

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL 117603

AN ORDINANCE related to land use and zoning, modifying function and locational criteria for the Seattle Mixed zone; modifying use provisions and development standards; enacting and amending affordable housing incentive programs; enacting and amending provisions for height and density bonuses and transfer of development rights; amending Sections 23.34.128, 23.41.012, 23.45.510, 23.45.516, 23.45.574, 23.47A.035, 23.48.002, 23.48.004, 23.48.010, 23.48.011, 23.48.012, 23.48.014, 23.48.017, 23.48.020, 23.48.024, 23.48.026, 23.48.028, 23.48.030, 23.48.032, 23.48.034, 23.48.035, 23.48.036, 23.48.038, 23.49.008, 23.49.010, 23.49.011, 23.49.023, 23.50.026, 23.50.027, 23.50.028, 23.50.053, 23.57.005, 23.57.008, 23.57.012, 23.58A.002, 23.58A.004, 23.58A.012, 23.58A.014, 23.58A.022, 23.58A.024, 23.58A.026, 23.66.032, 23.84A.030, 23.84A.032, 23.84A.038, 23.86.006; repealing Sections 23.48.006, 23.48.008, 23.48.016, 23.48.018, 23.48.019, 23.50.051, 23.50.052, 23.58A.013, 23.58A.016, 23.58A.018, 23.58A.023; adding new sections 23.48.008, 23.48.009, 23.48.013, 23.48.022, 23.48.025, 23.58A.003, 23.58A.040, 23.58A.042, and 23.58A.044; and amending the Official Land Use Map, Chapter 23.32, at pages 101 and 102 to rezone areas within the South Lake Union Urban Center.

WHEREAS, in 2004, the City Council approved amendments to Seattle's Comprehensive Plan; and

WHEREAS, the 2004 amendments to Seattle's Comprehensive Plan designated the South Lake Union Neighborhood as an Urban Center; and

WHEREAS, the South Lake Union Neighborhood Plan was amended by the City Council in 2007 and recognized by the City as representing the wishes of the South Lake Union neighborhood as expressed through the neighborhood planning process; and

WHEREAS, the South Lake Union Neighborhood Plan recommends allowing increased building height to achieve greater architectural diversity; and

WHEREAS, the South Lake Union Neighborhood Plan also recommends using increased height through an incentive zoning program to mitigate impacts of development in the neighborhood; and

WHEREAS, in 2008 the City Council approved resolution 31104 expressing its intent to consider requiring participation in affordable housing incentive programs when significantly increasing residential or commercial densities; and

THIS VERSION IS NOT ADOPTED



1 WHEREAS, in 2009, the City Council approved ordinance 122882 to provide for affordable
2 housing incentives as part of legislative rezones; and

3 WHEREAS, in 2009 the City Council approved resolution 31147 expressing support for entering
4 into a new interlocal agreement with King County to establish a rural transfer of
5 development rights program and identifying South Lake Union as a potential receiving
6 area for the use of additional development rights; and

7 WHEREAS, in 2011 The Washington State Legislature enacted and the Governor signed
8 legislation providing for tax increment financing for infrastructure in neighborhoods
9 designated to be receiving areas for rural development rights; NOW, THEREFORE,

10 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

11 Section 1. Pages 101 and 102 of the Official Land Use Map, as adopted by Section
12 23.32.016 and as previously amended, is amended to rezone certain land as shown ~~((on))~~in
13 Exhibit A, Map of Rezones, which is incorporated herein by this reference.

