

From: Tom McCormick
To: [Davis, Kris](#)
Subject: Six things BSRE can do to satisfy minimum FAR -- one new one
Date: Thursday, May 24, 2018 3:55:03 PM
Attachments: [FAR calculations 2018-05-24.pdf](#)

TO: Honorable Peter Camp, Snohomish County Hearing Examiner

In testimony throughout the hearing, and especially on May 23, we heard BSRE's witnesses speak of how near-impossible, from a site design perspective, it would be to relocate the buildings in the Urban Plaza to west of the tracks, outside the landslide hazard area. Or to cut levels or stories off any of the project's buildings to meet the Code's height limits, while still satisfying the Code's minimum 1.0 FAR.

Below I list six things that BSRE can do to satisfy the Code's minimum FAR requirements, if it is required to relocate the buildings in the Urban Plaza to west of the tracks, or limit building heights to 90 feet. All six things are within BSRE's control.

I respectfully request that the Examiner reject BSRE's ongoing efforts to use the minimum FAR as an excuse for not complying with the Code's landslide hazard and building height requirements. No more excuses. Comply with the Code. The minimum FAR requirement does not stand in the way.

The six things BSRE can do

1. The applicable minimum FAR is 0.80, and it is available to be used by BSRE now. See my Exhibit I-439. Note that the exhibit shows a value of 0.79, but in preparing a revised spreadsheet to support item #2 below, I discovered and corrected an error — the corrected minimum FAR is 0.80, as shown in the attached revised spreadsheet.

BSRE simply needs to ask PDS to confirm that it is okay to use a minimum FAR of 0.80 calculated as I have done, on a building-by-building basis. Based on my informal discussions with PDS, they will confirm that calculating the minimum FAR on a building-by-building basis is reasonable. BSRE just needs to send PDS an email seeking confirmation. No variance is needed to use the 0.80 minimum FAR.

2. Revise plans for 10 buildings previously designated as mixed use, converting them to solely residential. With this action, and calculating the minimum FAR on a building-by-building basis, the minimum FAR drops to 0.62. See the attached revised spreadsheet, particularly columns F, G and H.

3. Widen existing buildings [Ryan Countryman's testimony].

4. Add more buildings [Ryan Countryman's testimony].

5. Make the shorter buildings a little taller [Ryan Countryman's testimony].

6. Request a variance — it's there for the asking. (See my Exhibit I-443)

Please reject BSRE's ongoing efforts to use the minimum FAR as an excuse for not complying with the Code's landslide hazard and building height requirements. No more

excuses. Comply with the Code. The minimum FAR requirement does not stand in the way.

Thank you.

Tom McCormick

Table 1 revised 05/24/2018 — Minimum FAR calculated building by building using each building's use category

