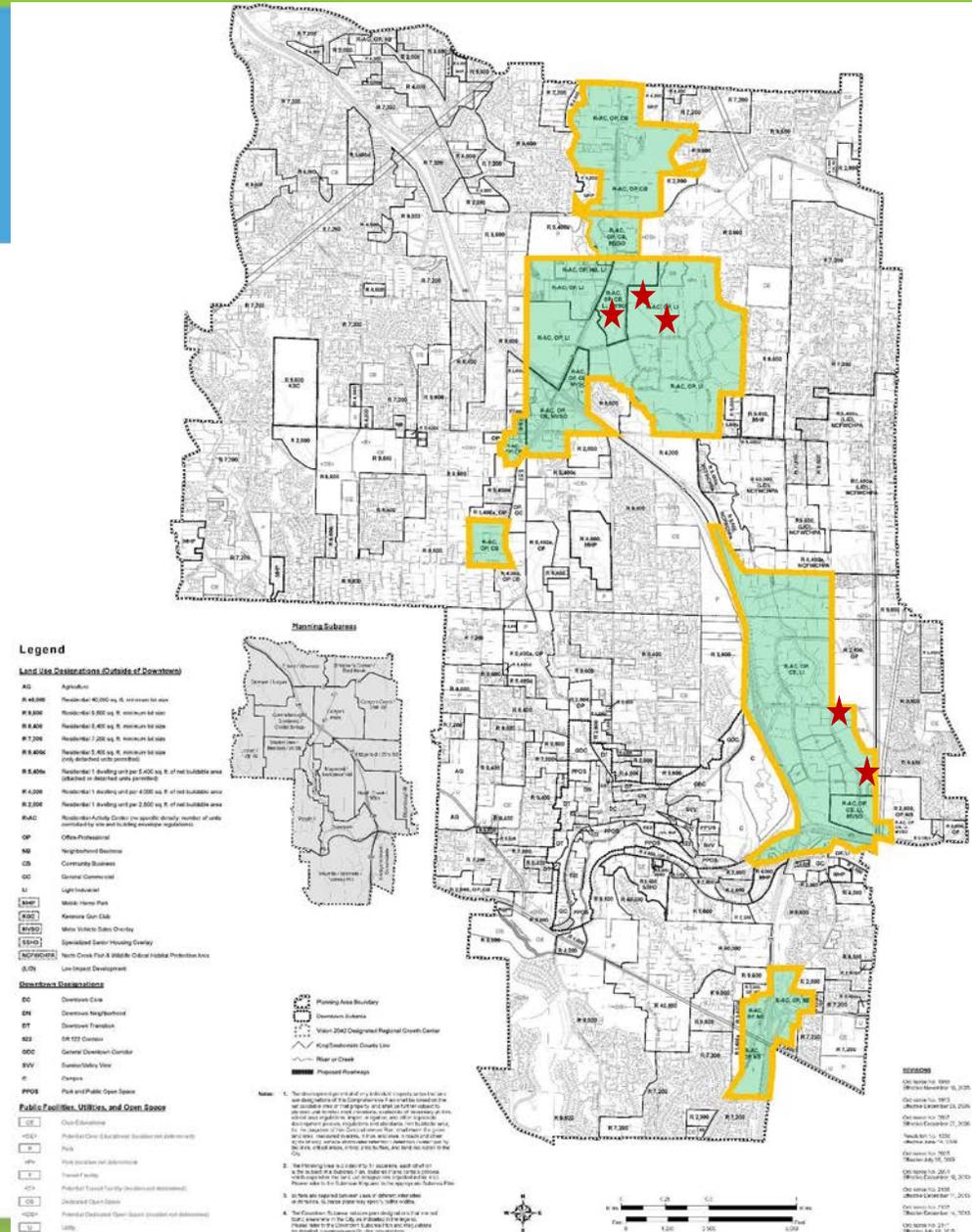
# 'Recent' R-AC developments

Four of five developments - below 'assumed' densities

Canyon Park Subarea	Units	Land area	Units per acre
Tract 18 & 19-townhomes	118	6.93 ac	17
Tract 24-townhomes	231	12.43 ac	19
Canyon Park-apartments <sup>1</sup>	531	9.8 ac	54

1. Achieves 45 AU per acre - population

North Creek Subarea	Units	Land area	Units per acre
Preston North-townhomes	94	5.0 ac	19
Preston South-townhomes	59	7.2 ac	8



