

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028

Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

City of Kenmore Planning Commission Meeting Agenda

Tuesday, September 15, 2020 @ 7:00 p.m. via Zoom

Log-in Information for the Commission Meeting:

Please click the link below to join the webinar or copy and put this link in your address bar in your web browser:

<https://zoom.us/j/92477670993>

Or iPhone one-tap :

US: +13017158592,,92477670993# or +13126266799,,92477670993#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 924 7767 0993

International numbers available: <https://zoom.us/j/92477670993>

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please email Maura Query at mquery@kenmorewa.gov.

1. CALL TO ORDER

2. CITIZEN COMMENTS

This is an opportunity to express your views on issues that are important to you and to the community. Please email comments to Maura Query at mquery@kenmorewa.gov by 5:00 p.m. on Tuesday, September 15, 2020. All comments received will be forwarded to the Planning Commission for consideration. You can also use the "raise hand" feature in Zoom during the Citizen Comment portion of the meeting or by calling in. The 3-minute limit still applies.

3. APPROVAL OF MINUTES

The August 18, 2020 Planning Commission Meeting Minutes will be ready for review and approval at the October 6, 2020 Planning Commission Meeting.

4. AGENDA ITEMS

[Staff Memo](#)

[Attachment 1- Development Agreement Chapter](#)

[Attachment 2- Definition of Affordable Housing Unit](#)

[Attachment 3- Zoning Map](#)

[Attachment 4- Recent affordable housing developments](#)

5. ADJOURNMENT

6. UPCOMING MEETINGS:

October 6, 2020, 7:00 p.m. – via Zoom



City Of Kenmore, Washington

Memorandum

Date: September 10, 2020
To: Planning Commission
From: Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Regarding: Affordable Housing Review Process

As a follow-up to your August 18 meeting on the Affordable Housing Review Process, staff has developed three process scenarios. Two of these processes deal exclusively with shortened timeframes and one addresses modifications to development standards. These scenarios were developed based on staff's understanding of Commissioner's concerns:

- a. Scenarios should not rely on new staffing;
- b. An affordable housing project may not always be the highest priority when balanced against public projects or schools, for example; and
- c. Local appeals, particularly in single-family zoned areas, are an important community benefit.

Recommended shortened timeframe scenarios

- Reduce review process for any project including affordable housing units in multifamily and commercial zones to a lesser process. In this scenario, multifamily projects proposed in a multifamily or commercial zone would become Type 1 permits, without public notice or an administrative appeal. This would not apply if a waiver of development standards was requested. If, for example, a variance was needed, the review process would follow regular protocols.
- Allow a developer of any project including affordable housing units to propose an expedited review process based on their individual timeline needs and key dates. If staffing allowed, the City could agree to expedite the project or could offer expedited review if a consultant were available to review the project at the developer's expense.

Recommended development standard waiver scenario

- Amend the Development Agreement chapter (see Attachment 1) to allow consideration of a development agreement in all zones for publicly-funded, 100% affordable, housing projects. Eliminate the need for a threshold decision, allow adjustments to certain standards (density, for example) with only one public hearing, and eliminate the applicant's payment of attorney's and public notice expenses. The affordable housing, itself, would become a significant component of the "public benefit" to be weighed against the development standard waiver request(s).

If endorsed by the Planning Commission, further refinement of these scenarios requires input on the following questions:

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- a. Should the shortened timeframes apply to moderate income housing or only to low- and very-low income housing? The Zoning Code definitions of “affordable housing units” are included in Attachment 2, along with the 2019 rent thresholds for these definitions.
- b. Should all housing for seniors or those with disabilities, regardless of income, be included in these processes?
- c. Should investment of public money be a criterion for a shortened timeframe?

As background information, the Commission requested a map showing where affordable housing incentives/requirements apply. After reviewing the Zoning Code, the only zones that do not have affordable housing requirements or incentives are the R-1, Public/Semi-Public, Parks, Golf Course, and MHC zones (see Attachment 3, Zoning Map). All other zones support affordable housing development, either through zone-specific incentives, through the general Residential Density Incentives offered in KMC 18.80, or through the Transit-Oriented Development (TOD) District.

