

Downtown Public Space Code Amendments

Planning Commission Continued Public Hearing: December 4, 2019



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City of Bothell™

Downtown Designated Public Space

Basis in Community Vision:

“a sequence of unfolding spaces that inspire people to walk and to linger in the center of the city”

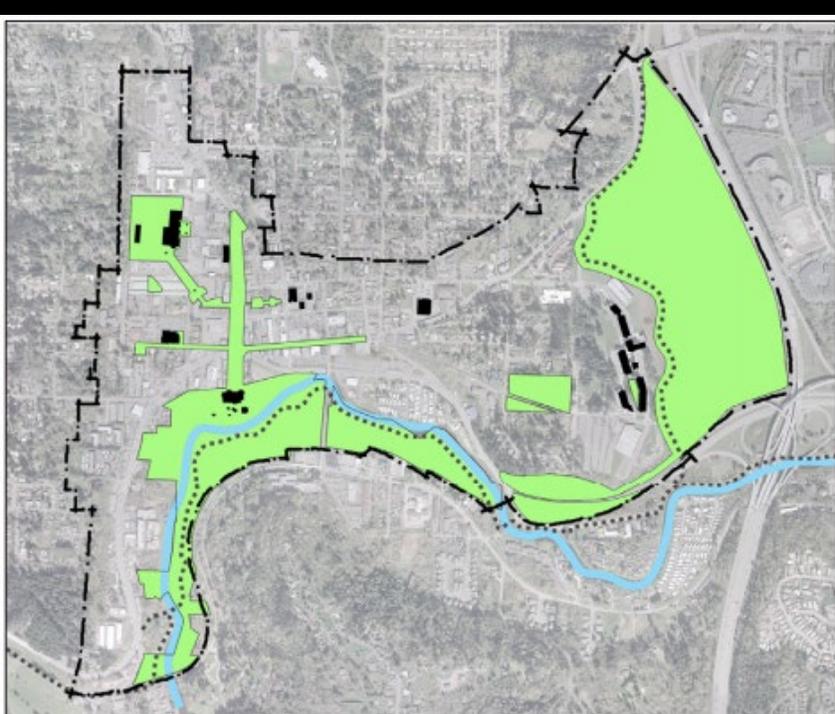


FIG. 1.1 A VISION OF POTENTIAL FUTURE DEVELOPMENT IN DOWNTOWN BOTHELL SHOWING ONE SCENARIO FOCUSING ON REDEVELOPMENT IN THE CORE AREA

Comments received to date & potential approaches

1. Reduce amount required per unit:
 - a. Amounts reduced to 60-67% of current requirement in 9/18 packet
 - b. Potential change to area v. dwelling unit basis
2. Cap amount required by % of site – potential caps of 15 and 20% analyzed
3. Adjust provisions for in lieu fee – potential change to allow medium projects to use in lieu fee and larger projects to use in lieu fee up to 10% without special Director's approval
4. Exempt smaller infill projects – potential threshold: projects requiring less than 1,000sf of public space
5. Explicitly allow transfers between sites and treating adjacent sites as one



Dawson Square (DT)

8,661sf provided (9% of site area)

6,750sf required (150sf/unit)

4,050sf required @ 90sf/unit

9,333sf required @ 10% of GFA

Site area and in lieu fee limits not relevant

DT
examples
built or
proposed
to date:

The
Landing



The Landing (DT)

8,827sf provided (9% site area)

8,700sf required (150sf/unit)

5,220sf required @ 90sf/unit

10,214sf required @ 10% of GFA

Site area and in lieu fee limits not relevant

Examples built or proposed to date:

Downtown Bothell Public Space Comparisons - REVISED

Downtown Transition Projects (% of site area)	Units/ Office Area	Total GFA	Current Requirement: 150sf/unit, 10% office	90sf/unit 6% office	-10% ILF	75sf/unit 4% office	-10% ILF	20% of site area	15% of site area	10% total GFA ⁶	-10% ILF
Ross Rd. Apartments 6,881sf proposed (19%)	95		14,250sf	8,550sf	7,695sf	7,125sf	6,413sf	7,403sf	5,552sf		
Dawson Square 8,661sf provided (9%)	45	93,330sf	6,750sf	4,050sf	3,650sf	3,375sf	3,038sf	18,526sf	13,895sf	9,333sf	8,400sf
The Landing 8,827sf provided (9%)	58	102,140sf	8,700sf	5,220sf	4,698sf	4,350sf	3,915sf	18,730sf	14,047sf	10,214sf	9,192sf
10304 185 th Townhomes 740 proposed (5%)	13		1,950sf	1,170sf	¹ 1,053sf	975sf	¹ 878sf	3,204sf	2,403sf		
10320 185 th Townhomes 0 proposed	5		750sf	450sf	¹ 405sf	375sf	¹ 337sf	1,439sf	1,079sf		
Downtown Neighborhood Projects (% of site area)			Current Requirement: 100sf/unit, 6% office	60sf/unit 4% office	-10% ILF	50sf/unit 3% office	-10% ILF	20% cap	15% cap	6% total GFA ⁶	-10% ILF
The 104 6,959sf provided ² (12%)	115	142,783sf	11,500sf	6,900sf	6,210sf	5,750sf	5,175sf	11,612sf	8,709sf	8,567sf	7,710sf
The Pop 15,629 provided ³ (34%)	118 12,500sf	176,749sf	12,644sf	7,643sf	6,879sf	6,322sf	5,690sf	9,153sf	6,864sf	10,605sf	9,544sf
Edition Apartments 6,110sf provided ⁴ (15%)	135	160,833sf	13,500sf	8,100sf	7,290sf	6,750sf	6,075sf	8,201sf	6,151sf	9,653sf	8,688sf
98 th Ave Apartments 1,467sf provided ⁵ (3%)	79	88,606sf	7,900sf	4,740sf	4,266sf	3,950sf	3,555sf	11,164sf	8,373sf	5,316sf	4,785sf
Harbour Homes office 2,099sf proposed (12%)	0 17,667sf		1,066sf	711sf	¹ 640sf	533sf	¹ 480sf	3,584sf	2,688sf		
Fir Street Flats 335sf proposed (13%)	3 583sf		335sf	203sf	¹ 183sf	167sf	¹ 150sf	528sf	396sf		

