City of Kenmore

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City of Kenmore
Planning Commission Meeting Agenda

Tuesday, March 20, 2018 @ 7:00 p.m.
Kenmore City Hall
18120 68th Ave. NE, Kenmore, WA 98028

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call Bridgit Baker at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Planning Commission agendas are also available on our website at www.kenmorewa.gov.

1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

3. **AGENDA ITEMS**

   Housing Strategy Plan: Preserving Existing Affordable Housing Memo
   Attachment 8 - Spencer 68 Information revised
   Chapter 18 80

4. **ADJOURNMENT**

5. **UPCOMING MEETINGS:**
   April 3, 2018, 7:00 p.m.

18120 68TH AVENUE NE PO BOX 82607
KENMORE, WASHINGTON 98028

MEMO

TO: Planning Commission

FROM: Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner LWK
Arthur Sullivan, ARCH Program Manager
Mike Stanger, ARCH Planner

DATE: March 14, 2018

SUBJECT: Mobile Home Park Discussion, continued

The agenda for your March 20 meeting is to continue discussion on possible mobile home park scenarios and criteria that could be used to evaluate the scenarios for the six mobile home parks. Depending on the outcome of your meeting on March 15, the Planning Commission may be ready on the 20th to begin assigning preliminary scenarios to the different parks in preparation for a public hearing.

Relevant background materials were included with your March 15 packet. Attached is a revised Attachment 8 with updated information about the Spencer 68 project. Too, we've included for your review the correspondence received since the last packet was distributed.

<u>Attachments</u>
Attachment 8: Revised Spencer 68 information

ATTACHMENT 8

Information on the Spencer 68 project (6711 NE 182nd Street)

(revised 3/13/18)

- Number of units: 222
- Number of affordable units: 56
- Income level for affordable units: 5 @ 50% AMI, 51 @ 85% AMI.
- Vacancy rate for the project: 5%
- Rents charged for units of various size, affordable and market rate:

	50% AMI	85% AMI	Market Rate
1-bedroom	$882 (4)	$1,554	$1,450-$1,595
2-bedroom	$979 (1)	$1,735	$2,175
3-bedroom	--	$1,916	$2,650-$2,795

- Length of the waiting list, if any: No waiting lists
- Expected time periods for vacancies of affordable units: One vacancy is expected in April
- Length of time needed to fill the units (market and affordable): Difficult to answer as the project was phased and different buildings came on line at different times

Chapter 18.80
RESIDENTIAL DENSITY INCENTIVES

Sections:

18.80.010 Purpose.

The purpose of this chapter is to provide density incentives to *developers* of residential property, in exchange for public benefits to help achieve comprehensive plan goals of affordable housing, *open space* protection, and parkland acquisition, by:

A. Defining in quantified terms the public benefits that can be used to earn density incentives;

B. Providing rules and formulae for computing density incentives earned by each benefit;

C. Providing a method to realize the development potential of *sites* containing unique features of size, topography, environmental features or shape; and

D. Providing a review process to allow evaluation of proposed density increases and the public benefits offered to earn them, and to give the public opportunities to review and comment. [Ord. 11-0329 § 3 (Exh. 1).]

18.80.020 Permitted locations of residential density incentives.

Residential density incentives (RDIs) shall be used only on *sites* served by public sewers and only in the following zones:

A. In R-4 through R-24 and downtown residential zones; and

B. In DC, NB, CB, UC, WC, and RB zones when part of a *multiple-family dwelling* or *mixed use development*. [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

3.

18.80.030 Maximum densities permitted through residential density incentive review.

The maximum density permitted through RDI review shall be 150 percent of the base density of the underlying zone of the *development site*. [Ord. 11-0329 § 3 (Exh. 1).]

18.80.040 Public benefits and density incentives.

A. The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are in subsection E of this section. The density incentive is expressed as additional bonus *dwelling units*, or fractions of *dwelling units*, earned per amount of public benefit provided.

B. Bonus *dwelling units* may be earned through any combination of the listed public benefits.

C. Bonus *dwelling units* may also be earned and transferred to the project *site* through the *transfer of density credit (TDC)* process by providing any of the *open space, park* site public benefits set forth in subsection (E)(2) of this section on *sites* other than that of the RDI *development*.

D. Residential *development* in R-4 through R-24 and downtown residential zones with property-specific development standards requiring any public benefit enumerated in this chapter shall be eligible to earn bonus *dwelling units* in accordance with subsection E of this section if the public benefits provided exceed the basic development standards of this title. If a *development* is located in a special overlay district, bonus units may be earned if the *development* provides public benefits exceeding corresponding standards of the special district.

E. The following are the public benefits eligible to earn density incentives through RDI review:

BENEFIT	DENSITY INCENTIVE
1. AFFORDABLE HOUSING	
a. Benefit units consisting of rental housing permanently priced to serve low-income households (i.e., no greater than 30 percent of gross income for households at or below 50 percent of King County median income, adjusted for household size). A covenant on the *site* that specifies the income level being served, rent levels and requirements for reporting to the *City* shall be recorded at final approval.	2.0 bonus units per benefit unit.
b. Benefit units consisting of assisted housing units 600 square feet or less.	1.0 bonus unit per benefit unit.