The Commission also requested a summary of recent affordable housing development to determine which requirements/incentives are working. That information is found in Attachment 4. Note that some of the changes to affordable housing incentives/requirements are so recent that their effectiveness is not yet clear (the TOD, for example).

We did check with the City Attorney to determine whether a local administrative appeal opportunity could be restricted as to topic. For example, could the City prohibit an appeal on the basis of “affordable housing” in a project? The City Attorney’s response follows: “Appeals are based on the review of compliance with permit approval criteria and procedures. As the Planning Commission is not addressing permit approval criteria for affordable housing, but rather process eligibility criteria, attempting to prevent appeals that are based on a dislike of affordable housing, generally, is outside the scope of work. To address appeals in the Planning Commission’s current review would require development of a unique permit process for reviewing affordable housing projects that includes approval criteria related specifically to affordable housing (for example, “the project is designed to provide housing for low-income residents”).

Attachments

- Attachment 1: Development Agreement chapter
- Attachment 2: Definition of Affordable Housing Unit
- Attachment 3: Zoning Map
- Attachment 4: Recent affordable housing developments

Chapter 18.110 DEVELOPMENT AGREEMENTS

Sections:

- [18.110.010 Authority.](#)
- [18.110.020 General provisions.](#)
- [18.110.030 Development standards – Flexibility.](#)
- [18.110.040 Enforceability.](#)
- [18.110.050 Processing procedure.](#)
- [18.110.060 Status, recording and amendment of development agreement.](#)

18.110.010 Authority.

The *City* may consider and enter into a *development agreement* with the owners of real property within the *City*, or with persons having control of real property within the *City* if the owners of such real property execute an authorization for such real property to be subject to and bound by the *development agreement*. In this chapter, the term “owner” shall include both the owner of such real property and such person having control of such property. Per RCW [36.70B.170](#), the execution of a *development agreement* is a proper exercise of *City* police power and contract authority. A *development agreement* must set forth the development standards and other provisions that shall apply to and govern and vest the *development, use* and mitigation of the development of the real property for the duration specified in the agreement. The decision of the city council to approve or reject a request for a *development agreement* is a proper exercise of police power and contract authority and shall be a discretionary, legislative act. [Ord. 15-0395 § 1 (Att. A); Ord. 12-0347 § 1 (Att. A).]

18.110.020 General provisions.

A. In this chapter, the term “*development regulations*” shall have the meaning set forth in KMC [19.10.070](#).

B. A *development agreement* shall be consistent with the applicable policies and goals of the *City’s* comprehensive plan.

C. Any departure requested by the *owner* from the development standards of this code through a *development agreement* shall be offset by the *owner’s* provision of a benefit to the *City* of equal or greater value relative to the departure requested, as determined by the *City*.

1. Equivalent value need not be measured monetarily and the proposed benefit need not be of the same type as the existing development standard requirement. For example, the benefit of a public open space dedication may be considered against the benefit of a required street improvement.
2. In considering equivalency for the P-suffix and special district overlay regulations, the scope and scale of the proposed development shall be considered. The P-suffix and special district overlay regulations were applied as mitigation for a major mixed use development and they may be modified or eliminated through the development agreement process.

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In no case shall a departure from the development standards be granted if no equivalent benefit to the City is provided.

D. A *development agreement* may be proposed and approved only for properties in the downtown commercial (DC), regional business (RB), waterfront commercial (WC), urban corridor (UC), downtown residential (DR), community business (CB), neighborhood business (NB), public and semi-public (PSP), parks (P) and golf course (GC) zones.

E. A *development agreement* does not supplant any other required land use decision per KMC [19.25.020](#), including but not limited to a rezone, a shoreline permit, a site plan review, or an environmental review under Chapter [19.35](#) KMC. Such land use decisions shall be reviewed in conjunction with the *development agreement*.

F. As applicable, the *development agreement* must specify the following:

1. Project components which define and detail the permitted *uses*, residential densities, nonresidential densities and intensities or building sizes;
2. Design standards such as architectural treatment, maximum heights, *setbacks*, *landscaping*, drainage and water quality requirements and other development features;
3. Parking;
4. Provisions for affordable housing, if applicable;
5. *Parks* and common *open space* preservation;
6. Amount and payment of impact fees imposed or agreed to in accordance with any applicable provisions of State law, any reimbursement provisions, other financial contributions by the property *owner*, inspection fees or dedications;
7. Mitigation measures, development conditions and other requirements of Chapter [43.21C](#) RCW;
8. Phasing;
9. Build-out or vesting periods for applicable standards; and
10. Other appropriate development requirements or procedures which are based upon a *City* policy, rule, regulation or standard.