¹ 10% in-lieu-fee limit would not apply to projects with a public space requirement of less than 3,000sf, as written in the draft amendments.

² The 104 requested and was allowed to transfer the remainder of their required open space to the Six Oaks site.

³ The Pop proposed and was allowed to provide its Phase 1 public space in a second-level terrace and a passage partly shared with the parking entrances and partly on an easement shared with Northshore School District, connecting to Horse Creek Plaza, and to treat Phase 1 and 2 public space as one project.

⁴ Edition Apartments paid an in lieu fee for 55% of its required public space.

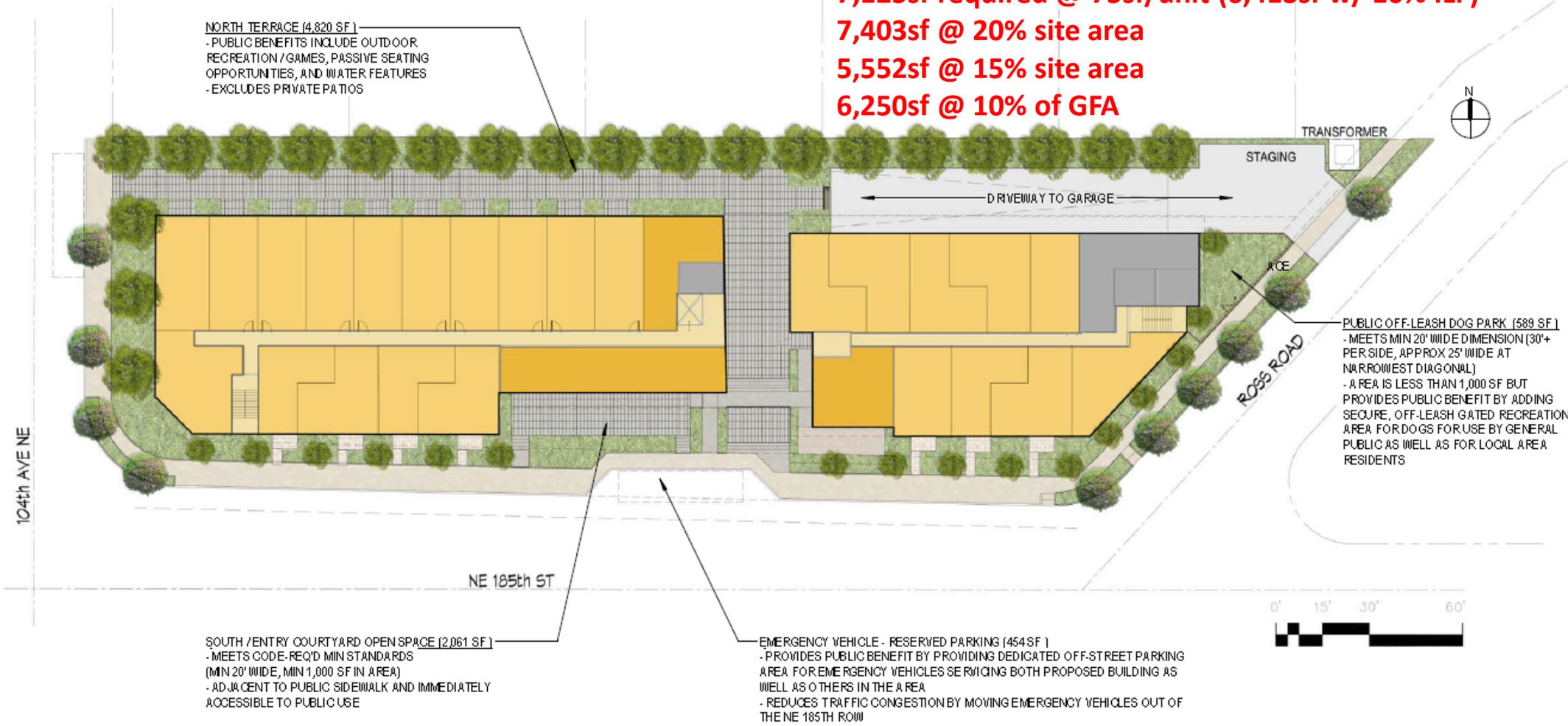
⁵ 98th Avenue Apartments is paying an in lieu fee for 69% of its required public space, but is also providing a pedestrian connection along its south frontage, connecting to 183rd St. to the west. The in lieu fee would be limited to 10% in the proposed amendments.

⁶ Gross Floor Area for a project, regardless of uses.

