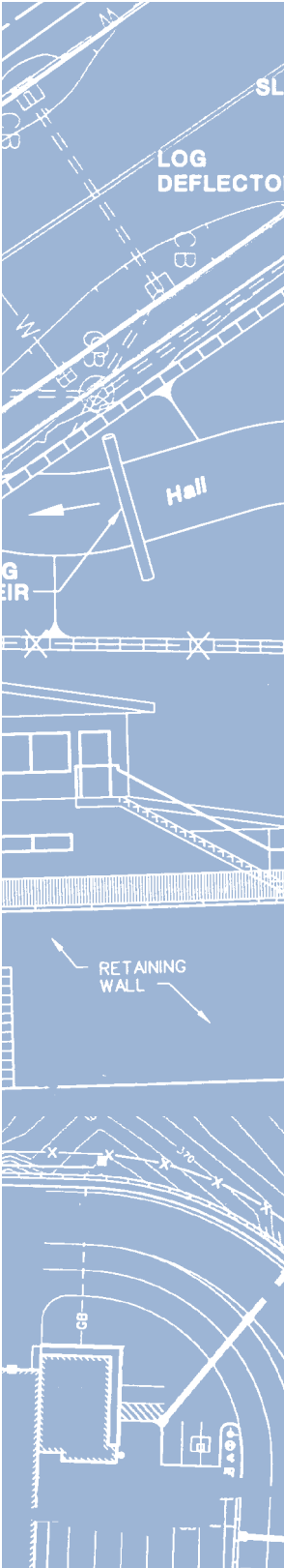




Transit Pedestrian Village (TPV)



Q: What is a Transit Pedestrian Village (TPV)?

A: A Transit Pedestrian Village (TPV) is the core area within a designated Urban Center where transit-oriented development is required. Transit Pedestrian Villages feature mixed-use buildings combining housing and offices with neighborhood-oriented retail shops and services that include street front retail at key locations in a compact area. They require access to transit and will be considered for inclusion in the regional light rail system or enhanced high-capacity express bus service. They also provide multiple family housing at a density that supports high-capacity transit. Emphasis is placed on the public realm and creation of a sense of place with the inclusion of park, open spaces, plazas, transit centers and other public facilities.

Q: How is land developed within the Transit Pedestrian Village?

A: Under the Planned Community Business-TPV zoning, all new development is required to use Snohomish County's Urban Centers Demonstration Program (SCC 30.34A).

Q: What are the requirements for the Urban Centers Demonstration Program?

A: The Demonstration Program requires mixed-use development. Mixed-use is defined as having residential and one or more non-residential uses (such as retail, office or civic uses).

The demonstration program also requires open space and connections for pedestrians to and from transit.

Along with the mixed-use requirement, the demonstration program lays out other rules for new developments. These include:

- Limits on certain uses (i.e. single family detached housing is not allowed)
- Minimum density requirements (minimum net density of 20 dwelling units per acre)
- Public participation (two public meetings with area residents and the Centers Review Committee)
- Flexibility (modifications allowed to bulk regulations, parking and landscaping)

Q: Are waivers available for any of the requirements?

A: The demonstration program does provide a process to request a waiver from the mixed-use requirement in circumstances where it is not feasible; however, all other program requirements must be met. SCC 30.34A.020 (2) provides more information on the waiver process.

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Q: How do I apply for the Urban Centers Demonstration Program?

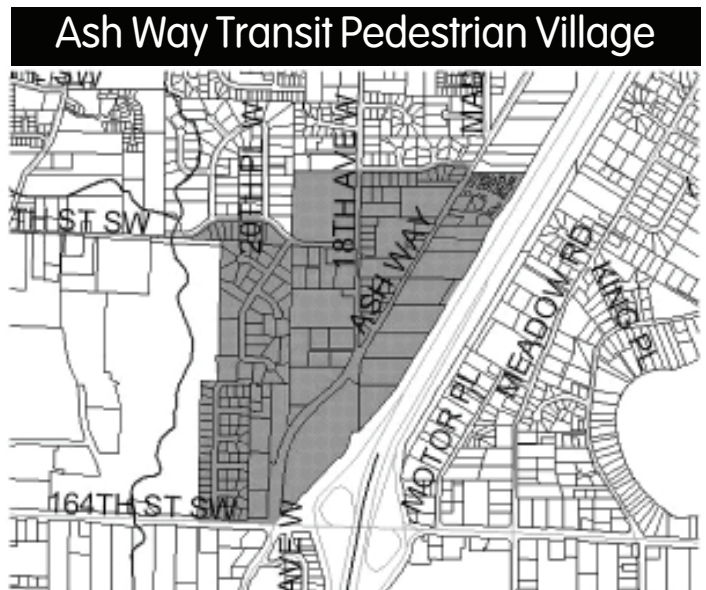
A: An information and application packet is available for the Urban Centers Demonstration Program. This packet includes an application and submittal checklist. The packet is available at the Planning and Development Services Customer Service Center located on the 2nd floor of the Snohomish County Admin-East Building or on the website (www.co.snohomish.wa.us, search “urban centers demonstration”)

Q: Do any TPVs currently exist in Snohomish County?

A: Snohomish County has designated one Transit Pedestrian Village and it is located within the 164th St Urban Center. The Ash Way TPV is anchored on the Ash Way Park and Ride lot located north of 164th St SW and west of Interstate 5. The zoning for the TPV is “Planned Community Business-TPV.”

Q: What does the Ash Way TPV Master Plan include?

A: The Ash Way TPV will include a mix of commercial, office, residential, transit, parking, and public land uses; as well as parks, trails, and open space. A master plan showing how these uses could be arranged within the TPV is contained in Appendix H to the Snohomish County General Policy Plan. The exact locations and amounts of these different land uses are subject to refinement based on development proposals by individual property owners.



Build-out could take from ten to twenty years, depending on market conditions and public/private actions taken to encourage development. However, to succeed as a transit-oriented, pedestrian-friendly area, it is important that the TPV contain a mix of all of these uses at higher densities. The TPV master plan will serve as a guide for the appropriate types of uses, and the desired relationships between them.

Q: How do I get more information?

A: Please contact the Centers Project Manager, David Killingstad at (425) 388-3311, ext. 2215 or send an e-mail to D.Killingstad@co.snohomish.wa.us.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to the Snohomish County Code.