

Part 20.25Q East Main Transit Oriented Development Land Use District

- 20.25Q.010 General.**
- 20.25Q.020 Definitions.**
- 20.25Q.030 Review required.**
- 20.25Q.040 Permitted uses and required mix of uses.** *(Topic Area 3: Building Design – SS 4)*
- 20.25Q.050 Dimensional requirements.** *(Topic Area 3: Building Design – SS 4)*
- 20.25Q.060 FAR and the amenity incentive system.** *(Topic Area 3: Building Design – SS 3, 4)*
- 20.25Q.070 Landscape development.** *(Topic Area 1: Streets and Blocks – SS 1)*
- 20.25Q.080 Parking and circulation.** *(Topic Area 2: Site Organization – SS 2)*
- 20.25Q.090 Street standards.** *(Topic Area 1: Streets and Blocks – SS 1)*
- 20.25Q.100 Open Space.** *(Topic Area 2: Site Organization – SS 2)*
- 20.25Q.110 Design guidelines.** *(Topic Area 2: Site Organization – SS 2)*

20.25Q.010 General.

- A. Applicability.
- B. Purpose.

20.25Q.020 Definitions Specific to East Main.

- A. East Main Definitions.
- B. General Definitions Not Applicable to East Main.

20.25Q.030 Review required.

- A. Applicable Review and Guidelines.
- B. Master Development Plan.
- C. Design Review.
- D. Procedural Merger.

20.25Q.040 Permitted uses and required mix of uses.

- A. Land Use Charts.
- B. Unlisted Uses.
- C. Mix of Uses.
- D. Active Ground Floor and Corner Uses.

20.25Q.050 Dimensional requirements.

- A. Dimensional Table.

East Main Land Use District	East Main Transit – Oriented District (Higher Density) Nonresidential	East Main Transit – Oriented District (Higher Density) Residential	East Main Transit – Oriented District (Lower Density) Nonresidential	East Main Transit – Oriented District (Lower Density) Residential
	EM-TOD-H Nonresidential	EM-TOD-H Residential	EM-TOD-L Nonresidential	EM-TOD-L Residential
Minimum Setbacks				
Front	TBD	TBD	TBD	TBD
Rear	TBD	TBD	TBD	TBD
Side	TBD	TBD	TBD	TBD
Maximum Floor Plates above 40 feet gsf/f	TBD	TBD	TBD	TBD
Maximum Floor Plates above 80 feet gsf/f	TBD	TBD	TBD	TBD
Base Building Height	TBD	TBD	TBD	TBD
Maximum Building Height with Mechanical Equipment	TBD	TBD	TBD	TBD
Base FAR	TBD	TBD	TBD	TBD
Maximum FAR	TBD	TBD	TBD	TBD
Maximum Lot Coverage by Structures	TBD	TBD	TBD	TBD
Maximum Hard Surface Coverage	TBD	TBD	TBD	TBD
Maximum Impervious Surface Coverage	TBD	TBD	TBD	TBD

Alternative Maximum Impervious Surface	TBD	TBD	TBD	TBD
--	-----	-----	-----	-----

B. Exceptions.

20.25Q.060 FAR and the amenity incentive system.

A. General

B. Review Required.

C. Amenity Incentive Program.

20.25Q.070 Landscape development.

A. General.

1. Applicability. The provisions of LUC 20.20.520.A, D, G, I, J, K, and L shall apply to development in the East Main TOD in addition to the provisions contained in this section.
2. Review Required. The Director shall review the proposed landscape development, outdoor storage, retail display, and fencing and may approve a proposed structure, alteration, site development, use, or occupancy only if the requirements of this section are met.

B. Street Frontage Landscape Development Requirements.

1. Purpose. Landscape development as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the East Main TOD, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, to provide a better transition between the various land use districts surround the TOD, and to enhance the pedestrian environment.
2. Street Tree Species. [to be completed].
3. Tree Retention. LUC 20.20.900.A, B, C, D, and G shall apply in the East Main TOD. Retention of significant trees along 112th Avenue SE is especially encouraged.
4. Installation. Street trees, at least 2.5 inches in caliper or as approved by the Director, shall be planted at least 3 feet from the face of the street curb. A street tree planter area may also include decorative paving and other plant materials, except grass that requires mowing. The use of planter strips for stormwater treatment is encouraged.