PUBLIC		
REQUIRED:	150 SF /DU =	14,250 SF REQ'D (= 38.5% OF PROJECT SITE) (8,850 SF REQ'D IF 90 SF/DU REQ'D)
PROVIDED:		
<u>ON SITE:</u>	STREET TERRACE =	2,061 SF
	NORTH TERRACE =	4,820 SF (EXCLUDES PRIVATE PATIOS)
	EV PARKING =	484 SF
	OFF-LEASH DOG PARK =	589 SF
<u>OFF SITE:</u>	OFFICE BLDG =	1,032 SF (SEE SHEET 1.02)
	TOTAL PROVIDED =	8,966 SF

PRIVATE		
PROVIDED	60 SF /DU =	5,700 SF REQ'D (APPROX)
	12 decks @ 6 SF AVG =	720 SF
	ROOF DECK	
	(ALL RESIDENT ACCESS) =	7,766 SF
	TOTAL PROVIDED =	8,486 SF

6,881sf qualifying proposed (19% of site area)
14,250sf required (150sf/unit)
8,550sf required @ 90sf/unit (7,695sf w/ 10% ILF)
7,125sf required @ 75sf/unit (6,413sf w/ 10% ILF)
7,403sf @ 20% site area
5,552sf @ 15% site area
6,250sf @ 10% of GFA



DT
 examples
 built or
 proposed
 to date:

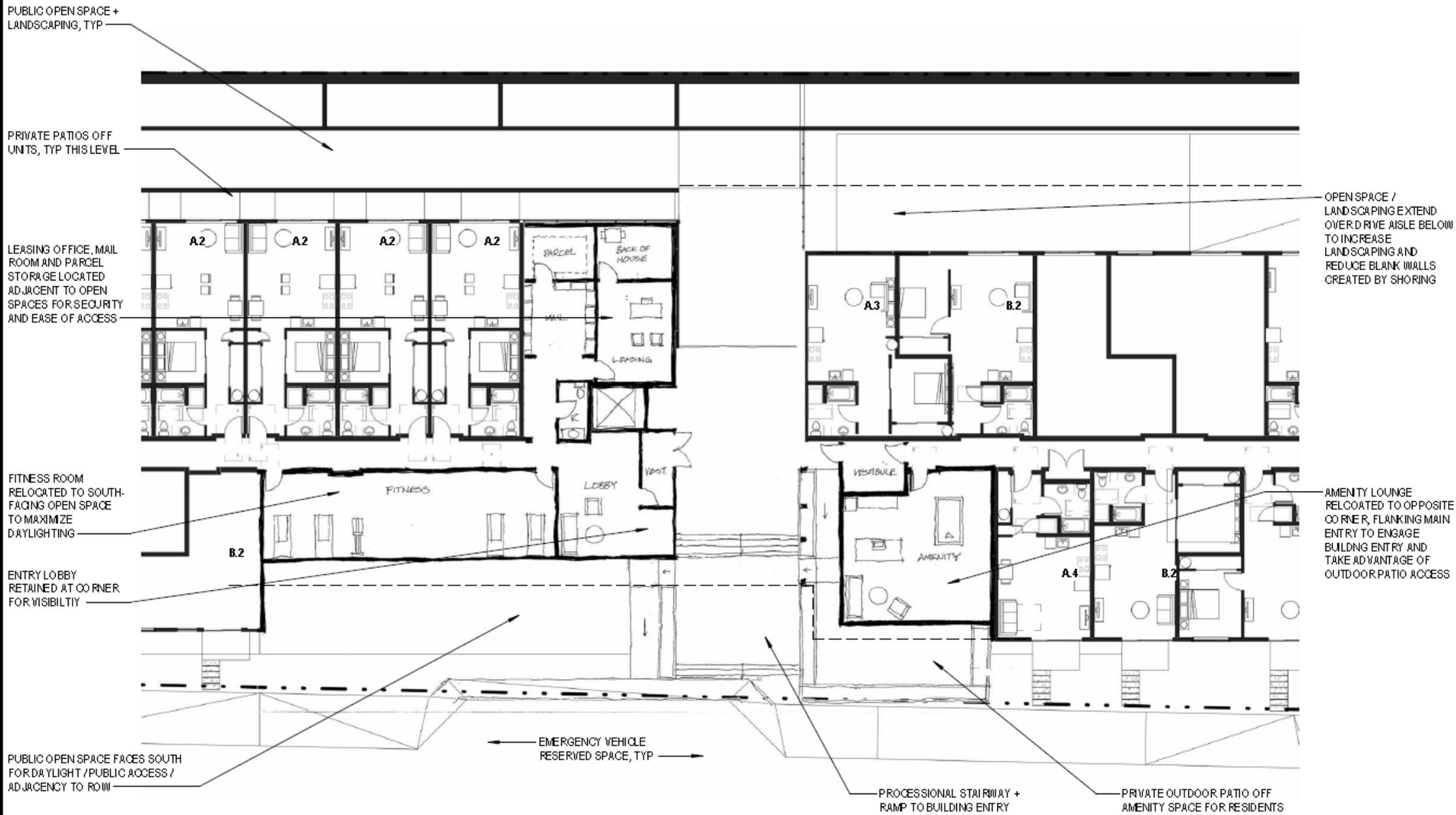
Proposal
 for
 10400
 block of
 185th

Revised
 submittal

DT examples built or proposed to date:

Proposal for 10400 block of 185th

Revised submittal



PUBLIC OPEN SPACE + LANDSCAPING, TYP

PRIVATE PATIOS OFF UNITS, TYP THIS LEVEL

LEASING OFFICE, MAIL ROOM AND PARCEL STORAGE LOCATED ADJACENT TO OPEN SPACES FOR SECURITY AND EASE OF ACCESS

FITNESS ROOM RELOCATED TO SOUTH-FACING OPEN SPACE TO MAXIMIZE DAYLIGHTING

ENTRY LOBBY RETAINED AT CORNER FOR VISIBILITY

PUBLIC OPEN SPACE FACES SOUTH FOR DAYLIGHT / PUBLIC ACCESS / ADJACENCY TO ROOM

EMERGENCY VEHICLE RESERVED SPACE, TYP

PROCESSIONAL STAIRWAY + RAMP TO BUILDING ENTRY

PRIVATE OUTDOOR PATIO OFF AMENITY SPACE FOR RESIDENTS

OPEN SPACE / LANDSCAPING EXTEND OVER DRIVE AISLE BELOW TO INCREASE LANDSCAPING AND REDUCE BLANK WALLS CREATED BY SHORING

AMENITY LOUNGE RELOCATED TO OPPOSITE CORNER, FLANKING MAIN ENTRY TO ENGAGE BUILDING ENTRY AND TAKE ADVANTAGE OF OUTDOOR PATIO ACCESS

ROSS ROAD APARTMENTS

N.E. 185TH STREET
BOTHELL, WA

12.64.201 - OPEN SPACE CALCULATION

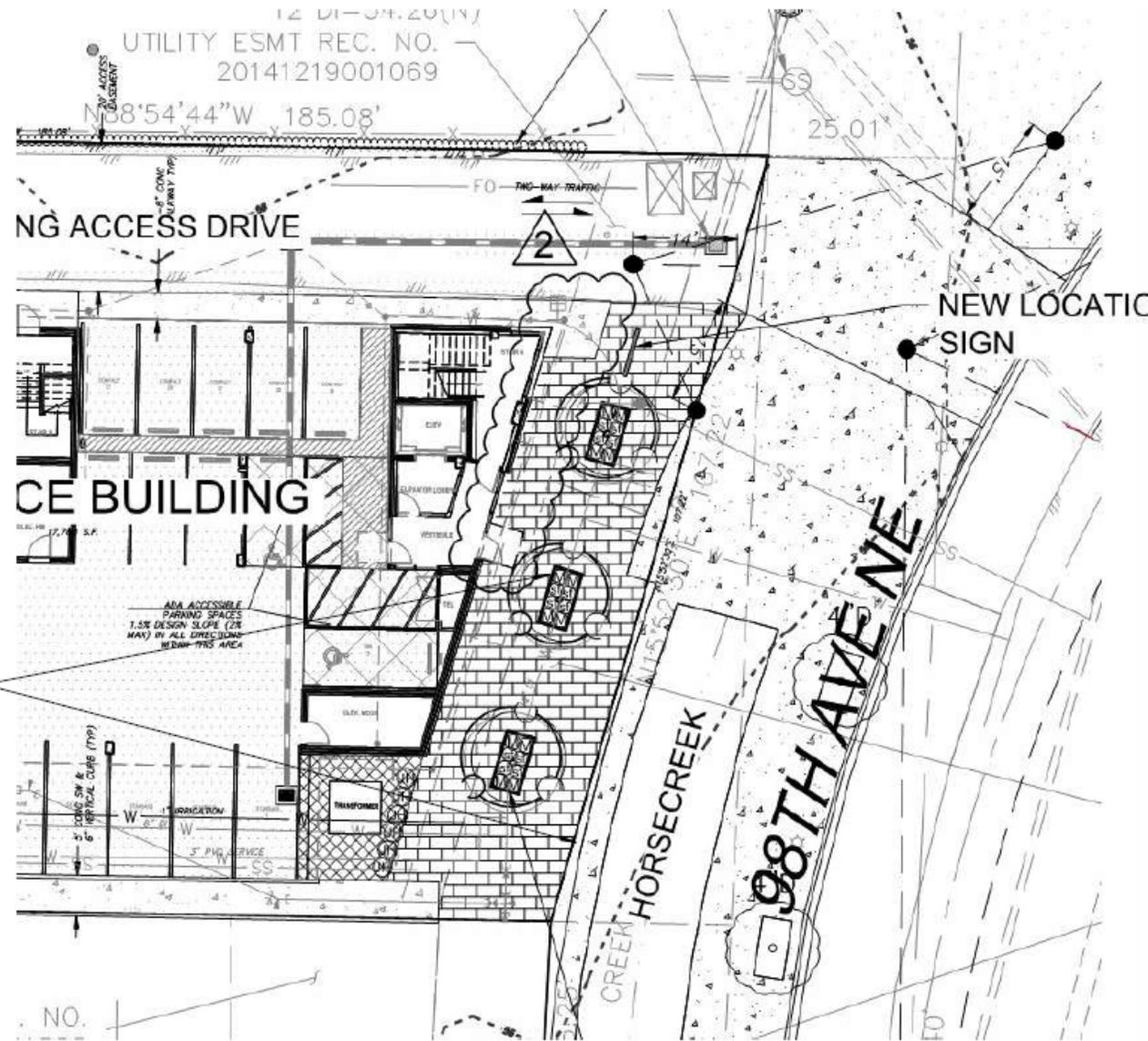
REQUIRED

12.64.201 - OFFICE

PUBLIC OPEN SPACE = 60 SQ FT / 1,000 SQ FT
(17,768 SQ FT / 1,000 SQ FT) X 60 SQ FT = 1,066 SQ FT
PRIVATE OUTDOOR SPACE = N/A