BENEFIT	DENSITY INCENTIVE
c. Benefit units consisting of rental housing permanently priced to serve moderate-income households (i.e., no greater than 30 percent of gross income for households at or below 70 percent of King County median income, adjusted for household size). A covenant on the *site* that specifies the income level being served, rent levels and requirements for reporting to the *City* shall be recorded at final approval.	1.0 bonus unit per benefit unit.
d. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on current underwriting ratios and other lending standards for 30 years from date of first sale. A covenant on the *site* that specifies the income level and other aspects of buyer eligibility, price levels and requirements for reporting to the *City* shall be recorded at final approval.	1.0 bonus unit per benefit unit.
e. Projects in which units are reserved for moderate-income- and asset-qualified buyers (total household income at or below 50 percent of the King County median, adjusted for household size). All units shall be limited to owner-occupied housing with prices restricted based on current underwriting ratios and other lending standards, and with prices restricted to same income group, for 30 years from date of first sale. Final approval conditions shall specify requirements for reporting to the *City* on both buyer eligibility and housing prices.	2.0 bonus units per benefit unit.
f. Benefit units consisting of *mobile home park* space or pad reserved for the relocation of an insignia or noninsignia *mobile home*, that has been or will be	1.0 bonus unit per benefit unit.

3.

BENEFIT	DENSITY INCENTIVE
displaced due to closure of a *mobile home park* located in the *City*.	
2. *OPEN SPACE*, *TRAILS* AND *PARKS*	
a. Dedication of *park* site or *trail* right-of-way meeting the *City* location and size standards for neighborhood, community or regional *park*, or *trail*, and accepted by the *department*.	0.5 bonus unit per acre of *park* area or quarter-mile of *trail* exceeding the minimum requirement of Chapter 18.30 KMC for on-site recreation space or *trail* corridors, computed on the number of *dwelling units* permitted by the *site*'s base density.
b. Improvement of dedicated *park* site to *City* standards for developed *parks*.	0.75 bonus unit per acre of *park* improvement. If the *applicant* is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.
c. Improvement of dedicated *trail* segment to *City* standards.	1.8 bonus units per quarter-mile of *trail* constructed to *City* standard for pedestrian *trails*; or 2.5 bonus units per quarter-mile of *trail* constructed to *City* standard for multipurpose *trails* (pedestrian/bicycle/equestrian). Shorter segments shall be awarded bonus units on a pro rata basis. If the *applicant* is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.
d. Dedication of *open space*, meeting *City* acquisition standards to the *City* or a qualified public or *private* organization such as a nature conservancy.	0.5 bonus unit per acre of *open space*.

[Ord. 11-0329 § 3 (Exh. 1).]

18.80.050 Rules for calculating total permitted dwelling units.

A. The formula for calculating the total number of *dwelling units* permitted through RDI review is as follows:

3.

DUs allowed by RDI *site* base Density	+	Bonus DUs	+	DUs allowed by *sending site density (if any)*	=	TOTAL RDI DUs

B. The total *dwelling units* permitted through RDI review shall be calculated using the following steps:

1. Calculate the number of dwellings permitted by the base density of the *site* in accordance with Chapter 18.30 KMC;

2. Calculate the total number of bonus *dwelling units* earned by providing the public benefits listed in KMC 18.80.040;

3. Add the number of bonus *dwelling units* earned to the number of *dwelling units* permitted by the base density;

4. Add the number of *dwelling units* permitted by the base density of the *site* sending *TDCs*, if any;

5. Round fractional *dwelling units* to the nearest whole number; 0.49 or less *dwelling units* are rounded down; and

6. On *sites* with more than one zone or zone density, the maximum density shall be calculated for the *site area* of each zone. Bonus units may be reallocated within the zones in the same manner set forth for base units. [Ord. 11-0329 § 3 (Exh. 1).]

18.80.060 Review process.

A. All RDI proposals shall be reviewed concurrently with a primary proposal to consider the proposed site plan and methods used to earn extra density as follows:

1. For the purpose of this section, a “primary proposal” is defined as a proposed subdivision, short subdivision of more than four lots, *conditional use permit* or commercial building permit;

2. When the primary proposal requires a public hearing under this code or KMC Title 17, the public hearing on the primary proposal shall serve as the hearing on the RDI proposal, and the reviewing authority shall make a consolidated decision on the proposed *development* and use of RDI;

3. When the primary proposal does not require a public hearing under this code or KMC Title 17, the RDI proposal shall be subject to the decision criteria for *conditional use permits* outlined in Chapter

3.

18.115 KMC and to the procedures set forth for *city manager*/*hearing examiner* review in this title; and

4. The notice for the RDI proposal also shall include the *development*'s proposed density and a general description of the public benefits offered to earn extra density.

B. RDI applications which propose to earn bonus units by dedicating real property or public facilities shall include a letter from the receiving agency certifying that the proposed dedication qualifies for the density incentive and will be accepted by the agency or other qualifying organization. [Ord. 11-0329 § 3 (Exh. 1).]