14 Section 2. Section 23.34.128 of the Seattle Municipal Code, which section was last
15 amended by Ordinance 121782, is amended as follows:

16 **23.34.128 - Seattle Mixed (SM) zone, function and locational criteria~~((r))~~**

17 In considering rezones to the Seattle Mixed (SM) zone designation, the following
18 function and locational criteria shall be taken into consideration:

19 A. Function. An area within an urban center, urban village, or station area overlay
20 district that provides for a wide range of uses to encourage development of the area into a mixed-
21 use neighborhood with a pedestrian orientation ~~((or an area that is in transition from traditional~~
22 ~~manufacturing or commercial uses to one where residential use is also appropriate))~~);

23 B. Transportation and ~~((f))~~infrastructure ~~((c))~~capacity. An area that is well-served by
24 transit and vehicular systems and where utility infrastructure is adequate, or where such systems
25 and infrastructure can be readily expanded to accommodate growth;

26 C. Relationship to ~~((s))~~surrounding ~~((a))~~activity. An area that either provides a
27 transition from, or is compatible with, an adjacent neighborhood that is densely developed or
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1 zoned ~~((neighborhood or from industrial activity))~~ for high density mixed use; or an area where a
2 transition to higher density mixed use is desired, either within a larger area characterized
3 primarily by commercial or industrial activity, or within an area where significant investment in
4 public transit infrastructure can accommodate greater density and adequate transition with
5 surrounding areas can be provided;

6 D. Mix of ~~((U))~~ use. In general, the zone is suitable for a wide range of uses. However,
7 ~~((A))~~ an area within the SM zone may be identified for the purposes of encouraging a primarily
8 residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R).
9 Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-
10 serving in character;

11 E. Height. Height limits of ~~((forty-))~~40~~(())~~ feet, ~~((fifty-five-))~~55~~(())~~ feet, ~~((sixty-~~
12 ~~five-))~~65~~(())~~ feet, ~~((seventy-five-))~~75~~(())~~ feet, ~~((eighty-five-))~~85~~(())~~ feet, ~~((and one hundred~~
13 ~~twenty-five-))~~125~~(())~~ feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM.
14 Different heights may be applied to different uses in SM zones to more strongly promote certain
15 development types or particular uses within the zone. A ~~((forty-))~~40~~(())~~ or ~~((fifty-five-))~~55~~(())~~
16 foot height shall be applied ~~((to the SM/R designation, or))~~ where it is appropriate to limit the
17 intensity and scale of new development. A ~~((sixty-five-))~~65~~(())~~ foot, ~~((seventy-five-))~~75~~(())~~
18 foot or ~~((eighty-five-))~~85~~(())~~ foot height shall apply where it is appropriate to provide for a
19 uniform and pedestrian scale. Generally within urban centers and light rail station areas, ((A))a
20 ~~((one hundred twenty five-))~~125~~(())~~ foot, 160 foot, 240 foot, or 400 foot height may be
21 designated for areas where high density, mixed use development is desirable or where
22 development at this height and intensity will ~~((to))~~serve as transition from areas where greater
23 heights are permitted.

24 Section 3. Section 23.41.012 of the Seattle Municipal Code, which section was last
25 amended by Ordinance 123809, is amended as follows:



1 **23.41.012 - Development standard departures**

2 A. Departure from Land Use Code requirements may be permitted for new multifamily,
3 commercial, and Major Institution development as part of the design review process. Departures
4 may be allowed if an applicant demonstrates that departures from Land Use Code requirements
5 would result in a development that better meets the intent of adopted design guidelines.

6 B. Departures may be granted from any Land Use Code standard or requirement, except
7 for the following:

- 8 1. Procedures;
- 9 2. Permitted, prohibited or conditional use provisions, except that departures may
10 be granted from development standards for required street-level uses;
- 11 3. Residential density limits;
- 12 4. In Downtown zones, provisions for exceeding the base FAR or achieving
13 bonus development as provided in Chapter 23.49, Downtown Zoning;
- 14 5. In Downtown zones, the minimum size for Planned Community Developments
15 as provided in Section 23.49.036;
- 16 6. In Downtown zones, the average floor area limit for stories in residential use in
17 Table for 23.49.058.D.1;
- 18 7. In Downtown zones, the provisions for combined lot developments as
19 provided in Section 23.49.041;
- 20 8. In Downtown Mixed Commercial zones, tower spacing requirements as
21 provided in subsection 23.49.058.E;
- 22 9. Downtown view corridor requirements, provided that departures may be
23 granted to allow open railings on upper level roof decks or rooftop open space to project into the
24 required view corridor, provided such railings are determined to have a minimal impact on views
25 and meet the requirements of the Building Code;



1 10. In Seattle Mixed zones in the South Lake Union Urban Center, floor area
2 limits for all uses provided in Section 23.48.009.