Installation shall be in accordance with the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.

5. Irrigation. A permanent automatic irrigation system shall be provided at the time of installation of street trees and sidewalk planter strip landscaping located in a required planter strip. The irrigation system shall be served by a separate water meter installed by the applicant and served by City-owned water supply with 24-hour access by the City. The use of rainwater to supplement irrigation is encouraged. Irrigation system shall be designed per the Parks and Community Services Department Environmental Best Management Practices and Design Standards, as now or hereafter amended.
5. Street Landscaping. Street trees together with shrubbery, ground cover and other approved plantings are required in a planter strip. Vegetation included in the planter strip shall be able to withstand urban conditions, shall be compatible with other plantings along the same street, and shall reflect the character of the area within which they are planted, as approved by the Director.
6. Maximum Street Tree Separation. Street trees shall be spaced a maximum of 30 feet on center. The maximum separation can be increased up to 45 feet to allow for on-street parking if the Director determines that this action doesn't affect the pedestrian feel as identified in LUC 20.25Q.110.

C. Perimeter Landscape Buffer.

D. Fences.

1. No fence shall be permitted to violate the sight obstruction restrictions at street intersections. For more information, see BCC 14.60.240, as now or hereafter amended.
2. No fences shall be allowed at street frontage.
3. Prohibited Fences. The following types of fences are prohibited:
 - a. Barbed wire.
 - b. Electric fences.
 - c. Chain link fences are not permitted on any street frontage in the East Main TOD except as follows:
 - i. To secure a construction site or area during the period of construction, site alteration, or other modification; or

- ii. In connection with any approved temporary or special event use.

20.25Q.080 Parking and circulation.

A. General.

- 1. Applicability.
- 2. Review Required.

B. Minimum/Maximum Parking Requirements by Use – Specified Uses.

			East Main TOD	
Use		Unit of Measure	Min.	Max.
a.	Financial institution	Per 1,000 nsf	TBD	TBD
b.	Manufacturing/assembly	Per 1,000 nsf	TBD	TBD
c.	Home furnishing retail and major appliances retail	Per 1,000 nsf	TBD	TBD
d.	Manufacturing/assembly (other than high technology/light industry)	Per 1,000 nsf	TBD	TBD
e.	Office: Business services/professional services/general office	Per 1,000 nsf	TBD	TBD
f.	Office: Medical/dental/health-related services	Per 1,000 nsf	TBD	TBD
g.	Residential	Per unit	TBD	TBD
h.	Restaurant and bar	Per 1,000 nsf	TBD	TBD
i.	Retail, personal service, shopping center	Per 1,000 nsf	TBD	TBD
j.	Retail and personal service in mixed use development	Per 1,000 nsf	TBD	TBD
k.	Senior housing: Nursing home	Per patient bed	TBD	TBD
l.	Senior housing: Senior citizen dwelling or congregate care	Per living unit	TBD	TBD
m.	Wholesale, warehouse	Per 1,000 nsf	TBD	TBD