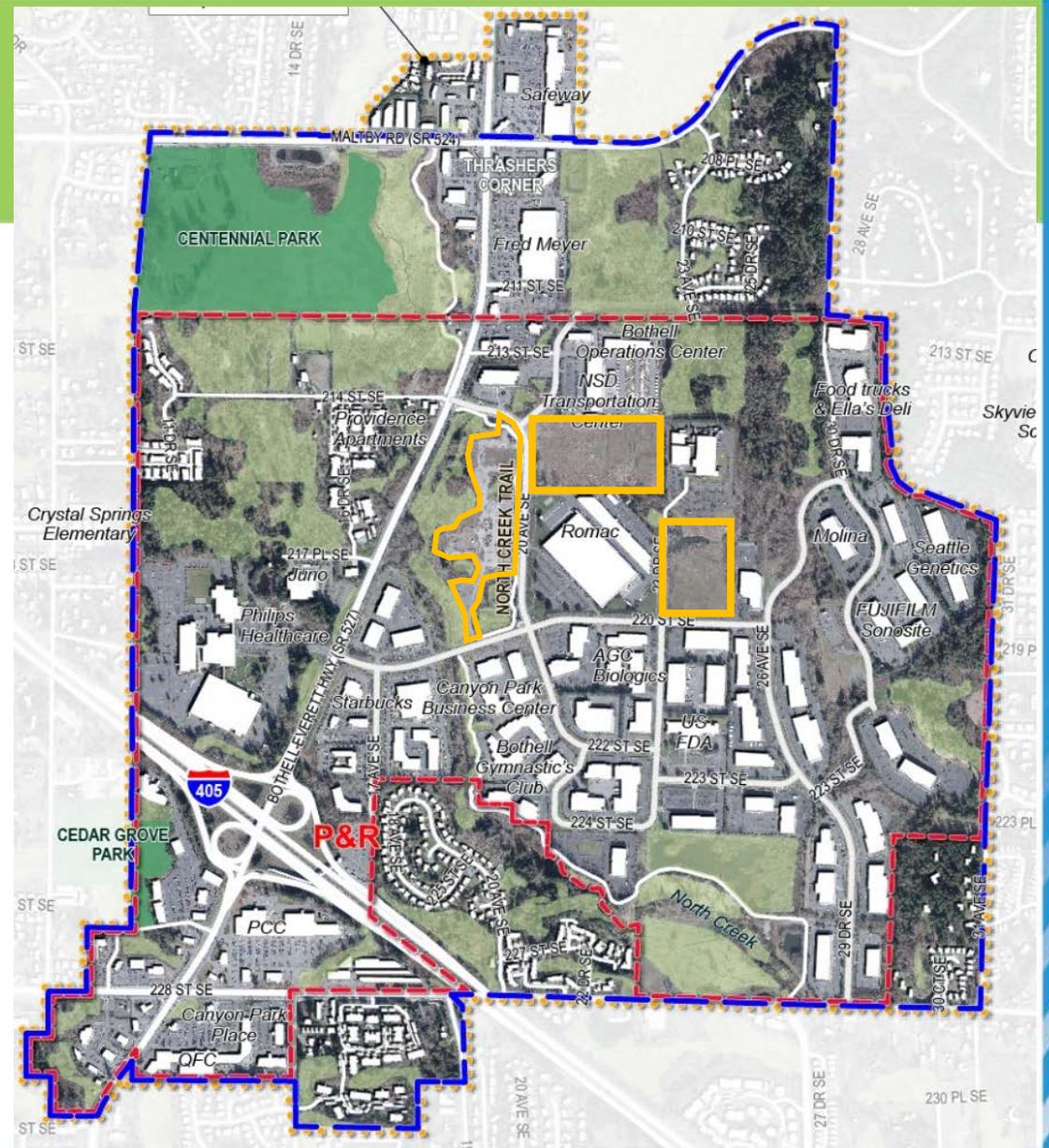
# Canyon Park Regional Growth Center

PSRC 'framework' criteria:

- Existing AU of 18
  - Planned AU of 45
- 45 AU means 45 residents or employees per acre

Convert to a land use density

- Dwelling units per acre
  - Persons per household
- Floor area ratio (FAR)
  - Employees per sq. ft.



# Staff Resources

- Estimate 125-175 hours to complete
- The 2019 Docket full - contingency time devoted to Lots D, E, F, and G work
- Two possible tasks to fully or partially defer into 2020:
  - Item 7B Accessory Dwelling Unit Code amendments (125 hours) – defer additional work until 2020
  - Item 7C Multifamily Tax Exemption (300 hours) – reduce time to 175 hours in 2019 & complete in 2020

# Recommended Action

- Initiate 2019 Plan & Code amendments to analyze potential minimum development levels (i.e., density/activity units) for R-AC Plan designation & zoning classification
- Assign amendments to Planning Commission for recommendation
- Amend 2019 Docket by deferring Docket item 7B to 2020 & deferring completion of item 7C to 2020