

Briggs Urban Village - Compare OMC 18.05; Ordinance 6299& Recommended Amendment – Attachment # 1

	Requirement OMC 18.05	Existing Approved Ord. 6299		Amendment Recommend		Net Change Ord. 6299 /
I. Total Residential – Units - All types	90% of all Res. Within ¼ mile of village.	810		810		810 No Change
Required Single & Multifamily	18.05.050(E)(1)(a) Table 5.03A	496		401		Reduce 95 units
A. Required Single-family (50% to 75%)	18.05.050(e)(1)(a) Table 5.03A	250	50.4%	233	58.1%	-17
1. Detached	Min. 5%	142	28.6%	135	33.6%	- 7
2. Townhome		82	16.5%	88	21.9%	+6
3. Single-family over Commercial		26	5.2%	10	N/A	-16
B. Required Multifamily (25% to 50%)	18.05.050(E)(1)(b) Table 5.03A	246	49.6%**	168	41.9%	-78
4. Duplex	Min 5%	42	8.4%	24	5.6%	-18
5. Apartments		204	41.2%	144	35.9%	-60
C. Other:	OMC 18.05.050(E)(1)(c)	314		409		+ 95
5. Apartments next to town square		114		137		+ 23 Relocated (new apt. bldg.)
6. Senior Living		200		200		-0-
7. Condominium		0		72		+ 72 New housing type
II. Commercial	OMC 18.05	Approved Mixed Use District Plan January 2001 (Attach # 13)		Proposed Amendment (Attach # 1 (page 4))		Change Ord. 6299 / Revised Amend
Community Uses	(Not to be included in commercial counts)					
- YMCA (Existing)	18.50.050(A)(4)	(51,300 sq. ft.)		(55,200-SF)		+3,900 Sq. Ft.
- Child Care (required)	18.50.050(F)(4) (@607/R)					
- Community Clubhouse	Meeting Area					
1. Grocer (Under 35,000 sq. ft. the Comm. Cap is 175,000)	Table 5.02 and OMC 18.50.060(C)	50,000 sq. ft.		30,285 sq. ft.		-19,715 (Permit Approved)
2. Retail	75 sq. ft./ Residential Unit (75*810 =60,750 SF)	60,250 sq. ft.		New Range* Min 33,700 Max 60,750		Range revised + 510 sq. ft. - 26,540 sq. ft.
3. Office	200 Sq Ft/Residential Unit (200SF *810= 162,000 SF)	113,850		New Range* Min 5,000 to Max 31,000		Range reduced - 82,850 sq. ft. -108,850 sq. ft.
Total Commercial	OMC 18.05.050 Table 5.02 225K w/ 50K grocer 175K w/35K or less grocer	224,100 sq. ft.		*94,985 sq. ft.		-129,115 sq. ft.
*Proposed Amendment – Target of 30,285 (Grocer) +33,700 (Retail) + 31,000 (Office) = 94985 sq. ft. with Total office & retail combined not to exceed 64,700						

III. Commercial Dev. Standards				
	Requirement OMC 18.05	Existing Approved Ord. 6299	Amendment Recommend	Net Change Ord. 6299 /
Stories Mixed Use	2- 3 Story	2 & 3-Story	1-Story with 24-foot exterior facade	Elimination of 2nd and 3rd floor occupied
Height Mixed Use/Commercial	Mixed Use Structures 45-foot	45-foot	45-foot Residential & 24-foot Commercial	Commercial Height reduced by 21 feet
Parking - ratios retained	Ratios Pursuant to OMC 18.38 Parking	923 (includes 272 below grade)	No change in parking ratios 621	-302 (272 below grade stalls and 30 on-street. (Shopping Center std.)