

Zone Use Chart needs to address:

Residential Market

"A residential market is an individual store or very small, mixed-use building/center"

- 1) Need size and scale restrictions to allow for "very small" building/center
- 2) Need to outline if each lot needs to have individual building or if a building can span multiple parcels. This is particularly important with the current proposal since half of the property will be leased. If there is a problem with the lease, it can be difficult to maintain a building owned by two disgruntled former business partners.
- 3) Mixed-Use: This needs further clarification. It would appear that mixed-use would be limited to a building that aggregates two or three (or more) of the approved uses, rather than allowing for a non-specified use within the building/ctr.

"...focused on local pedestrian traffic"

- 1) What zone use information can be added that would make these Res Mkts be more pedestrian oriented?

"Residential scale and design are critical to integrate these uses into the residential area."

- 1) What wording does the zone use chart need to utilize to ensure residential scale?
- 2) Residential design should likely mean that some sort of design review needs to happen
- 3) How will the zone use chart ensure that the uses are adequately integrated into neighborhood

"Uses may include corner grocery stores, small service businesses (social service outlets, daycares), laundromats, and small coffee shops or community gathering places."

- 1) During the Growth Management Land Use discussion apartments were included in this "Residential Market" designation and then were removed for the final list of approved uses.
- 2) Office uses were also not included as approved uses.
- 3) Uses were to be street level retail or service business which would attract neighbors and would be size, scale and design similar to surrounding properties in order to blend in.

NOTE: It is important to see how small the surrounding properties are in comparison with the huge proposed building. Also note how almost all surface will be impervious as only the most minimal of setbacks are utilized in order to fully exploit ALL the maximum building dimensions

HUGE disproportionate sized development. The proposal for the BN-Residential Market site is presented similar to the size and scale that is proposed

Approx Building Size
Proposed 143 UNITS
@ 116 du/acre
Ground Floor Parking
and small amount of
office (50% submerged)



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47°40'01.65" N 122°12'17.44" W elev 71 ft

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Eye alt 2357 ft

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