



ZTR21-004

Town Center Retail Requirements Draft Code Amendments

Planning Commission
October 20, 2021

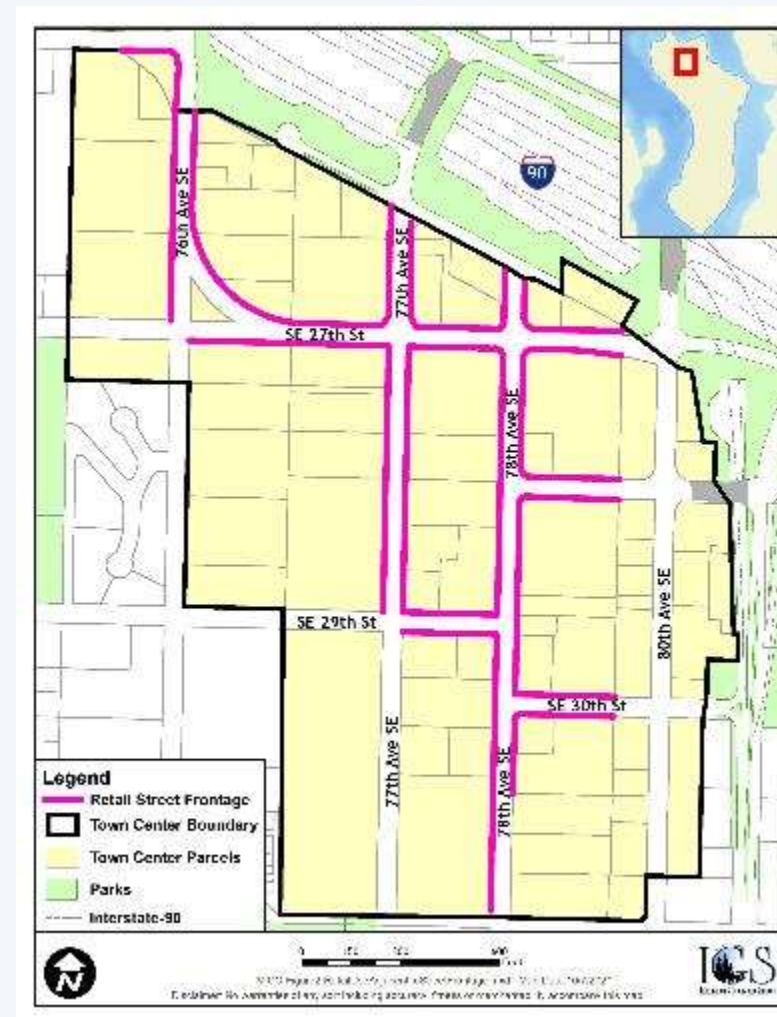
Agenda

1. Present Draft Code Amendments to MICC 19.11.020
2. Discussion



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

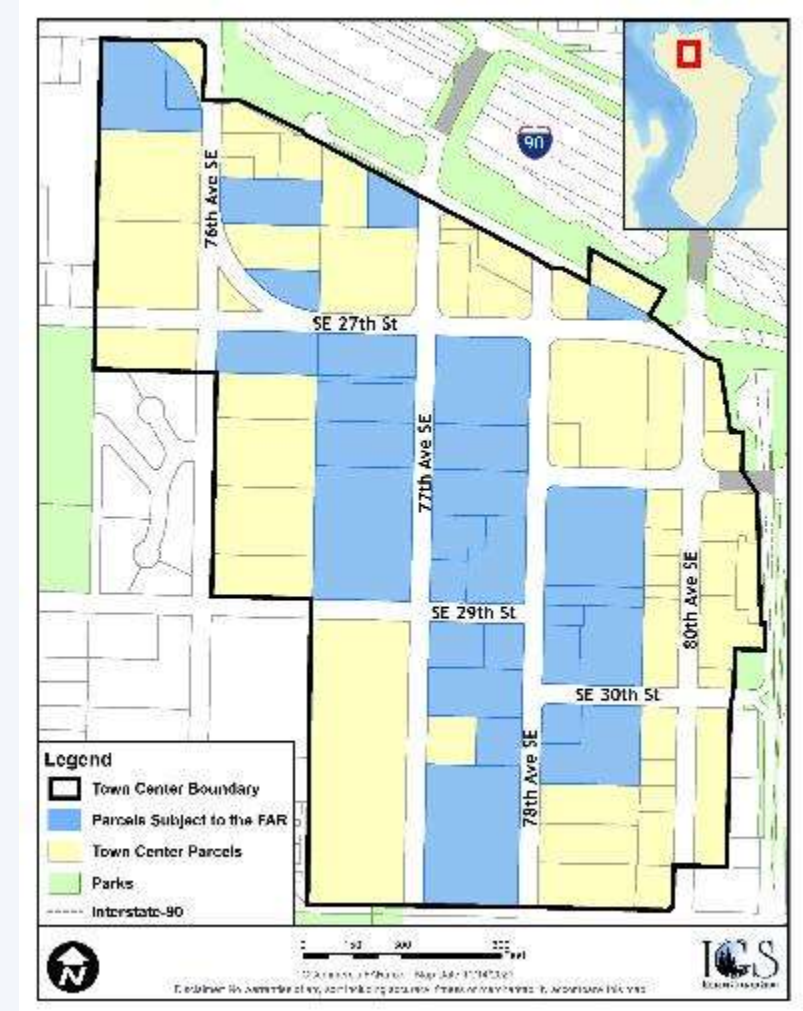


Inclusion of Town Center Commercial Floor Area Ratio (FAR)

- 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



Eligible Commercial Uses

To date, eligible uses have been framed in three categories, which are defined in MICC 19.16 – Definitions as follows:

- **Restaurant:** An establishment where food and drink are prepared and consumed. Such establishment may also provide catering services.
- **Retail:** An establishment engaged in selling goods or merchandise and rendering services incidental to the sale of such goods.
- **Personal services:** A business that provides services relating to personal grooming and health. Uses include barber shops, hair stylists, spas, fitness centers and nail salons.



Next Steps: Public Hearing and Recommendation

- Public Hearing is scheduled for November 3.
- Following the Public Hearing, Commissioners will deliberate a recommendation to send to City Council on November 16.
- Recommendation:
 1. Recommend approval of the proposed amendments to MICC 19.11.020(B) as presented;
 2. Recommend approval of the proposed amendments to MICC 19.11.020(B) as presented and amended by the Planning Commission;
 3. Recommend denial of the proposed amendments to MICC 19.11.020(B); or
 4. Recommend no action on the proposed amendments to MICC 19.11.020(B) and remand back to staff for further work as specified.

