

WESTPARK & BAY VISTA SUB-AREA PLANS  
COMPARISON MATRIX

Adopted Westpark Sub-Area Plan	Revised Bay Vista Sub-Area Plan (Planning Commission Review Draft)	Rationale for Change
<b>I. Introduction</b>		
Sub-Area Plan goals (4 goals)	- 2 new plan goals added: promote economic development; and integrate Low Impact Development	- Reflects enhanced job creation in expanded Village Center and progress on LID techniques - Describes financial and market rationale for expanded center
<b>II. Plan Purpose, Process, Consistency</b>		
<p>A. Overview of planning for site</p> <p>B. Consistency with Shaping Development Themes and Comprehensive Plan goals</p> <p>C. Summary of Community outreach program</p> <p>D. Description of SEPA/NEPA environmental review</p>	<p>- Text updated to reflect adoption of Sub-Area Plan in 2007 and amendment in 2009 (sub-section A)</p> <p>- Text updated to reflect increased housing units and expanded Village Center (themes 5 and 6)</p> <p>- 15 acres of open space, correcting error in text (theme 7 and LU-2)</p> <p>- Proposes use of pervious pavement and infiltration to reduce discharge/impacts to Oyster Bay outfall (LU-17)</p> <p>- Adds summary of community outreach meetings</p> <p>- Text updated to reflect completion of SEPA &amp; NEPA processes for adopted sub-area plan, and SEIS addendum for revised plan</p>	<p>- Text updated to reflect prior city actions, new initiatives and changes in site plan</p> <p>- Corrects typo</p> <p>- Commitment to LID</p> <p>- Documents additional public involvement process</p> <p>- Reflects status of ongoing process</p>
<b>III. Sub-Area Plan</b>		
A. Existing Site Conditions	<p>- Site size modified to 83 acres (from 82 ac)</p> <p>- Stormwater description modified to reference use of LID</p> <p>- Description of transportation conditions shortened</p>	<p>- Modified to reflect updated site planning</p> <p>- Reduces redundancy</p>

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<p>B. Plan Visions, Goals, Objectives</p> <ul style="list-style-type: none"> <li>- 4 major goals, as noted in Section I</li> </ul>	<ul style="list-style-type: none"> <li>- 2 new goals added to reflect enhanced economic development/jobs and use of Low Impact Development approaches</li> </ul>	<ul style="list-style-type: none"> <li>- Reflects changes to Village Center and site engineering</li> </ul>
<p>C. Sub-Area Plan Elements</p> <ul style="list-style-type: none"> <li>- Master Plan (Figure 3)</li> </ul> <p>1. Land Use</p> <ul style="list-style-type: none"> <li>- Land Use Plan Map (Figure 4)</li> <li>- Mix of land uses (Table 1)</li> <li>- Density; Block capacity (Figure 5)</li> </ul> <p>2. Housing</p> <ul style="list-style-type: none"> <li>- 759 units;</li> <li>- Housing units by type (Table 2)</li> <li>- Housing relocation plan</li> </ul> <p>3. Parks &amp; Open Space</p> <ul style="list-style-type: none"> <li>- Amount (28 acres)</li> <li>- Location (Figure 6)</li> </ul> <p>4. Roads &amp; Infrastructure</p> <ul style="list-style-type: none"> <li>- Roads &amp; pedestrian paths</li> </ul> <p>D. Future Changes to Sub-Area Plan</p>	<ul style="list-style-type: none"> <li>- Master plan revised to reflect new layout</li> <li>- Land Use Plan Map revised to reflect new layout</li> <li>- No change in types of fuses, increases in retail and office uses, open space corrected</li> <li>- Average density increased to 10.5 du/acre (from 9.5). Does not depict capacity by blocks</li> <li>- 875 units</li> <li>- Table 2 more generalized</li> <li>- Text modified</li> <li>- Text corrected to 15 acres (18%)</li> <li>- Open Space Plan deleted</li> <li>- Proposes management plan for Preserve</li> <li>- No changes</li> <li>- New sub-section on infrastructure, stormwater management</li> <li>- Text edited to reflect present amendment</li> </ul>	<ul style="list-style-type: none"> <li>- Reflects ongoing master planning and design, economic and market opportunities</li> <li>- Revised site plan</li> <li>- Revised development mix</li> <li>- Increase in housing units; not necessary to depict capacity by block</li> <li>- Increase in density for market and economic reasons; more flexibility to provide types of units desired by market</li> <li>- Relocation plan in process</li> <li>- Corrects math error in existing text</li> <li>- Info shown on other graphics</li> <li>- Clearer concept for Preserve</li> <li>- Updated information on LID</li> </ul>