PROPOSED

2,098.9 SQ FT PROPOSED
(2,098.9 - 1066 = 1,023.9 sf
OPEN SPACE PROVIDED
EXCEEDING CODE MIN)



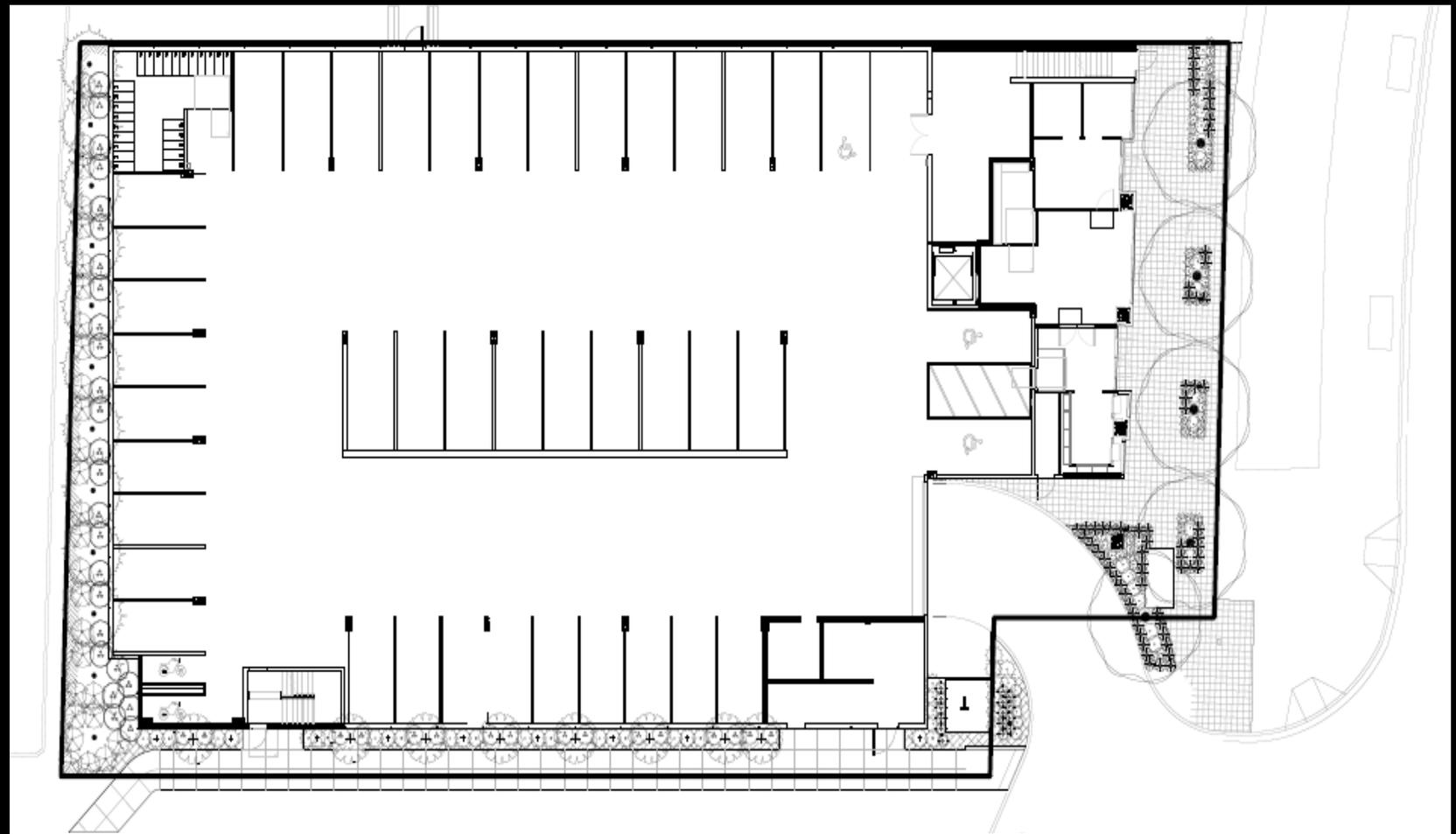
OPEN SPACE PROVIDED INCLUDES
OUTDOOR PLANTING AND EXTENDED
PEDESTRIAN WALKWAYS ADJACENT
TO HORSECREEK IMPROVEMENTS

- 2,099sf proposed (12% of site area)
- 1,066sf required (6% of GFA)
- Reductions not needed
- Should transfer from remote site be allowed?
- Should combination w/ adjacent site be allowed?