3 11. In Seattle Mixed zones in the South Lake Union Urban Center, provisions for
4 gaining extra floor area provided for in Sections 23.48.011 and 23.58A.

5 12. In Seattle Mixed zones in the South Lake Union Urban Center, provisions
6 limiting the number of towers permitted per block provided for in Section 23.48.013.

7 ~~((10.))~~13. Floor Area Ratios;

8 ~~((11.))~~14. Maximum size of use;

9 ~~((12.))~~ 15. Structure height, except that:

10 a. Within the Roosevelt Commercial Core building height departures up
11 to an additional 3 feet may be granted for properties zoned NC3-65, (Map A for 23.41.012,
12 Roosevelt Commercial Core);

13 b. Within the Ballard Municipal Center Master Plan area building height
14 departures may be granted for properties zoned NC3-65, (Map B for 23.41.012, Ballard
15 Municipal Center Master Plan Area). The additional height may not exceed 9 feet, and may be
16 granted only for townhouses that front a mid-block pedestrian connection or a park identified in
17 the Ballard Municipal Center Master Plan((-));

18 c. In Downtown zones building height departures may be granted for
19 minor communication utilities as set forth in ~~((S))~~subsection 23.57.013.B;

20 d. Within the Uptown Urban Center building height departures up to 3
21 feet of additional height may be granted if the top floor of the structure is set back at least 6 feet
22 in addition to all required building setbacks;

23 e. Within the Upper Queen Anne Hill Residential Urban Village and
24 Neighborhood Commercial zones within the Upper Queen Anne neighborhood, (Map C for
25 23.41.012 Upper Queen Anne Commercial Areas), building height departures up to 3 feet of
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1 additional height may be granted if the top floor of the structure is set back at least 6 feet in
2 addition to all required building setbacks;

3 f. Within the PSM 85-120 zone in the area shown on Map A for
4 23.49.180, departures may be granted from development standards that apply as conditions to
5 additional height, except for floor area ratios and provisions for adding bonus floor area above
6 the base FAR.

7 ~~((13))~~16. Quantity of parking required, minimum and maximum parking limits,
8 and minimum and maximum number of drive-in lanes, except that within the Ballard Municipal
9 Center Master Plan area required parking for ground level retail uses that abut established mid-
10 block pedestrian connections through private property as identified in the "Ballard Municipal
11 Center Master Plan Design Guidelines, 2000" may be reduced, but shall not be less than the
12 required parking for Pedestrian-designated areas shown in Table D for ~~((Section))~~23.54.015;

13 ~~((14))~~17. Provisions of the Shoreline District, Chapter 23.60A;

14 ~~((15))~~18. Standards for storage of solid-waste containers;

15 ~~((16))~~19. The quantity of open space required for major office projects in
16 Downtown zones as provided in subsection 23.49.016.B;

17 ~~((17))~~20. Noise and odor standards;

18 ~~((18))~~21. Standards for the location of access to parking in Downtown zones;

19 ~~((19))~~22. Provisions of Chapter 23.52, Transportation Concurrency Project
20 Review System;

21 ~~((20))~~23. Provisions of Chapter 23.53, Requirements for Streets, Alleys and
22 Easements, except that departures may be granted from the access easement standards in Section
23 23.53.025 and the provisions for structural building overhangs in Section 23.53.035;

24 ~~((21))~~24. Definitions; ~~((and))~~

25 ~~((22))~~25. Measurements~~((:-))~~; and



1 ~~((23))~~26. Lot configuration standards in subsections 23.22.100.C.3,
2 23.24.040.A.9, and 23.28.030.A.3, which may be modified as authorized in those provisions.