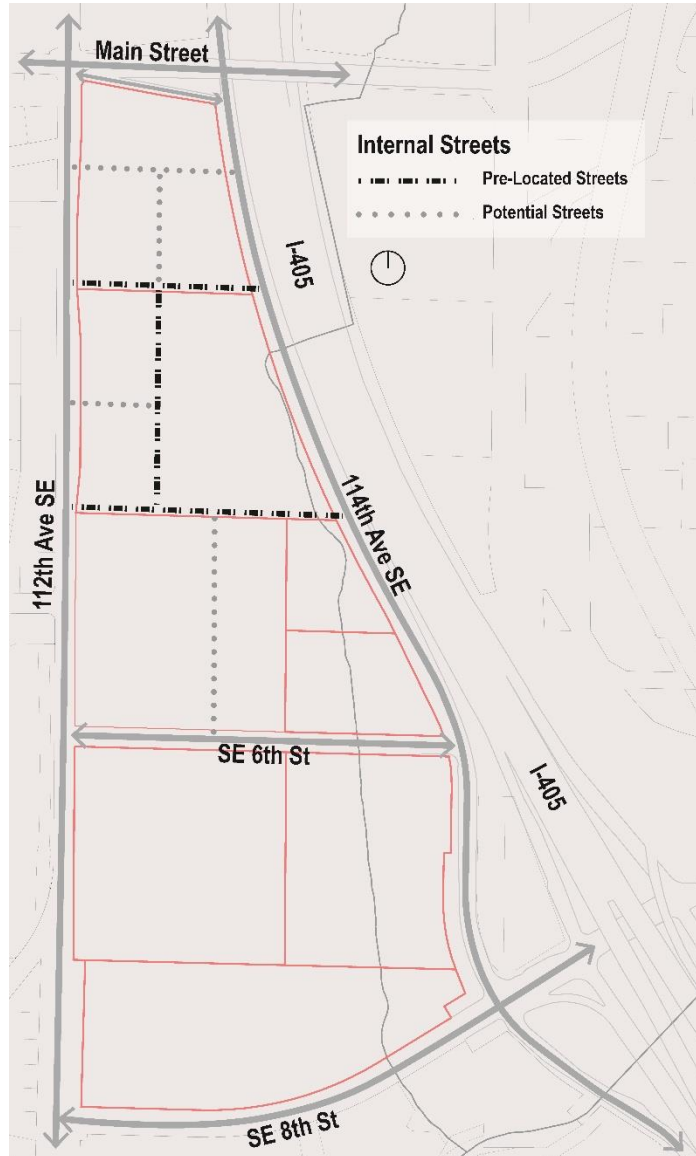
- C. Visitor Parking.
- D. Bicycle Parking.
- E. Phased Parking.
- F. Director's Authority to Modify Required Parking.

20.25Q.090 Streets standards.

- A. Required Streets.
 - 1. Purpose. The intent of requiring local streets is to introduce a public right-of way system that improves mobility by creating a connected street network with multi-modal integration, walkable block sizes, and an active pedestrian environment throughout the East Main TOD. The public right-of-way system provides both connectivity and defines the urban design framework of the East Main TOD.
 - 2. Where Required. Figure 1 in subsection A.3 of this section illustrates the general location of existing streets and new pre-located and potential streets. Additional new streets may be required that are not shown in Figure 1 in subsection A.3 of this section. New streets are required by (a) the perimeter block size and length requirements; (b) in order to satisfy pre-located streets requirements; or (c) as determined by the Director to satisfy transportation or utilities requirements. The Director may approve modifications to the locations and types shown on Figure 1 in subsection A.3 of this section through a Master Development Plan to respond to specific site conditions, property ownership, phasing considerations, and transportation and utilities codes and standards for the proposed development; provided the streets and their locations satisfy the purpose in subsection A.1 of this section and meet the applicable standards below.

3. Street Diagram.

East Main TOD Required Streets – Figure 1



- a. Pre-Located Streets. Pre-located streets are shown in their preferred locations and configurations and shall be provided at the time development occurs. Pre-located streets shall create new internal streets designed for both pedestrians and vehicles from 112th Avenue SE to 114th Avenue SE and a new internal north-south street, as shown in Figure 1 in subsection A.3 of this section. Pre-located streets shall meet the internal streets requirements in subsection B of this section.

- b. Potential Streets. Potential streets are shown in Figure 1 in subsection A.3 of this section to illustrate how the purpose in subsection A.1 of this section may be achieved and shall be provided when development occurs. Potential streets include new internal streets designed for pedestrians or vehicles, or both, or open space, and shall be continuous and average a minimum of 50 feet in width over the entire block length.
 - c. Perimeter Streets. Perimeter streets are 112th Ave SE, 114th Ave SE, SE 6th Street, and SE 8th Street, as shown in Figure 1 in subsection A.3 of this section. Perimeter streets are existing streets and improvements as provided in subsection B.3 of this section shall be provided when development occurs.
4. Applicable Standards.
- a. Perimeter Block Size. A site shall be divided into internal blocks in a manner consistent with Figure 1 in subsection A.3 of this section. The total perimeter distance of a block shall not exceed 1,200 feet, except as provided in subsection A.5 of this section. For the purpose of measuring perimeter distance, a block may be formed by an interconnected grid system of pre-located streets and potential streets as provided in subsection A.3 of this section.
 - b. Block Length. The maximum north-south block length shall not exceed 350 feet except as provided in subsection A.5 of this section.
 - c. Public Access. Perimeter streets and pre-located streets shall be accessible to the public at all times. Potential streets shall be accessible to the public at a minimum during the hours of operation of adjacent uses. Gates or other means of restricting access are prohibited.
 - d. Street and Parking Design Details. All roadway sections and engineering shall receive all approvals required pursuant to City codes and standards, including but not limited to transportation and utility codes and development standards, as now or hereafter amended.
 - e. Restricted Driveway Access. Driveway access is prohibited along the 112th Avenue SE.
5. Exceptions.
- a. The maximum perimeter block size and block length requirements shall not apply to any parcel containing a stream or wetland when an open space is provided to break the block length requiring the exception. A pedestrian connection shall be provided for public access from the open space to the