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H
Building	Use	Minimum FAR value from the Table in SCC 30.34A.030(1) [2010] for each building's use category	Square footage of each building as planned	Square footage of each building as planned X applicable minimum FAR from the Table in SCC 30.34A.030(1) [2010], according to each building's planned use	Adjusted building use depicting 10 buildings previously Mixed Use, now converted to purely residential use (assumes buildings' use is REVISED by BSRE to achieve goal of reducing the minimum FAR)	Minimum FAR value from the Table in SCC 30.34A.030(1) [2010] for each building's REVISED use category (see Column G for the 10 buildings with revised use categories)	Square footage of each building as planned X applicable minimum FAR from Table in SCC 30.34A.030(1) [2010], according to each building's planned use, as REVISED by BSRE to achieve goal of reducing the minimum FAR
UP-T1	Mixed use	1.0	72,529	72,529		1.0	72,529
UP-T2	Mixed use	1.0	57,908	57,908	Residential	0.5	28,954
UP-T3	Mixed use	1.0	102,349	102,349		1.0	102,349
Service Building 1	Non-residential	0.5	4,595	2,297.5		0.5	2,297.5
Service Building 1	Ground floor retail	0.25	5,687	1,421.75		0.25	1,421.75
Service Building 2	Non-residential	0.5	6,586	3,293		0.5	3,293
NV-L1	Residential	0.5	18,749	9,374.5		0.5	9,374.5
NV-L2	Residential	0.5	26,122	13,061		0.5	13,061
NV-L3	Residential	0.5	66,265	33,132.5		0.5	33,132.5
NV-T1	Residential	0.5	164,660	82,330		0.5	82,330
NV-T2	Residential	0.5	154,310	77,155		0.5	77,155
NV-T3	Residential	0.5	143,960	71,980		0.5	71,980
NV-T4	Residential	0.5	133,610	66,805		0.5	66,805
CV-L1	Residential	0.5	10,989	5,494.5		0.5	5,494.5
CV-L2	Residential	0.5	11,487	5,743.5		0.5	5,743.5
CV-L3	Residential	0.5	11,566	5,783		0.5	5,783
CV-L4	Residential	0.5	11,354	5,677		0.5	5,677
CV-L5	Residential	0.5	11,415	5,707.5		0.5	5,707.5
CV-L6	Residential	0.5	12,083	6,041.5		0.5	6,041.5
CV-L7	Residential	0.5	30,219	15,109.5		0.5	15,109.5
CV-L8	Residential	0.5	24,285	12,142.5		0.5	12,142.5
CV-L9	Residential	0.5	24,296	12,148		0.5	12,148
CV-L10	Residential	0.5	25,223	12,611.5		0.5	12,611.5
CV-L11	Residential	0.5	31,937	15,968.5		0.5	15,968.5
CV-L12	Residential	0.5	30,904	15,452		0.5	15,452
CV-L13	Residential	0.5	29,957	14,978.5		0.5	14,978.5
CV-T1	Mixed use	1.0	105,060	105,060	Residential	0.5	52,530
CV-T2	Mixed use	1.0	114,819	114,819	Residential	0.5	57,410
CV-T3	Mixed use	1.0	115,652	115,652	Residential	0.5	57,826
CV-T4	Mixed use	1.0	123,129	123,129	Residential	0.5	61,565
CV-T5	Mixed use	1.0	115,618	115,618		1.0	115,618
CV-T6	Mixed use	1.0	108,213	108,213		1.0	108,213
CV-T7	Mixed use	1.0	105,060	105,060		1.0	105,060
SV-L1	Residential	0.5	6,362	3,181		0.5	3,181
SV-L2	Residential	0.5	10,822	5,411		0.5	5,411
SV-L3	Residential	0.5	11,964	5,982		0.5	5,982
SV-L4	Residential	0.5	10,846	5,423		0.5	5,423
SV-L5	Residential	0.5	7,993	3,996.5		0.5	3,996.5
SV-L6	Mixed use	1.0	30,293	30,293		1.0	30,293
SV-L7	Mixed use	1.0	28,593	28,593		1.0	28,593
SV-T1	Mixed use	1.0	78,433	78,433		1.0	78,433
SV-T2	Mixed use	1.0	81,490	81,490	Residential	0.5	40,745
SV-T3	Mixed use	1.0	94,248	94,248	Residential	0.5	47,124
SV-T4	Mixed use	1.0	107,955	107,955	Residential	0.5	53,978
SV-T5	Mixed use	1.0	89,666	89,666	Residential	0.5	44,833
SV-T6	Mixed use	1.0	79,152	79,152	Residential	0.5	39,576
Community Bldg	Non-residential	0.5	15,682	7,841		0.5	7,841
	Totals	32	2,664,095	2,135,709	0	27.25	1,651,170
			Minimum FAR for BSRE's project = 2,135,709 "use-adjusted" square footage ÷ 2,664,095 sq ft of buildings as planned →	0.80		Minimum FAR for BSRE's REVISED project = 1,651,170 "use-adjusted" square footage ÷ 2,664,095 sq ft of buildings as planned →	0.62
				The above FAR is available to be used by BSRE now. BSRE simply needs to ask PDS to confirm that it is okay to use it. No variance is needed to use the 0.80 FAR.			The above FAR is available to be used by BSRE now, if BSRE REVISES plans for the 10 identified buildings to make them solely residential buildings. BSRE simply needs to ask PDS to confirm that it is okay to use it. No variance is needed to use the 0.62 FAR.