3 C. Limitations upon departures through the design review process established in
4 subsections 23.41.012.B and 23.41.012.D do not limit departures expressly permitted by other
5 provisions of this ~~((t))~~Title 23 or other titles of the Seattle Municipal Code.

6 D. Departures for the Living Building Pilot Program~~((r))~~

7 1. Criteria for Departures. Departures from Land Use Code requirements for
8 projects participating in the Living Building Pilot Program pursuant to Section 23.40.060 may be
9 allowed if an applicant demonstrates that the departure would result in a development that better
10 meets the intent of adopted design guidelines or that the departure would result in a development
11 that better meets the goals of the Living Building Challenge and would not conflict with adopted
12 design guidelines. In making this recommendation, the Board shall consider the extent to which
13 the anticipated environmental performance of the building would be substantially compromised
14 without the departures.

15 2. Scope of Departures. In addition to the departures allowed under
16 ~~((S))~~subsection 23.41.012.B, departures for projects participating in the Living Building Pilot
17 Program established under Section 23.40.060 may also be granted for the following:

18 a. Permitted, prohibited or conditional use provisions, but only for
19 accessory uses that would directly address a prerequisite of the Living Building Challenge,
20 including but not limited to uses that could re-use existing waste streams or reduce the
21 transportation impacts of people or goods~~((r))~~;

22 b. Residential density limits;

23 c. Downtown view corridor requirements;

24 d. Floor Area Ratios up to 15 percent above the otherwise applicable
25 limit;



1 e. Maximum size of use;

2 f. Structure height, except only rooftop features may extend more than 10
3 feet above the otherwise applicable limit;

4 g. Quantity of parking required, minimum and maximum parking limits,
5 and minimum and maximum number of drive-in lanes;

6 h. Standards for storage of solid((-))waste containers;

7 i. The quantity of open space required for major office projects in
8 Downtown zones in subsection 23.49.016.B;

9 j. Standards for the location of access to parking in Downtown zones;

10 k. Provisions of Chapter 23.53, Requirements for Streets, Alleys and
11 Easements.

12 E. Departures for retaining character structures on lots in the Pike/Pine Conservation
13 Overlay District. Departures from the conditions in subsections 23.73.010.B.2.b and
14 23.73.014.B.2 when retaining a character structure as part of a new project may be granted if the
15 following conditions are met:

16 1. The retained portion of the character structure is sufficient to give the
17 appearance of a free-standing structure; or

18 2. The newly((-))constructed portion of the project, through vertical or horizontal
19 modulation or other design treatments, generally provides for better integration of the physical
20 appearance and arrangement of interior spaces between the character structure and the new
21 project than would occur through the strict application of subsections 23.73.010.B.2.b or
22 23.73.014.B.2; or

23 3. Additional flexibility is necessary to maintain a character structure on a small
24 development lot that is 8,000 square feet or less in size; and

25 4. The ground story of the character structure can accommodate the elements of
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1 the proposed new structure, such as a mezzanine or additional story, while maintaining the
2 original character of the character structure by: retaining sufficient portions of the ground floor
3 that are visible from the street at the original floor to ceiling height, through appropriate
4 placement and design of the new structure, or through other design means that are consistent
5 with the Pike/Pine Urban Center Village Design Guidelines.

6 Section 4. Subsection F of Section 23.45.516 of the Seattle Municipal Code, which
7 section was last amended by Ordinance 123770, is amended as follows:

8 **23.45.510 Floor area ratio (FAR) limits**

9 ***

10 F. If TDP is transferred from a lot pursuant to Section 23.58A.~~((018))~~042, the amount of
11 non-exempt floor area that may be permitted is the applicable base FAR, plus any net amount of
12 TDP previously transferred to the lot, minus the sum of the existing non-exempt floor area on the
13 lot and the amount of TDP transferred.

