

PROPOSED AMENDMENTS TO SMMC CHAPTER 9.53 (TRANSPORTATION DEMAND MANAGEMENT) AND SMMC ARTICLE 8 (BUILDING REGULATIONS)

PROPOSED AMENDMENTS TO SMMC CHAPTER 9.53 OF THE ZONING ORDINANCE

	SMMC SECTION(S)	PAGE(S)	PROPOSED AMENDMENTS TO THE ZONING ORDINANCE
1	9.53.130(B)(2)(viii) Content of Developer TDM Plan	6.38	With the Downtown Community Plan area, the transportation allowance shall equal 100% of the current cost of a monthly regional transit pass of the employee’s choice.

Modify the following language in SMMC Section 9.53.130(B)(2)(b)(viii) (p. 6.38):

viii. Transportation allowance equal to at least 50% of the current cost of a monthly regional transit pass of the employee’s choice (e.g. Big Blue Bus 30-Day Pass, Metro EZ Pass, Metro TAP Pass or equivalent). Within the Downtown Community Plan area, the transportation allowance shall equal at least 100% of the current cost of a monthly regional transit pass of the employee’s choice (eg. Big Blue Bus 30-Day Pass, Metro EZ Pass, Metro TAP Pass or equivalent). An employee accepting the Transportation Allowance shall be required to execute a contract agreeing that said employee will not utilize a single occupancy vehicle for the majority (at least 51%) of their daily commute distance more than five business days per month. The contract shall also specify the employee’s alternative commute mode (e.g. transit, bike, walk). Within the Downtown Community Plan area, daily Transportation Allowance, equal to the value of the applicable monthly Transportation Allowance divided by 20, will be offered to all eligible employees. To receive the daily Transportation Allowance eligible employees shall not be receiving the monthly Transportation Allowance and shall be required to submit a daily commute tracking form agreed that said employees utilized an eligible non-single occupancy vehicle commute mode for at least 51% of their daily commute. The employee must demonstrate compliance as reasonably required by the property owner.

Modify the following language in SMMC Section 9.53.130(B)(2)(c)(iv) (p. 6.39)

iv. **Transportation Allowance.** Offer a monthly transportation allowance equal to at least 50% of the current cost of a monthly regional transit pass of the resident’s choice (e.g. Big Blue Bus 30-Day Pass, Metro EZ Pass, Metro TAP Pass or equivalent). Within the Downtown Community Plan area, the transportation allowance shall equal at least 100% of the current cost of a monthly regional transit pass of the resident’s choice (eg. Big Blue Bus 30-Day Pass, Metro EZ Pass, Metro TAP Pass or equivalent). The Transportation Allowance shall be offered to all residents listed on a lease and their immediately family living at the same address. Immediate family includes spouse, partner, children, parents, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, aunt, uncle, niece, nephew, sister-in-law, and brother-in-law. A resident accepting the Transportation Allowance shall ~~elect to~~ not lease parking ~~spaces at the Project~~ and shall be required to execute a contract agreeing that said resident does not own or long-term lease an automobile and will not own or long-term lease

an automobile for so long as they are in receipt of the Transportation Allowance. The contract shall also specify the resident's non-single occupancy vehicle commute mode (e.g., transit, bike, walk). Children who reside full-time at the building shall be eligible for the Transportation Allowance if the parent that is primarily responsible for transporting the child is also eligible for the Transportation Allowance. The child's parent or guardian shall sign an affidavit stating that the child permanently resides at the building on a full-time basis, and the child is primarily transported by a parent or guardian on the lease that is eligible for the Transportation Allowance.

PROPOSED AMENDMENTS TO SMMC ARTICLE 8

	SMMC SECTION(S)	PAGE(S)	PROPOSED AMENDMENTS TO THE ZONING ORDINANCE
1	SMMC Section 8.08.060(h)(1)		With the Downtown Community Plan area, an application for a demolition permit for a building or structure over 40 years of old shall be valid for three years from the date the application is filed.

Modify the following language in SMMC Section 8.08.060(h)(1):

(h) Expiration of Application for Permit.

- (1) A permit application shall expire if no permit is issued within one year after the date the permit application is filed, except as provided below.
 - (A) An application for a demolition permit for the demolition of residential buildings and structures, which are subject to the replacement project requirements of the City’s Zoning Ordinance, shall expire if no permit is issued within two years following the date the application is filed.
 - (B) An application for a permit for a project subject to the construction rate program of the City’s Zoning Ordinance shall not expire while that project remains on the waiting list for a building permit.
 - ~~(C) An application for a demolition permit for a building or structure in which the original permit was issued more than 40 years before the date of filing of the demolition permit application shall expire if no permit is issued within three years following the date the application is filed.~~
- (2) No action may be taken on an application after expiration. Plans and other data submitted for review may thereafter be returned to the applicant or purged by the Building Officer. To obtain a permit, applicants shall submit a new application, new submittal documents and pay a new plan review fee. All applicable standards in effect at the time of the new application shall then apply to the project.