DN
examples
built or
proposed
to date:
Harbour
Homes
office
building

DN examples built or proposed to date:

Harbour Homes 98th Ave Apartments



1,469sf proposed (12% of site area)

7,900sf required (100sf/unit)

4,740sf required @ 60sf/unit (4,266sf w/ 10% ILF)

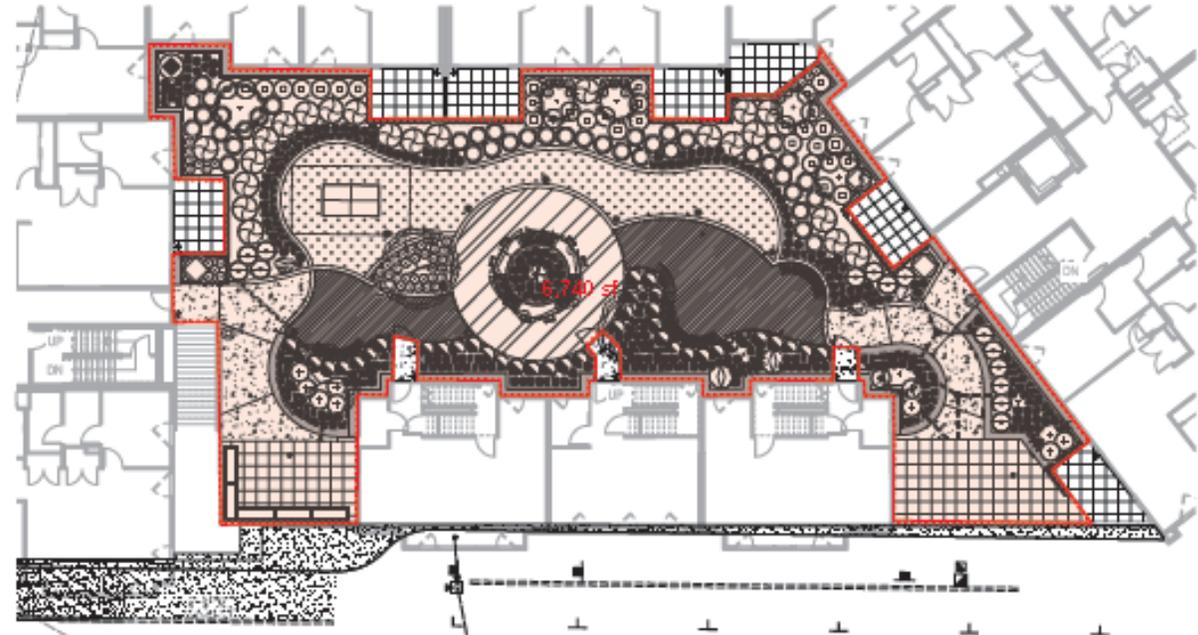
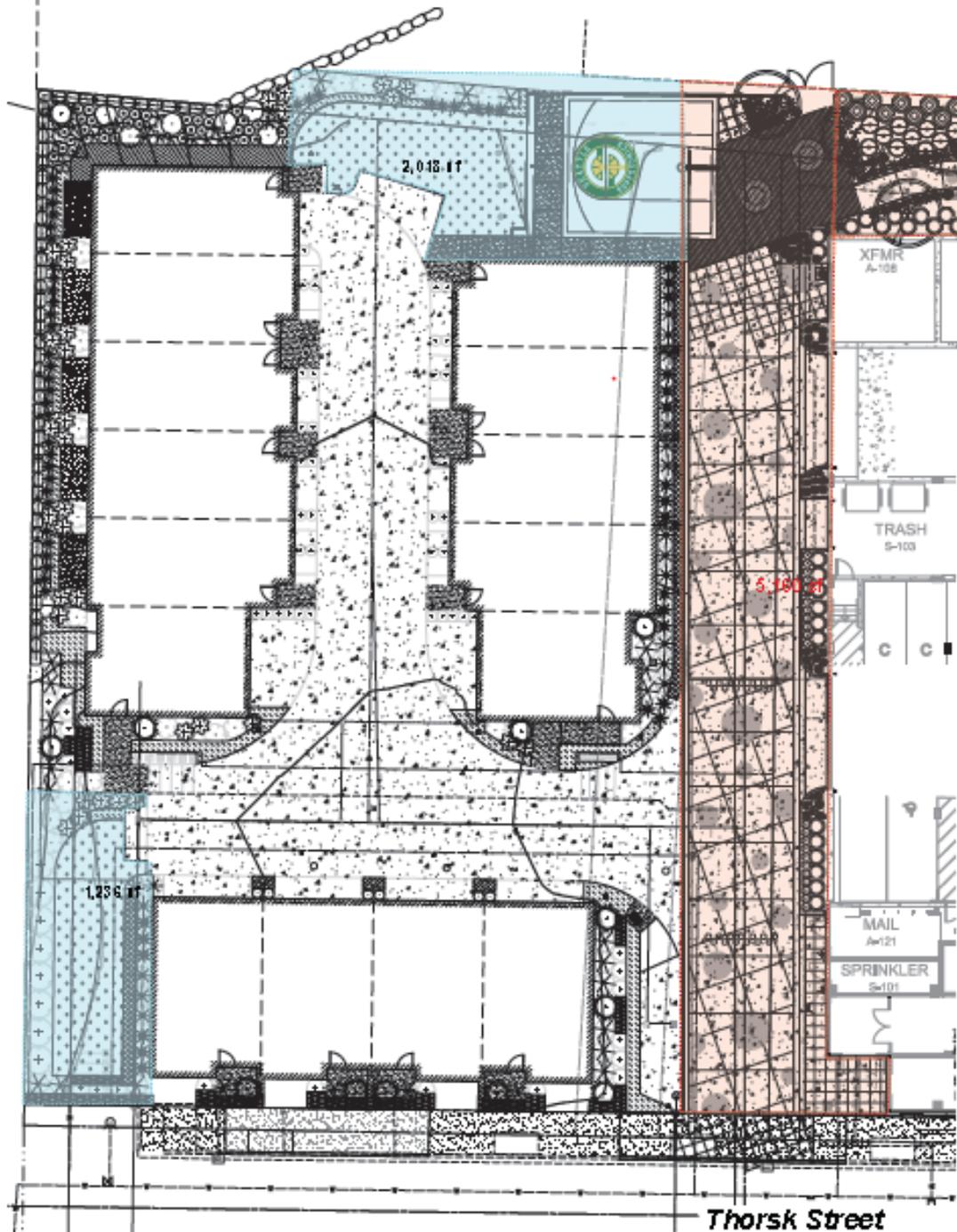
3,950sf required @ 50sf/unit (3,555sf w/ 10% ILF)