14 Section 5. Section 23.45.516 of the Seattle Municipal Code, which section was last
15 amended by Ordinance 123495, is amended as follows:

16 **23.45.516 Additional height and extra residential floor area in Midrise and Highrise zones**

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18 D. Transferable ~~((€))~~Development Potential (TDP) from Landmark ~~((S))~~structures and
19 ~~((Θ))~~open ~~((S))~~space~~((:))~~

20 1. Sending lots. TDP may be transferred under the provisions of Section
21 23.58A.~~((018))~~040, as modified by this Section 23.45.516, only from ~~((†))~~Landmark TDP sites
22 and ~~((€))~~Open ~~((s))~~Space TDP sites. In order to be eligible as a ~~((†))~~Landmark TDP site or open
23 space TDP site, a lot ~~((must))~~shall be located in the First Hill Urban Center Village and ~~((must))~~
24 shall be zoned MR or HR. Sending lots are subject to the limits and conditions in this Chapter
25 23.45 and Chapter 23.58A. The amount of TDP that may be transferred from a lot is limited to
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1 the amount by which the base FAR under Section 23.45.510 exceeds floor area on the lot that is
2 not exempt under that Section 23.45.510.

3 2. Receiving lots. Any lot located in an HR zone within the First Hill Urban
4 Center Village is eligible for extra residential floor area according to the provisions of this
5 Section 23.45.516 to receive TDP from an eligible sending lot, subject to the limits and
6 conditions in this Chapter 23.45 and Chapter 23.58A.

7 E. Combined lot development. When authorized by the Director pursuant to this Section
8 23.45.516, lots located on the same block in an HR zone may be combined, whether contiguous
9 or not, solely for the purpose of allowing some or all of the capacity for chargeable floor area on
10 one or more such lots under this ((e))Chapter 23.45 to be used on one or more other lots,
11 according to the provisions of this subsection 23.45.516.E.

12 1. Up to all of the capacity on one lot, referred to in this subsection 23.45.516.E
13 as the "base lot," for chargeable floor area in addition to the base FAR, pursuant to Section
14 23.45.510 (referred to in this subsection 23.45.516.E as "bonus capacity"), may be used on one
15 or more other lots, subject to compliance with all conditions to obtaining extra residential floor
16 area, pursuant to Chapter 23.58A, as modified in this Section 23.45.516. For purposes of
17 applying any conditions related to amenities or features provided on site under this Section
18 23.45.516, only the lot or lots on which such bonus capacity is used are considered to be the lot
19 or site using a bonus. Criteria for use of extra residential floor area that apply to the structure(s)
20 ((~~or structures~~)) shall be applied only to the structure(s) on the lots using the transferred bonus
21 capacity. For purposes of the condition to height above 240 feet in subsection 23.45.516.C.2.b.3
22 of this Section 23.45.516, all lots in a combined lot development are considered as one lot.

23 2. Only if all of the bonus capacity on all lots in a combined lot development is
24 used on fewer than all of those lots, there may be transferred from a base lot where no bonus
25 capacity is used, to one or more other lots in the combined lot development, up to all of the
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1 unused base FAR on the base lot, without regard to limits on the transfer of TDP or on use of
2 TDP in Chapter 23.58A or subsection 23.45.516.D. Such transfer shall be treated as a transfer of
3 TDP for purposes of determining remaining development capacity on the base lot and TDP
4 available to transfer under Chapter 23.58A, but shall be treated as additional base FAR on the
5 other lots, and, to the extent that, together with other base floor area, it does not exceed the
6 amount of chargeable floor area below the base height limit on the lot where it is used, it shall
7 not be treated as extra residential floor area. If less than all of the bonus capacity of the base lot
8 is used on such other lots, and if the base lot qualifies as a sending lot for TDP, the unused base
9 FAR may be transferred as TDP to the extent permitted by Chapter 23.58A and this ((s))Section
10 23.45.516, but in each case only to satisfy in part the conditions to achieve extra floor area, not
11 as additional base FAR.

