



ZTR21-004

Town Center Retail Requirements Public Hearing

Planning Commission
November 3, 2021

Proposed Amendments to MICC 19.11.020(B) Figure 2

- Proposed amendment replaces Figure 2: Retail Use Required Adjacent to Street Frontages with the updated “pink lines map” to the right
- Reflects corridor concentration on SE 27th Street and 78th Avenue SE for existing and future development
- Does not include public / utility-owned properties on 78th Avenue SE



Inclusion of Town Center Commercial Floor Area Ratio (FAR)

- Propose inserting Commercial FAR provision as new MICC 19.020(B)(2):

The identified parcels as shown on Figure 3 are required to provide a minimum Floor Area Ratio (FAR) equivalent to 0.2623 of the gross lot area as provided by King County for retail, restaurant or personal service commercial uses adjacent to street frontages upon redevelopment equal to or greater than 50% of the current total assessed value as determined by King County.

- Map to the right would be inserted as Figure 3
- Section also includes guidance for rounding when FAR calculation results in a fraction



Inclusion of No Net Loss Provision

- Propose inserting No Net Loss provision as new MICC 19.020(B)(3):

The identified parcels as shown on Figure 4 are required to provide a no net loss of existing floor area for retail, restaurant or personal service commercial uses adjacent to street frontages upon redevelopment equal to or greater than 50% of the current total assessed value as determined by King County.

- Map to the right would be inserted as Figure 4

