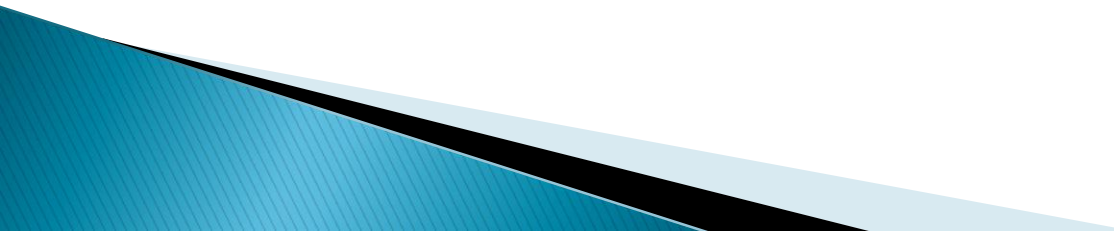


Land Use Code Amendments

Permit process and design standards for East
Link Light Rail



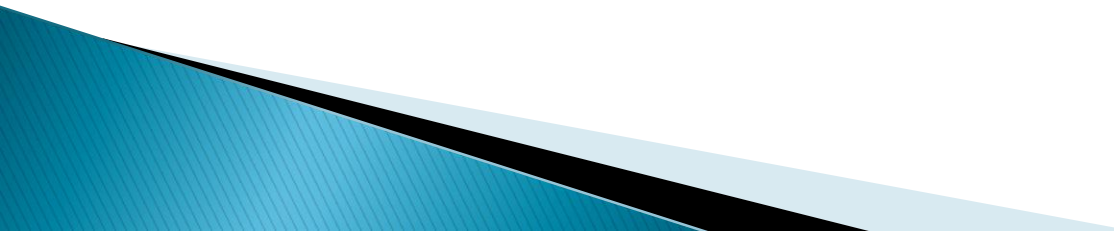
Discussion Topics

- ▶ Reason for Land Use Code Amendments
 - ▶ Proposed Code Framework
 - ▶ Next Steps / Schedule
 - ▶ Seeking Council Direction to Proceed
- 

Land Use Code Amendments; Why Now?

- ▶ City commitment in MOU with Sound Transit
- ▶ Clearly define permitting path for East Link
- ▶ Address gaps where code does not provide clear guidance or where requirements don't make sense
 - Create design standards specific to light rail
 - Establish development standards consistent with Land Use Code & Light Rail Best Practices

Gaps

- ▶ East Link passes more than 20 land use districts
 - ▶ Almost half of East Link is in ROW where land use provisions typically do not apply
 - ▶ LU Code lacks content specific design standards
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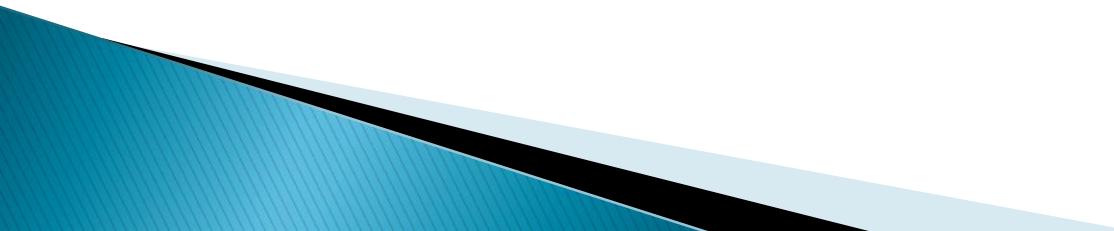
Proposed Code Framework

- ▶ Create Light Rail Overlay District
 - Provides development standards, design criteria, and mitigation specific to light rail
 - Consolidates requirements into single portion of Land Use Code
 - Reduces complexity in code administration process
- ▶ Maintenance Base facilities are not included within scope of proposed changes

Process Path

- ▶ Code cannot preclude Essential Public Facilities
- ▶ Two alternative permit paths proposed
 - Development Agreement (DA)
 - Conditional Use Permit (CUP)
- ▶ Council retains decision authority

Next Steps

- ▶ October 8th Study Session, draft amendments
 - ▶ October 22nd Public hearing
 - ▶ November Study Session(s), refine amendments
 - ▶ December Anticipated final action
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Questions & Discussion