12 3. To the extent permitted by the Director, the maximum chargeable floor area
13 for any one or more lots in the combined lot development may be increased up to the combined
14 maximum chargeable floor area under Section 23.45.510 computed for all lots participating in
15 the combined lot development, provided that the maximum chargeable floor area on one or more
16 other lots in the combined lot development is correspondingly reduced. To the extent permitted
17 by the Director, and subject to subsection 23.45.516.E.2(~~above~~), the base floor area for any one
18 or more lots in the combined lot development may be increased up to the combined base
19 chargeable floor area under Section 23.45.510 computed for all lots participating in the
20 combined lot development, provided that the base floor area on one or more other lots in the
21 combined lot development is correspondingly reduced.

22 4. The Director shall allow a combined lot development only to the extent that
23 the Director determines, in a Type I land use decision, that permitting more chargeable floor area
24 than would otherwise be allowed on a lot or lots and the corresponding reduction on another lot
25 or lots will result in a significant public benefit through one of more of the following:



1 a. preservation of a landmark structure located on the block or on an
2 adjacent block either through the inclusion of the lot with the landmark structure as a base lot in
3 the combined lot development or through the transfer of TDP from the lot with the landmark
4 structure to a lot in the combined lot development;

5 b. inclusion on the same block of a structure in which low-income
6 housing is provided to satisfy all or part of the conditions to earn extra residential floor area;
7 and/or

8 c. provision of open space on the same block to satisfy in part the
9 conditions to achieve extra residential floor area.

10 5. The fee owners of each of the combined lots shall execute an appropriate
11 agreement or instrument, which shall include the legal descriptions of each lot and shall be
12 recorded in the King County real property records. In the agreement or instrument, the owners
13 shall acknowledge the extent to which development capacity on each base lot is reduced by the
14 use of such capacity on another lot or lots, at least for so long as the chargeable floor area for
15 which such capacity is used remains on such other lot or lots. The agreement or instrument shall
16 also provide that its covenants and conditions shall run with the land and shall be specifically
17 enforceable by the parties and by the City of Seattle.

18 6. Nothing in this subsection 23.45.516.E shall allow the development on any lot
19 in a combined lot development to exceed or deviate from height limits or other development
20 standards.

21 F. Neighborhood Green Street Setback. Floor area may be gained for a neighborhood
22 green street setback according to the provisions of Chapter 23.58A by development on lots
23 abutting one of the streets or street segments within the First Hill Urban Village shown on Map
24 A for 23.45.516.



1 G. Neighborhood open space. In HR zones, subject to the limits in this Section 23.45.516
2 and Chapter 23.58A, extra residential floor area may be gained through a voluntary agreement to
3 provide neighborhood open space or a payment in lieu of neighborhood open space, according to
4 the provisions of Section 23.58A.~~((016))040.~~

5 Section 6. Section 23.45.574 of the Seattle Municipal Code, which section was last
6 amended by Ordinance 123495, is amended as follows:

7 **23.45.574 Assisted living facilities**

8 A. In addition to the requirements of subsection 23.45.574.B, a~~((A))~~ssisted living
9 facilities are subject to the development standards for apartments for the zone in which they are
10 located, except that density limits and amenity area requirements do not apply to assisted living
11 facilities.

12 B. Other requirements~~((:-))~~

13 1. Facility kitchen. An on-site kitchen that serves the entire assisted living facility
14 is required.

15 2. Communal area. Communal areas that are either interior or exterior spaces,
16 such as~~((e.g.))~~ solariums, decks and porches, recreation rooms, dining rooms, living rooms,
17 foyers and lobbies~~((that are provided with comfortable seating))~~, and gardens or other outdoor
18 landscaped areas ~~((that are accessible to wheelchairs and walkers) with sufficient~~
19 ~~accommodations for socialization and meeting with friends and family))~~shall be provided as
20 follows:

21 a. The total amount of communal area shall, at a minimum, equal 5
22 percent of the total floor area in assisted living units, or 25 percent of the lot area, whichever is
23 less. In calculating the total floor area in assisted living units, all of the area of each ~~((of the~~
24 ~~individual))~~unit~~((s))~~, excluding the bathroom, is ~~((shall be))~~counted, including counters, closets
25 and built-ins~~((, but excluding the bathroom))~~;