G. A *development agreement* may obligate a party to dedicate land or easements, or fund or provide services, infrastructure or other facilities.

H. Subsequently adopted development standards which differ from those of an approved *development agreement* shall apply to the property subject to the *development agreement* only where necessary to address a serious threat to public health and safety. Subsequently adopted development standards which differ from those of an approved *development agreement* also shall apply following expiration of any phase or time period specified in

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the *development agreement* during which identified standards cannot be modified. [Ord. 15-0395 § 1 (Att. A); Ord. 14-0392 § 1; Ord. 14-0391 § 2 (Exh. 1); Ord. 12-0347 § 1 (Att. A).]

18.110.030 Development standards – Flexibility.

A. A *development agreement* shall be consistent with applicable development regulations to the fullest extent possible. Provided, however, a *development agreement* may allow for development standards that are different from those standards otherwise imposed under this code in order to provide flexibility to achieve public benefits, respond to changing community needs, or authorize modifications which provide the functional equivalent or adequately achieve the purposes of otherwise applicable development standards.

B. A *development agreement* cannot authorize deviations from *uses*, residential densities, *floor area ratio* limitations, or maximum *structure* height – whether required by zoning district provisions, property-specific development standards, or special district overlay requirements – unless the city council approves the deviation by a vote of a majority plus one of the whole city council after a minimum of two public hearings on the agreement.

C. A *development agreement* cannot authorize deviations from the following development standards:

1. KMC Title [15](#), Buildings and Construction;
2. KMC Title [16](#), Environment;
3. Chapter [18.55](#) KMC, Critical Areas; and
4. Chapter [13.35](#) KMC, Surface Water Runoff Policy, and Chapter [13.45](#) KMC, Water Quality.

D. Any approved development standards that differ from those in this code shall not require any further *variance* from development standards or *use* permit apart from *development agreement* approval. The development standards as approved through a *development agreement* shall apply to and govern the development of the property subject to the *development agreement* in lieu of any conflicting or different standards or requirements elsewhere in this code. [Ord. 15-0395 § 1 (Att. A); Ord. 14-0391 § 2 (Exh. 1); Ord. 14-0391 § 2 (Exh. 1); Ord. 12-0347 § 1 (Att. A).]

18.110.040 Enforceability.

The *development agreement* shall be binding on the parties and their successors. Unless amended or terminated by agreement of both parties to a *development agreement*, the agreement is enforceable during its term by a party to the agreement. Except as provided in KMC [18.110.020](#)(H), a *development agreement* and the development standards in the agreement govern during the term of the agreement, or for all or that part of the build-out period specified in the agreement.

The *development agreement* shall not be subject to an amendment to a *development regulation* or a new *development regulation* adopted after the effective date of the agreement, except as provided in KMC [18.110.020](#)(H). Applications for building permits and other permits subject to KMC Title [15](#), Buildings and Construction, shall be considered under the provisions of KMC Title [15](#) that are in effect at the time of submittal of a valid and fully complete application. Any land use decision issued by the City pertaining to the property subject to the *development agreement* after the execution of

the *development agreement* must be consistent with the agreement. [Ord. 15-0395 § 1 (Att. A); Ord. 12-0347 § 1 (Att. A).]

18.110.050 Processing procedure.

A. An application for a *development agreement* shall be filed by the *owner* of real property within the *City* on forms provided by the *department*. An application shall be accompanied by an application fee pursuant to the *City's* current fee schedule and a signed agreement on forms provided by the *department* to reimburse the *City* for fees of the city attorney pursuant to the *City's* current agreement with the city attorney. The *development agreement* may provide for assignment of a portion of the application fee to other permit fees if a *development agreement* is ultimately approved by the city council.

B. The city council shall make a threshold decision on each application for a *development agreement* at a regular meeting of the city council. If a majority of the whole council approves further review of the *development agreement*, the agreement shall be processed as described in this section.

