



SUPPLEMENT PAGE A - FOR ZONING CODE VARIANCE

Applicants should be aware that their application will be judged on the basis of four criteria. PDS or the Hearing Examiner must find that all four criteria have been met in order to grant approval.

Variations will not be approved that have the effect of granting a special privilege not shared by other properties in the same vicinity.

This form provides the applicant with an opportunity to address each of the four criteria. You may attach additional sheets.

POINT 1. Describe the special circumstances that apply to your property and/or your intended use (such as shape, topography, location or surroundings) which generally do not apply to other properties or uses in the vicinity.

This is a request for a variance to SCC 30.26.020 requirements for location of parking to be within 300' and on the same lot of the building served.

The Point Wells Development is to be developed in phases where the largest phase with the most parking density is in phase 3. The development plans to provide temporary surface parking within 300' of the buildings served. This temporary parking is on a separate lot and falls within the phase 3 boundary. This parking will fulfill a less than 10% parking deficit in the South Village and Urban Plaza, phase 1 and 2 respectively.

The surplus Central Village parking at final build-out meets the total quantity of parking for all phases of the development. Distance to this parking will exceed 300'.

A variety of site features create challenges for providing additional parking on this site. The Urban Plaza is constrained by the stream, wetlands and steep slope to the east. To the west the site is constrained by the train right of way. Sea level elevation restricts depth of parking levels for villages to the west.

POINT 2. Why is this variance necessary to preserve and/or enjoy a substantial property right that others in the vicinity have, but because of special circumstances is denied to your property?

The planning of the urban plaza prioritizes public transportation access over parking and pedestrian movement over vehicular movement. The planning of the entire site aims to reduce or eliminate all residential surface parking for the following reasons; to encourage pedestrian uses; to increase the amount of open space; and to reduce impervious surfaces on the site. The resulting below grade parking is optimized to provide all parking in two below-grade levels.

The Development intends to reduce the total parking required as allowed through a shared parking study. The Urban Plaza has the highest density and greatest opportunity for shared parking. All parking spaces in this below grade structure could be identified as shared parking to take advantage of the difference in day time demand between residential parking and retail/commercial parking. Commercial parking in the South Village could be shared with residential to potentially meet the required demand.

The North Village and South Villages contain high percentage of senior living. Parking is calculated at 1 stall per unit to meet max parking standard. Code allows demand to be calculated at 0.5 stalls per unit.

POINT 3. The variance I am requesting will not be detrimental to the public welfare or injurious to the properties or improvements in the vicinity and zone in which my property is located because:

This variance request will minimize the depth required for below grade parking, thus improve public welfare by reducing the impact on adjacent environmentally critical areas.

POINT 4. Why would variance approval not adversely affect the comprehensive plan?

The development comprehensive plan is not impacted by approval of this request. At the time of full build-out the site will be well-served by alternate choices for transportation. This will reduce demand on parking overall, but the parking is there when it is needed.

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File No. _____