



## Vashon-Maury Community Council

### Vashon Town Plan Committee Recommendation

Approved on March 7, 2024 by the board of directors for consideration by the members

Approved April 18, 2024 by the members of the Vashon-Maury Community Council

The Vashon Town Plan Committee recommends that the current Executive proposal, which gives density bonuses in Vashon Town exclusively to affordable housing be changed as below:

NEW SECTION. SECTION 23. There is hereby added to the chapter established in section 21 of this ordinance a new section to read as follows:

B. New or substantially improved residential or mixed-use developments shall provide affordable dwelling units, and may exceed the base density allowed in the zoning classification, in accordance with the standards listed below.

Mandatory Affordability Requirements		
Occupancy Type and AMI	Minimum Percentage of Total Units Required to be Affordable	Maximum Density (as percentage of base density)
Developments with 9 or fewer units DELETE	0%	100%
Rental at 60% AMI	100%	200%
	20%	150%
	10%	125%
Rental at 50% AMI	100%	200%
	15%	150%
	7%	125%
Owner Occupied 80-120% AMI	100%	200%
	30%	150%
	15%	125%
Any combination of 80-120% AMI (Owner) and 60% AMI (Rental)	100%	200%
	25%	150%
	12%	125%
Rental at 60% AMI	100%	200%
	20%	150%
	10%	125%
Rental at 50% AMI	100%	200%
	15%	150%
	7%	125%

The Committee further recommends that the height restriction be changed from 35 feet to three stories.

For more explanation of the approved recommended changes, please contact David S. Vogel, Attorney at Law

Chair, Vashon Town Plan Committee

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