C. Before voting on a proposed *development agreement*, the city council shall hold a public hearing on the *development agreement*. Consistent with KMC [18.110.030\(B\)](#), two public hearings shall be held on the *development agreement* if deviations from *uses*, residential densities, *floor area ratio* limitations, or maximum *structure* height – whether required by zoning district provisions, property-specific development standards, or special district overlay requirements – are requested. The city council shall approve, disapprove or modify a *development agreement* by ordinance adopted by the vote of a majority plus one of the whole city council. The ordinance, if approving or modifying the *development agreement*, shall authorize the *city manager* to execute the *development agreement* on behalf of the *City*.

D. The *city manager* shall prepare a recommendation to the city council on a proposed *development agreement*. The *city manager* shall provide the recommendation to the city council, and make it available to the public, at least 10 calendar days prior to the public hearing on the proposed *development agreement*.

E. If a *development agreement* is associated with a Type 5 land use decision such as a comprehensive plan amendment, the *development agreement* shall be processed concurrently with the Type 5 land use decision. A recommendation of the planning commission to the city council on the Type 5 land use decision shall be issued at least 10 calendar days prior to the public hearing on the proposed *development agreement*.

F. If the *owner* files an application for a Type 2, 3 or 4 land use decision or a Type 1 land use decision subject to SEPA, the *City* shall review and process the application concurrently with the *development agreement*, and the *owner* shall sign a written waiver of the deadline for issuance of the final land use decision. A final decision of the *city manager* or *hearing examiner* on such types of land use decisions shall become effective on the date that the city council passes the ordinance for the *development agreement*. The period for appealing such final decision shall commence on the date that the city council passes such ordinance. A recommendation of the *city manager* or *hearing examiner* to the city council on such types of land use decisions shall be issued at least 10 calendar days prior to the public hearing on the proposed *development agreement*.

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G. The *City* shall give notice of the meeting at which the city council considers a proposed *development agreement*, or amendment thereto, and of the public hearing(s) on the proposed *development agreement*, or amendment thereto, as follows:

1. Not less than 10 calendar days prior to the public hearing date, a notice of the public hearing shall be sent to property owners within 1,000 feet of the property subject to the *development agreement* and to others who have submitted comments and/or requested notice.
2. Notice of the public hearing shall be posted on the property subject to the *development agreement* not less than 10 calendar days prior to the hearing date. Notice shall be posted in the manner required by KMC [19.25.065](#).
3. Notice of the city council meeting and public hearing shall be published in the *City's* official newspaper not less than 10 calendar days prior to the meeting or hearing date.
4. All costs associated with the public notice shall be borne by the *owner*.
5. All notices shall state that the *city manager's* recommendation on the proposed *development agreement* is available for review at the front desk of City Hall and on the *City's* website.

H. Any subsequent land use decisions shall be reviewed for compliance with the terms of the *development agreement* and any associated land use decisions. [Ord. 15-0395 § 1 (Att. A); Ord. 14-0391 § 2 (Exh. 1); Ord. 12-0347 § 1 (Att. A).]

18.110.060 Status, recording and amendment of development agreement.

A. *Development agreements* are not "project permit applications" as defined in RCW [36.70B.020](#)(4). Therefore, there is no deadline for processing a *development agreement*.

B. The city attorney shall review and approve a proposed *development agreement* as to form at least 30 calendar days prior to the public hearing on the *development agreement*. The *owner* shall sign the *development agreement* before the public hearing on the *development agreement*. If a person or corporation has a "substantial beneficial interest in the property" as specifically described below, the *owner* shall submit to the *city manager* with the request for *development agreement* a document stating that such person or corporation concurs in the request and will not object to, contest or appeal any terms and conditions of the approved *development agreement*. A person or corporation having a "substantial beneficial interest in the property" shall include easement holders, lessees with a lease of one year or more, and persons or corporations with a recorded deed of trust or mortgage on the real property subject to the *development agreement*. The *city manager* shall have the authority to determine whether other persons or corporations with an interest in the real property subject to the *development agreement* have a "substantial beneficial interest in the property." Within 20 calendar days of receiving written notice that the *city manager* has determined that other persons or corporations have a "substantial beneficial interest in the property," the *owner* shall submit to the *city manager* the document described above for each such person or corporation.