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<b>IV. Zoning &amp; Development Regulations</b>		
<p>Introduction</p> <p><u>A. Land Use Zones</u></p> <ul style="list-style-type: none"> <li>- 3 residential zones (low, med &amp; high density)</li> <li>- 2 mixed use zones</li> <li>- Village Commercial</li> </ul> <p>1. Dimensional Standards</p> <ul style="list-style-type: none"> <li>- Density</li> <li>- Height</li> <li>- Front Yard</li> <li>- Maximum Building Coverage</li> <li>- Maximum Site Coverage</li> </ul> <p>2. Residential Zones</p> <ul style="list-style-type: none"> <li>- Intent</li> <li>- Permitted Uses</li> <li>- Public Space Requirements</li> </ul>	<ul style="list-style-type: none"> <li>- Restates that City enforces Development Regulations, ARC enforces Design Standards (Section 5); no change</li> <li>- Includes same zoning categories, adds 2 new zones: Commercial (office), and Open Space</li> <li>- Density range increased for low density resid, from 12 to 25 du/ac; and for medium density resid, from 30 du/ac to 38;</li> <li>- Density reduced for MU2 (live work) from 65 du/ac to 25 du/ac</li> <li>- Heights reduced in all residential zones and MU2, increased in MU1 and Village Commercial. Measured in feet, not “stories”</li> <li>- No change in maximum front yards for residential zones or MU1, decreased (to 10 ft) for MU2 and Village Commercial</li> <li>- Increased for Village Commercial (to 90%), same for other zones</li> <li>- Increased for low density resid (to 75-90%), decreased for med. Density resid (to 90%), same for all other zones (95-100%)</li> <li>- No change</li> <li>- No changes to permitted/prohibited uses; accessory uses limited</li> <li>- No change in public space requirement, but deleted paragraph re: multiple buildings on same site</li> </ul>	<ul style="list-style-type: none"> <li>- Clarifies City and BHA responsibilities</li> <li>- Office building proposed</li> <li>- Open Space zone limits uses permitted</li> <li>- Reflects moderate increase in density; broader density range provides more flexibility re: unit types</li> <li>- Changes reflect ongoing design</li> <li>- Changes reflect ongoing design</li> <li>- Revised site development concept and increased intensity</li> <li>- Revised site development concept and increased intensity</li> <li>- Prevent proliferation of accessory structures</li> <li>- Deleted language not relevant</li> </ul>

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<ul style="list-style-type: none"> <li>- Development Standards</li> </ul>	<ul style="list-style-type: none"> <li>- Deleted frontage provisions re: slopes for walks, stairways, landings</li> <li>- No change to provisions re: garages, landscaping, bldg orientation</li> </ul>	<ul style="list-style-type: none"> <li>- Excessively detailed and limiting; desire more flexibility to respond to site conditions</li> </ul>
<ul style="list-style-type: none"> <li>3. Mixed Use</li> <li>- Intent</li> <li>- Land Uses</li> <li>- Public Space Requirements</li> <li>- Development Standards</li> </ul>	<ul style="list-style-type: none"> <li>- No change</li> <li>- Specifies permitted uses, rather than referencing another zone</li> <li>- Incr. size limit for permitted commercial uses to 7,500 sf (from 2,500) on ground floor facing street</li> <li>- No change in requirements; deletes paragraph re: multiple buildings on same site; moves provisions re: planters and furniture to Design Standards</li> <li>- Deletes or moves design-related provisions (building materials, awnings, roofs)</li> <li>- Adds min lot dimensions</li> </ul>	<ul style="list-style-type: none"> <li>- Improves clarity</li> <li>- Intended to accommodate some required BHA activities in multi-family buildings</li> <li>- Consolidates design related provisions in specific chapter</li> <li>- Consolidates design related provisions in Section 5</li> <li>- Improves certainty re: lot configuration</li> </ul>
<ul style="list-style-type: none"> <li>4. Village Commercial</li> <li>- Intent</li> <li>- Land Uses</li> <li>- Building Height</li> <li>- Public Space Requirements</li> </ul>	<ul style="list-style-type: none"> <li>- No change</li> <li>- Specifies additional permitted and prohibited uses; removes size limits on specific uses</li> <li>- Addressed in dimensional standards table</li> <li>- No change in requirements; deletes paragraph re: multiple buildings on same site; moves provisions re: planters and furniture to Design Standards</li> </ul>	<ul style="list-style-type: none"> <li>- Uses are typical and similar, improves clarity; larger center can accommodate larger uses</li> <li>- Removes redundancy</li> <li>- Consolidates design related provisions</li> </ul>
<ul style="list-style-type: none"> <li>- Development Standards</li> <li>- Building Orientation &amp; Design</li> </ul>	<ul style="list-style-type: none"> <li>- Deletes general provisions re: site grading and a provision re: umbrella fabrics; all other provisions unchanged</li> <li>- Deleted provisions re: additional setbacks, liner bldgs,</li> </ul>	<ul style="list-style-type: none"> <li>- Grading issue not unique or specific to Village Center; umbrella provision extraneous and addressed in Section 5</li> <li>- Provisions unnecessary,</li> </ul>