3,584sf @ 20% site area

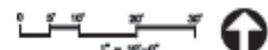
2,688sf @ 15% site area

- Should combination w/ adjacent site be allowed?
- Should credit be allowed for ped. connection to west?

POP phase 1 + 2



PHASE 1 - COURTYARD



DN examples built or proposed to date:

Edition Apartments

6,110sf provided (15% of site area)

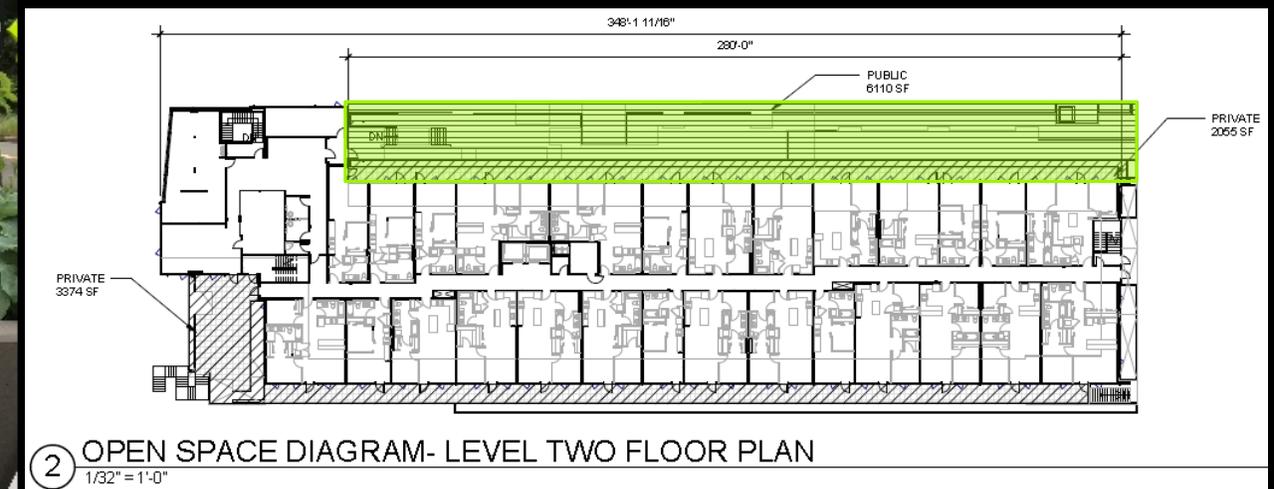
13,500sf required (100sf/unit)

8,100sf required @ 60sf/unit (7,290sf w/ 10% ILF)

6,750sf required @ 50sf/unit (6,075sf w/ 10% ILF)

8,201sf @ 20% site area

6,151sf @ 15% site area



DN examples built or proposed to date:

The 104

(Part of 104's required public space transferred to Six Oaks, which is mostly DC w/ no public space requirement)

6,959sf provided (15% of site area)

11,500sf required (100sf/unit)

6,900sf required @ 60sf/unit (6,210sf w/ 10% ILF)

5,750sf required @ 50sf/unit (5,175sf w/ 10% ILF)