C. The term of *development agreements* and extensions thereof shall be as follows:

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1. *Development agreements* may be approved for a maximum period of 20 years.
2. In determining the appropriate term for a *development agreement*, the city council should consider the type, size and location of *development* and phasing if proposed. The city council may consider shorter terms with extensions.
3. If extensions are authorized in a *development agreement*, the *owner* must request the extension at least 90 calendar days prior to expiration of the term or any extension. For *development agreements* associated with land use decisions, the *city manager* may grant an extension for up to five years if the *owner* can satisfactorily show that, for a residential project, at least 50 percent of the residential units are constructed, or for nonresidential and mixed use projects, at least 50 percent of the gross floor area is constructed. All other requests for extensions shall be reviewed by the city council, unless another process is expressly provided for in the *development agreement*.

D. The City shall record an approved *development agreement* with the King County recorder's office, at the cost of the *owner*.

E. The *owner* may request an amendment to a *development agreement*. Before voting on the amendment, the city council shall hold a public hearing. The city council shall approve, disapprove or modify an amendment by ordinance adopted by the vote of a majority plus one of the whole city council. The ordinance, if approving or modifying the *development agreement*, shall authorize the *city manager* to execute the amendment on behalf of the *City*. The city council shall not approve or modify an amendment unless it is consistent with any associated land use decisions and approved modifications thereto. [Ord. 15-0395 § 1 (Att. A); Ord. 12-0347 § 1 (Att. A).]

18.20.098 Affordable housing unit.

“Affordable housing unit” means housing reserved for occupancy by eligible households and having monthly housing expenses less than or equal to 30 percent of the monthly household income described in the subsections below, adjusted for household size. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowner’s dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

A. For rental housing:

1. A “moderate-income affordable housing unit” is affordable at 70 percent of median income, adjusted for household size;
2. A “low-income affordable housing unit” is affordable at 50 percent of median income, adjusted for household size;
3. A “very low-income affordable housing unit” is affordable at 35 percent of median income, adjusted for household size.

B. For ownership housing:

1. A “moderate-income affordable housing unit” is affordable at 80 percent of median income, adjusted for household size;
2. A “low-income affordable housing unit” is affordable at 65 percent of median income, adjusted for household size;
3. A “very low-income affordable housing unit” is affordable at 50 percent of median income, adjusted for household size.

Pursuant to the authority of RCW [36.70A.540](#), the City finds that the higher income levels specified in the definition of “affordable housing” under this section, rather than those stated in the definition of “low-income households” in RCW [36.70A.540](#), are needed to address local housing market conditions in the City. [Ord. 19-0481 § 2 (Exh. A).]

ARCH Land Use and MFTE Income and Rent Guidelines (2019)