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<p>Elements</p> <ul style="list-style-type: none"> <li>- Architectural Building Character</li>   <li>- Building Elements &amp; Details</li> <li>- Building Roof</li> <li>- Materials</li> <li>- Colors</li>   <li>- Service Areas</li>   <li>- Drive-Thru facilities</li> </ul>	<p>limitation on ground floor retail, and several design-related details</p> <ul style="list-style-type: none"> <li>- Provisions deleted and/or moved to Design Standards section</li>   <li>- Some provisions deleted (e.g., roof slope), but all topics addressed in Design Standards section</li>   <li>- No change</li>   <li>- Deleted</li> </ul>	<p>encompassed by existing standards and requirements</p> <ul style="list-style-type: none"> <li>- General design intent already included in Development Standards; issues more appropriately addressed in Design Standards</li> <li>- Design Standards consolidated in Section 5</li>   <li>- Addressed adequately in BMC</li> </ul>
5. Commercial	- New zone, new provisions	- Standards for new proposed use
6. Open Space	- New zone, new provisions	- Controls uses in open spaces
<p><u>B. General Development Standards</u></p> <ul style="list-style-type: none"> <li>- Fenestration</li>   <li>- Building Height</li>   <li>- Setbacks/Frontage Occupancy</li> <li>- Residential Yards</li> <li>- Utility Equipment</li> <li>- Walls, Hedges, Fences</li> <li>- Exterior Lighting</li> <li>- Commercial Development Stds</li> </ul>	<ul style="list-style-type: none"> <li>- Deleted provisions re: blocking glass with interior fixtures, and height of windows above sidewalk; other provisions unchanged</li>   <li>- Deleted Figure B2. Height Map</li>   <li>- No changes</li> <li>- No changes</li> <li>- Moved to consolidated section in regs</li> <li>- Moved to Design Standards</li> <li>- Deleted; addressed in zoning categories</li> <li>- New subsection</li> </ul>	<ul style="list-style-type: none"> <li>- Excessive detail</li>   <li>- Unnecessary; heights established in development regulations (Table A-1)</li>   <li>- Improves document organization</li> <li>- Improves document organization</li> <li>- Reduce redundancy</li> <li>- Enhances control</li> </ul>
C. Streets, Sidewalks & Driveways	<ul style="list-style-type: none"> <li>- No changes to street types (although renamed), or street design</li> <li>- ROW widths clarified to account for range of design elements (curbs and swales)</li> </ul>	<ul style="list-style-type: none"> <li>- Clarification to reflect ongoing design</li> </ul>

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D. Low Impact Development	- No substantive change; language refined to reflect approach to implementation	- Clarification
E. Parking - General requirements  - Compact Car Allowance - Bicycle Parking  - Drive- Thru Stacking - Parking Requirements Table  - Parking Location Map	- Adjustments to max width of standard spaces (+.5 ft), and min length of compact spaces (+.5 ft)  - No changes  - Required spaces deleted from text and moved to table; deletes requirements for racks and general design requirements - No changes - Adjustments in max spaces (+1) for retail, restaurant and medical uses - Revised to reflect new site plan	- Provide option for slightly more generous size   - Not considered necessary  - Reflects users goals - Refinement of site plan
F. Landscaping - Intent  - General Development Standards  - Parks & Open Space  - Location & Design  - Preservation Requirements  - Parking Lot Design & Landscaping - Additional Requirements  - Plant Selection - Irrigation  - Plant List	- No changes  - No changes to text; Planting Plan revised  - Updates description based on names and design concepts of parks, and approx. amounts of active and passive open space - Parks and open space shown on Land Use Map rather than separate graphic; design concepts revised - No changes; tree survey and preservation still required where reasonable  - No changes - No changes  - Text on slope plants modified to be more general - No changes  - Minor changes to suggested species	- Plan refined and generalized  - Updated plan  - Eliminates duplication   - Removed unnecessary detail  - Ongoing refinement

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G. Utility Equipment & Storage	- Text relocated without changes from other sections	- Improve organization of regs
H. Walls, Fences & Hedges	- Text relocated without changes from other sections	- Improve organization of regs
I. Exterior Lighting	- Text relocated without changes from other sections	- Improve organization of regs
J. Signs	- Section updated to provide clearer direction on intent, permitted and prohibited signs design, types and sizes	- Enhance clarity of regs
K. Glossary	- Terms added and/or deleted to reflect updated regs	- Improves consistency
<b>V. Design Standards</b>	<ul style="list-style-type: none"> <li>- Clarifies that Design Standards will be enforced by the Bay Vista Architectural Review Committee, not by the City.</li> <li>- Addresses same design topics. Most standards made mandatory (uses word “shall” rather than “should”).</li> </ul> Design-related provisions from regulations now consolidated in this chapter	<ul style="list-style-type: none"> <li>- Clarifies responsibilities of City and BHA</li> <li>- Improves certainty</li> </ul>