11,612sf @ 20% site area

8,709sf @ 15% site area

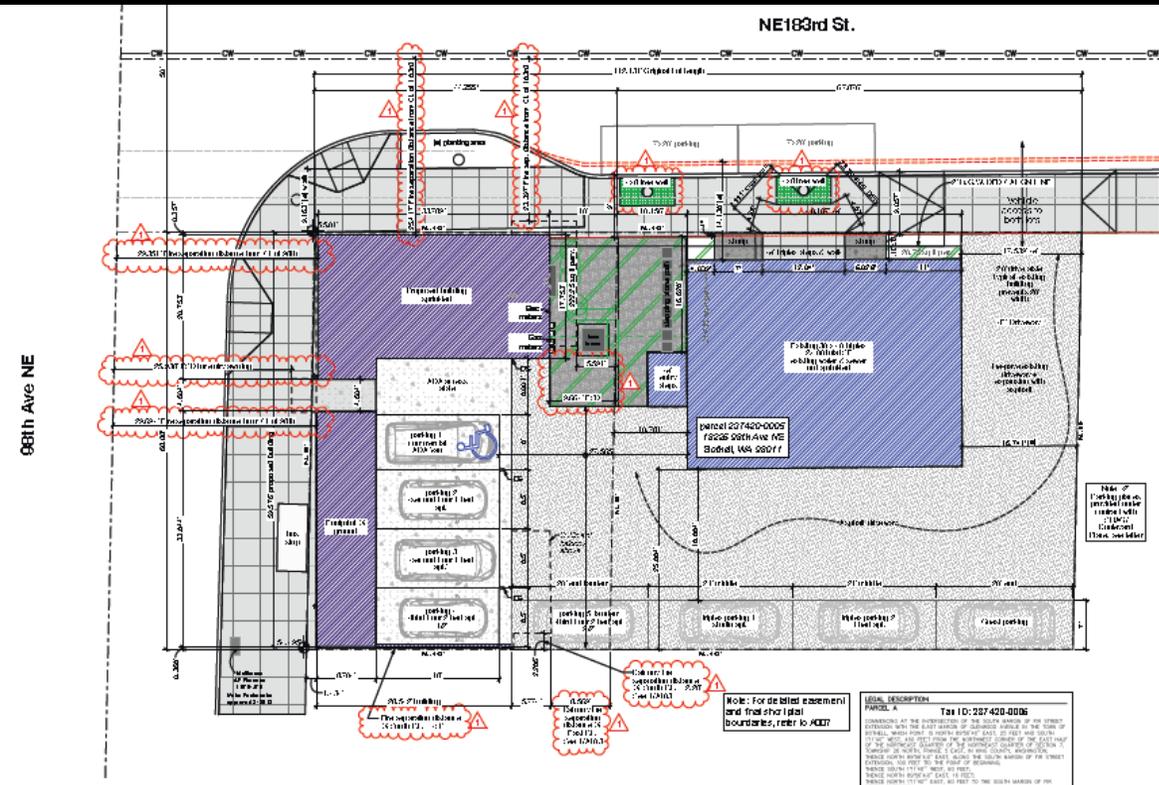
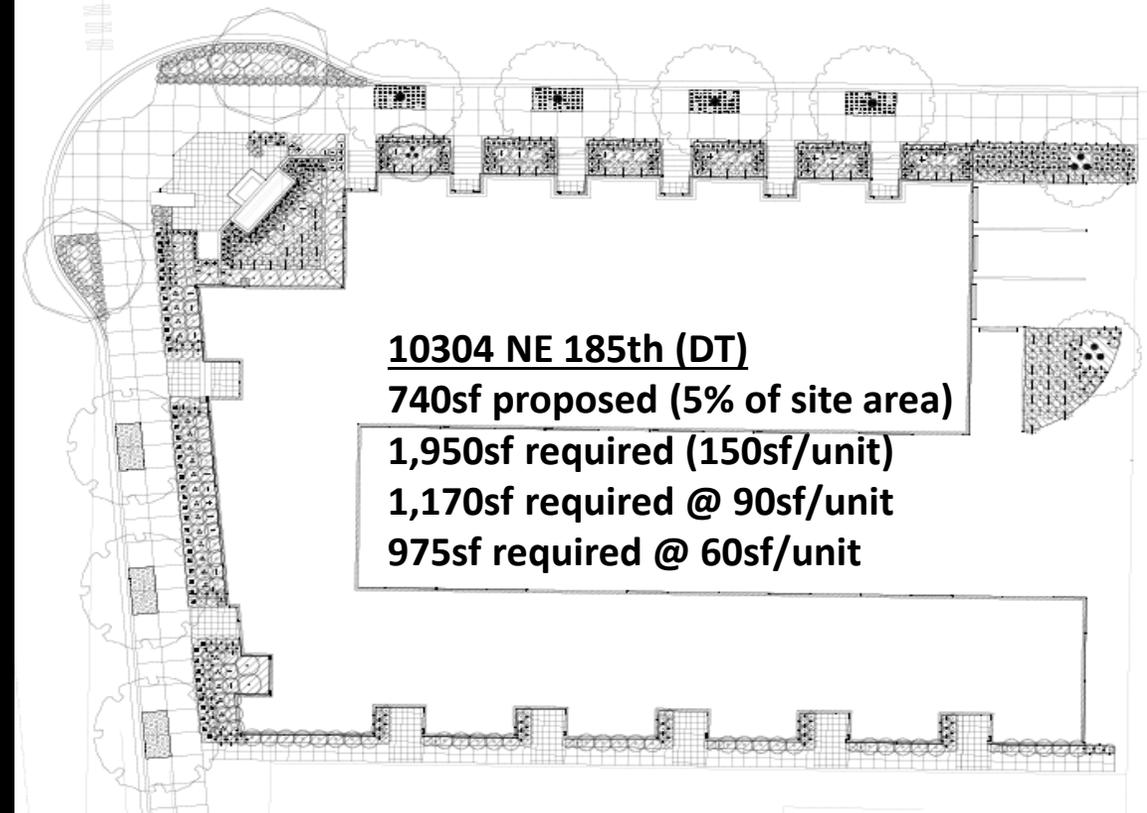


Examples built or proposed to date:

Smaller infill projects

Exempt projects requiring less than 1,000sf of public space?

No (or more lenient) limit on ILF for projects requiring 1,000-3,000sf of public space?



Fir Street Flats

335sf proposed (13% of site area)

335sf required (100sf/unit + 6% office)

203sf required @ 60sf/unit + 4% office (183sf w/ 10% ILF)

167sf required @ 50sf/unit + 3% office (150sf w/ 10% ILF)

Questions or Comments?

Public Testimony, if any

Discussion, direction and additional analysis desired

1. Potential reductions in the amount of public space required?
2. Limits in the percentage of site area to be required public space?
3. Limit use of in lieu fees to smaller projects, or allow all projects to provide in lieu fees for part of requirement?
4. Waive public space requirement for smaller projects?
5. Allow transfers and treating adjacent sites as one?

Continue public hearing to
January 8, 2020

