

Memo

Date: 10.29.2020

To: Jacque St.Romain

From: Dan Seng

Re: Point Wells FAR Calculation
Methodology

FAR Calculation Methodology

The County makes the following suggestions about the BSRE FAR calculation methodology:

1. BSRE had the option to change program to meet minimum FAR,
2. There is an alternate option to use a weighted average method for calculating FAR
3. The BSRE method for calculating FAR is not accurate.

Each of these suggestions is addressed below.

Change the program to all residential: This was not an option. A specific minimum amount of retail and commercial program was required to achieve the aggressive targeted capture rates to limit peak trips on Richmond Beach Drive. BSRE has completed extensive traffic analysis to support the program mix and associated vehicle trips.

Use the Weighted average method: This is a new comment. BSRE did not consider use of the weighted average calculation method. Until this application cycle, the County did not challenge the minimum 1.0 FAR. This comment stems from a public comment in May 2018. Public comments are typically addressed in the EIS phase.

Claim that the FAR calculations are not accurate: New issue: Until this review, the County had not raised concern about the FAR calculation method. The building area did not include amenity, lobby and shaft spaces.

The County calculations of the FAR make several arguments against the BSRE calculation method. The premise that lobbies and common spaces, includes exit corridors and elevator lobbies on every floor represents a fundamental difference in the method that BSRE used to calculate FAR for the application. The code language of section 30.91F.445 excludes “elevators and stair shafts, lobbies and common spaces”. The County’s premise that FAR calculations should extend this exclusion to include corridors on every floor

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conflicts with methodology common to other municipal codes in Washington such as Seattle, and Bellevue.

A second primary difference in FAR calculations performed by the County is that the calculations did not include over 100,000 sf of building area in the Urban Plaza. This omission results in a higher FAR than the County calculations suggest.