stream or wetland through the block. The pedestrian connection shall be accessible to the public at a minimum during the hours of operation of adjacent uses. In no cases shall a block length exceed 500 feet.

- b. The maximum perimeter block size requirement shall not apply to the block abutting the "Main Street Slip Ramp," which is only for non-motorized usage.

B. Streetscape Standards.

1. General. The following standards shall apply to all streets listed in subsection A.3.

- a. Curb - six inches.
- b. Courtesy Strip, or a paved surface, adjacent and parallel to on-street parking - 18 inches.

2. Pre-located Streets.

- a. Minimum Width.

- i. Vehicular travel lane - 10 feet.
- ii. Sidewalk - 10 feet.
- iii. Parking Lane/Enhancement Zone - 10 feet. The Parking Lane/Enhancement Zone acts as a flexible space that buffers the sidewalk from moving traffic. This Zone accommodates elements such as on-street parallel parking, street trees, planter strips, and street furniture, and ensures these elements are located and arranged in a way to enhance the pedestrian experience. This Zone may contain a mixture of one or more of the following elements:

- (1) Street trees and planter strips, developed in accordance with LUC 20.25Q.070;
- (2) On-Street Parking, developed in accordance to subsection C of this section; and
- (3) Street Furniture, including seating, lighting, bicycle racks, or similar feature intended to enhance the pedestrian experience.

3. Perimeter Streets.

- a. Minimum Width - Sidewalks for 112th Avenue SE between Main Street to SE 6th Street.
 - i. Sidewalk - 16 feet with 10 feet of clear zone.

- ii. Planter strip - Six feet minimum, continuous.
 - b. Minimum Width - Sidewalks for all other perimeter streets.
 - i. Sidewalk - 10 feet.
 - ii. Planter strip - Five feet.
- C. On-Street Parking.
 - 1. Purpose and Intent. On-street parking is generally encouraged on all internal streets within the East Main TOD. It is especially important to support ground floor businesses and to serve as a buffer for pedestrian activity along the sidewalks.
 - 2. Where Required. On-street parking is required on pre-located streets. The Director may approve the final location of on-street parking to respond to specific site conditions, property ownership, and phasing considerations; provided, that the final locations satisfy the intent of subsection C.1 of this section and meet the applicable standards identified in subsection C.3 of this section.
 - 3. Applicable Standards. Only parallel parking spaces are permitted. Parking design details shall receive all approvals required pursuant to City Codes and standards, including but not limited to transportation and utility codes and development standards, as now or hereafter amended.

20.25Q.100 Open Space.

- A. Purpose and Intent.
- B. Where Required.
- C. Applicable Standards.

20.25Q.110 Design guidelines.

- A. Introduction.
 - 1. Intent. An initial concise statement of the objective of the guideline.
 - 2. Guideline. Explanatory text describing the details of the guideline.
 - 3. Recommended. Standards and textual examples of development consistent with the intent of the guideline.
- B. TOD Character and Site Guidelines.
 - 1. Intent.

2. Guideline.

3. Recommended.

C. Integration of the Natural Environment.

1. Intent.

2. Guideline.

3. Recommended.

D. Architectural Design.

1. Intent.

2. Guideline.

3. Recommended.

E. Open Spaces.

1. Intent.

2. Guideline.

3. Recommended.

F. Pedestrian Emphasis.

1. Intent.

2. Guideline.

3. Recommended.