Median Income: \$108,600

ALL LAND USE & MFTE PROJECTS

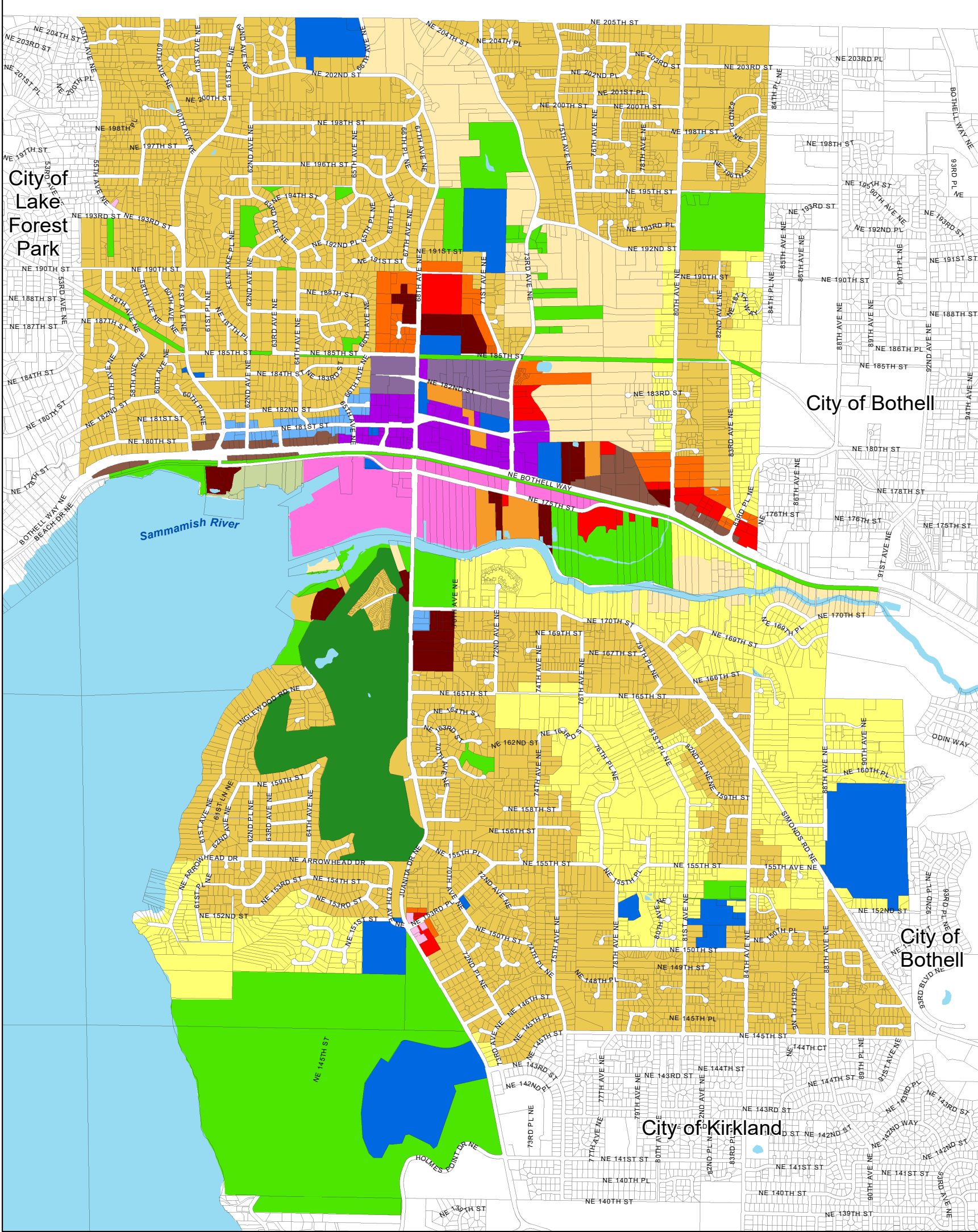
Income Limits by Household Size/Percent Area Median Income						
Percent AMI	1 person	2 person	3 person	4 person	5 person	6 person
30%	\$ 22,806	\$ 26,064	\$ 29,322	\$ 32,580	\$ 35,186	\$ 37,793
50%	\$ 38,010	\$ 43,440	\$ 48,870	\$ 54,300	\$ 58,644	\$ 62,988
60%	\$ 45,612	\$ 52,128	\$ 58,644	\$ 65,160	\$ 70,373	\$ 75,586
65%	\$ 49,413	\$ 56,472	\$ 63,531	\$ 70,590	\$ 76,237	\$ 81,884
70%	\$ 53,214	\$ 60,816	\$ 68,418	\$ 76,020	\$ 82,102	\$ 88,183
80%	\$ 60,816	\$ 69,504	\$ 78,192	\$ 86,880	\$ 93,830	\$ 100,781
85%	\$ 64,617	\$ 73,848	\$ 83,079	\$ 92,310	\$ 99,695	\$ 107,080
90%	\$ 68,418	\$ 78,192	\$ 87,966	\$ 97,740	\$ 105,559	\$ 113,378
100%	\$ 76,020	\$ 86,880	\$ 97,740	\$ 108,600	\$ 117,288	\$ 125,976
105%	\$ 79,821	\$ 91,224	\$ 102,627	\$ 114,030	\$ 123,152	\$ 132,275
110%	\$ 83,622	\$ 95,568	\$ 107,514	\$ 119,460	\$ 129,017	\$ 138,574
120%	\$ 91,224	\$ 104,256	\$ 117,288	\$ 130,320	\$ 140,746	\$ 151,171