18.80.070 Minor adjustments in final site plans.

When issuing building permits in an approved RDI *development*, the *department* may allow minor adjustments in the approved site plan involving the location or dimensions of *buildings* or *landscaping*, provided such adjustments shall not:

A. Increase the number of *dwelling units*;

B. Decrease the amount of perimeter *landscaping* (if any);

C. Decrease residential parking facilities (unless the number of *dwelling units* is decreased);

D. Locate *structures* closer to any *site* boundary line; or

E. Change the locations of any points of ingress and egress to the *site*. [Ord. 11-0329 § 3 (Exh. 1).]

18.80.080 Applicability of development standards.

A. RDI *developments* shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the RDI *development*; provided, that an RDI proposal in the R-4 through R-6 zones shall conform to the height requirements of the underlying zone in which it is located.

B. RDI *developments* in the R-4 through R-6 zones shall be landscaped as follows:

1. When 75 percent or more of the units in the RDI *development* consist of *townhouses* or *apartments*, the *development* shall provide perimeter *landscaping* and *tree* retention in accordance with Chapters 18.35 and 18.57 KMC for *townhouse* or *apartment* projects.

2. When less than 75 percent of the units in the RDI consist of *townhouses* or *apartments*, the *development* shall provide *landscaping* and *tree* retention in accordance with Chapters 18.35 and 18.57 KMC for *townhouses* or *apartments* on the portion(s) of the *development* containing such

units; provided, that if *buildings* containing such units are more than 100 feet from the *development*'s perimeter, the required *landscaping* may be reduced by 50 percent.

3. All other portions of the RDI shall provide *landscaping* or retain *trees* in accordance with Chapters 18.35 and 18.57 KMC.

C. RDI *developments* in all other zones shall be landscaped or retain *trees* in accordance with Chapters 18.35 and 18.57 KMC.

D. RDI *developments* shall provide parking as follows:

1. Projects with 100 percent affordable housing shall provide one off-street *parking space* per unit. The *city manager* may require additional parking, up to the maximum standards for attached *dwelling units*, which may be provided in common parking areas.

2. All other RDI proposals shall provide parking for:

a. Market rate/bonus units at levels consistent with Chapter 18.40 KMC; and

b. Benefit units at:

(1) One or two bedrooms: one *parking space* per unit;

(2) Three bedrooms: 1.5 *parking spaces* per unit;

(3) Parking may be further reduced if a parking demand analysis is provided per KMC 18.40.030(B).

E. RDI *developments* shall provide on-site recreation space as follows:

1. Projects with 100 percent affordable housing shall provide recreation space at 50 percent of the levels required in Chapter 18.30 KMC.

2. All other RDI proposals shall provide recreation space for:

a. Market rate/bonus units at levels consistent with Chapter 18.30 KMC; and

b. Benefit units at 50 percent of the levels required for market rate/bonus units. [Ord. 11-0329 § 3 (Exh. 1).]

18.80.090 Transfer rules.

A. The number of density credits that a *sending site* is eligible to send to a *receiving site* shall be determined by applying the base density of the zone the *sending site* is located in to the total *sending site area*, less any portion of the *sending site* already in a conservation easement or other encumbrance, or any land area already used to calculate residential density for other *development*. A plot plan showing *critical areas* and *buffers*, conservation easements or other encumbrances shall be submitted as part of the development application to demonstrate compliance with the density calculation rules set forth in Chapter 18.30 KMC.

B. *Sending sites* with *critical areas* that have been declared unbuildable under Chapter 18.30 KMC shall be considered to have a base density calculated in accordance with that chapter, except that the areas of the sending and *receiving sites* shall be combined to calculate the overall *site* percentage of *critical areas* and *buffers* necessary for determining the allowable density credit as set forth in Chapter 18.55 KMC.

C. Density credits from one *sending site* may be allocated to more than one *receiving site*. The credit from each segment shall be allocated to a specified *receiving site*.

D. When the *sending site* consists only of a portion(s) of an unsubdivided parcel, said portion(s) shall be segregated from the remainder of the *lot* pursuant to KMC Title 17 or deed restrictions documenting the density credit transfers shall be recorded with the title to both the *sending* and *receiving sites*. A parcel need not segregate a *sending site* from the remainder of the parcel when the entire parcel is subject to a conservation easement pursuant to subsection E of this section.

E. Conservation easements shall be required for land contained in the *sending site*, whether or not such land is dedicated, as follows: a conservation easement as defined in the *open space* plan shall be recorded on the *sending site* to indicate development limitations on the *sending site*.

F. Upon submitting an application to develop a *receiving site* under the provisions of this chapter, the *applicant* shall provide evidence of ownership or full legal control of all *sending sites* proposed to be used in calculating total density on the *receiving site*. It shall be the *applicant*'s responsibility, prior to application, to ascertain what form of permanent protection of the *sending site* will be acceptable to the *City*.

G. Density credits from a *sending site* shall be considered transferred to a *receiving site* when the *sending site* is permanently protected by a completed and recorded land dedication or conservation easement.

H. *TDC developments* shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the *TDC development*. [Ord. 11-0329 § 3 (Exh. 1).]

3.