



MEMO

To: Mayor Samuelson, City Council
From: Larry Kwarsick, Planning Official
Jeff Arango, Community Planner
Date: December 15, 2011
Subject: **2nd Reading –Wharf Street Overlay Height Modification**

UPDATE: Of the three ordinances that were approved by the council at the 1st reading on December 5, 2011 only the Wharf Street Height Modification is ready to proceed to a second reading. The other two ordinances on accessory dwelling units and tree protection will be put on the council agenda at the second meeting in January for a 2nd reading as we must wait for the SEPA comment and appeal periods and state mandated review by the Dept. of Commerce to be finalized.

EXCERPTS FROM THE CODE SUMMARY DOCUMENT ON THE WHARF STREET PROPOSAL:

Wharf Street Overlay Height Modification. Amendment to Chapter 18.16 - Central Business (CB) Zone - Adding new Section 18.16.075 – Height Modifications This amendment pertains to that portion of the Central Business included within the boundary of the Wharf Street Overlay Zone adjacent to the Langley Boat Harbor.

Item #3: Wharf Street Overlay Height Modification

Purpose: To provide incentives for the inclusion of public and semi-public space within private development projects by allowing increased height (partial fourth story) in exchange for public space. The overall amount of building square footage that is allowed will remain the same. However, developers will have the option of providing public space in exchange for the flexibility to construct a partial fourth story that must have a front setback of 10' from the building foundation. To provide greater design flexibility upper level setbacks on the second and third stories may be augmented with additional square footage on the fourth story. The increased height at the foot of Wharf Street will not block any significant views from Cascade Avenue.

RECOMMENDATION

The planning agency recommends the city council approve the Wharf Street Overlay Height Modification proposal as presented.