LAND USE & MFTE PROJECTS EXECUTED BEFORE MAY 1, 2019

Rent Limits by Percent of Area Median Income/# of Bedrooms					
Percent AMI	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
30%	\$ 570	\$ 652	\$ 733	\$ 815	\$ 880
50%	\$ 950	\$ 1,086	\$ 1,222	\$ 1,358	\$ 1,466
60%	\$ 1,140	\$ 1,303	\$ 1,466	\$ 1,629	\$ 1,759
65%	\$ 1,235	\$ 1,412	\$ 1,588	\$ 1,765	\$ 1,906
70%	\$ 1,330	\$ 1,520	\$ 1,710	\$ 1,901	\$ 2,053
80%	\$ 1,520	\$ 1,738	\$ 1,955	\$ 2,172	\$ 2,346
85%	\$ 1,615	\$ 1,846	\$ 2,077	\$ 2,308	\$ 2,492
90%	\$ 1,710	\$ 1,955	\$ 2,199	\$ 2,444	\$ 2,639
100%	\$ 1,901	\$ 2,172	\$ 2,444	\$ 2,715	\$ 2,932
105%	\$ 1,996	\$ 2,281	\$ 2,566	\$ 2,851	\$ 3,079
110%	\$ 2,091	\$ 2,389	\$ 2,688	\$ 2,987	\$ 3,225
120%	\$ 2,281	\$ 2,606	\$ 2,932	\$ 3,258	\$ 3,519

LAND USE & MFTE PROJECTS EXECUTED AFTER MAY 1, 2019

Rent Limits by Percent of Area Median Income/# of Bedrooms					
Percent AMI	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
30%	\$ 570	\$ 611	\$ 733	\$ 847	\$ 945
50%	\$ 950	\$ 1,018	\$ 1,222	\$ 1,412	\$ 1,575
60%	\$ 1,140	\$ 1,222	\$ 1,466	\$ 1,694	\$ 1,890
65%	\$ 1,235	\$ 1,324	\$ 1,588	\$ 1,835	\$ 2,047
70%	\$ 1,330	\$ 1,425	\$ 1,710	\$ 1,977	\$ 2,205
80%	\$ 1,520	\$ 1,629	\$ 1,955	\$ 2,259	\$ 2,520
85%	\$ 1,615	\$ 1,731	\$ 2,077	\$ 2,400	\$ 2,677
90%	\$ 1,710	\$ 1,833	\$ 2,199	\$ 2,541	\$ 2,834
100%	\$ 1,901	\$ 2,036	\$ 2,444	\$ 2,824	\$ 3,149
120%	\$ 2,281	\$ 2,444	\$ 2,932	\$ 3,388	\$ 3,779



Official Zoning Map | City of Kenmore

- | | | | |
|-----------------------|-----------------------|--|--|
| Regional Business | Downtown Residential | Parks* | R-6 (Residential 6 Dwellings Per Acre) |
| Urban Corridor | Community Business | Golf Course | Manufactured Housing Community |
| Waterfront Commercial | Neighborhood Business | R-1 (Residential 1 Dwelling Per Acre) | R-12 (Residential 12 Dwellings Per Acre) |
| Downtown Commercial | Public/Semi-Public | R-4 (Residential 4 Dwellings Per Acre) | R-18 (Residential 18 Dwellings Per Acre) |
| | | | R-24 (Residential 24 Dwellings Per Acre) |

* Portions of the Burke-Gilman Trail & Tolt Pipeline occur in rights-of-way and not as separate parcels. However, these facilities are considered to be Parks along their full length.

Map Date: March 2019



This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



Property	Tenure	Occupancy	Affordable Housing Program	Total Units	Affordable Units	Affordability
Solmax Lofts	Rental	Under construction	Residential Density Incentives	41	13	70 AMI
Spencer 68	Rental	2015-2017	Development Agreement and Inclusionary Zoning	222	56	
					5	50 AMI
					51	85 AMI
Copper Lantern		~2008	ARCH Trust Fund (grant, fee waivers)	33	33	
	Rental				16	50 AMI
	Rental				5	60 AMI
	Homeownership				12	
Heron Landing	Rental	~2000	ARCH Trust Fund (grant)	50	50	40 AMI
Northlake Grove	Rental		N/A (Compass Housing Alliance)	24	24	