1 b. ~~((No-s))~~ Service areas, including, but not limited to, the facility kitchen,
2 laundry, hallways and corridors, supply closets, operations and maintenance areas, staff areas
3 and offices, and rooms used only for counseling or medical services, shall not be counted
4 ~~((toward the))~~ as required communal area ~~((requirement))~~; ~~((and))~~

5 c. A minimum of 400 square feet of the required communal area shall be
6 provided as an outdoor ~~((s))~~ area ~~((;))~~ with a minimum ~~((no))~~ dimension of 10 feet. ~~((A~~
7 ~~departure from the required amount and/or dimension of outdoor communal space may be~~
8 ~~permitted as part of the design review process, pursuant to Section 23.41.012.A.))~~ Outdoor areas
9 provided as required communal area shall be accessible to people with disabilities; and

10 d. Adequate seating for residents and guests shall be provided in required
11 communal areas.

12 Section 7. Section 23.47A.035 of the Seattle Municipal Code, which section was last
13 amended by Ordinance 123495, is amended as follows:

14 **23.47A.035 Assisted living facilities** ~~((development standards))~~

15 A. In addition to the requirements in subsection 23.47A.035.B, ~~((A))~~ assisted living
16 facilities are subject to the development standards of the zone in which they are located, except
17 that the amenity area requirements of Section 23.47A.024 do not apply.

18 B. Other ~~((R))~~ requirements ~~((;))~~

19 1. Minimum ~~((U))~~ unit ~~((S))~~ size. Assisted living units ~~((must))~~ shall be designed to
20 meet the minimum square footage required by WAC 388-110-140.

21 2. Facility ~~((K))~~ kitchen. An on-site kitchen that serves the entire assisted living
22 facility is required ~~((must be provided on-site))~~.

23 3. Communal ~~((A))~~ area. Communal areas that are either interior or exterior
24 spaces, such as ~~((e.g.))~~ solariums, decks and porches, recreation rooms, dining rooms, living
25 rooms, foyers and lobbies ~~((that are provided with comfortable seating))~~, and gardens or other
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1 outdoor landscaped areas (~~((that are accessible to wheelchairs and walkers) with sufficient~~
2 ~~accommodations for socialization and meeting with friends and family must be))~~ shall be
3 provided as follows:~~((:))~~

4 a. The total amount of communal area (~~((must))~~) shall equal at least (~~((ten~~
5 ~~(~~))~~)10(~~(~~))~~)~~) percent of the total floor area in assisted living units. In calculating the total floor area
6 in assisted living units, all of the area of each (~~((of the individual))~~) unit(~~((s))~~), excluding bathrooms,
7 is counted, including counters, closets and built-ins (~~((, but excluding the bathroom))~~);~~

8 b. (~~((No-s))~~) Service areas, including, but not limited to, the facility kitchen,
9 laundry, hallways and corridors, supply closets, operations and maintenance areas, staff areas
10 and offices, and rooms used only for counseling or medical services, shall not be counted as
11 required (~~((may be counted toward the))~~) communal area (~~((requirement))~~); (~~((and))~~)

12 c. A minimum of (~~((four hundred (~~))~~)~~)400(~~((~~))~~)~~) square feet of the required
13 communal area (~~((must))~~) shall be provided as an outdoor(~~((s))~~) area, with no dimension less than
14 (~~((ten (~~))~~)~~)10(~~((~~))~~)~~) feet. Outdoor areas provided as required communal area shall be accessible to
15 people with disabilities; and

16 d. Adequate seating for residents and guests shall be provided in required
17 communal areas.

18 Section 8. This Section of the Seattle Municipal Code, which section was last amended
19 by Ordinance 123495, is amended as follows:

20 **23.48.002 Scope of provisions**

21 A. This (~~((c))~~) Chapter 23.48 identifies uses that are or may be permitted in Seattle Mixed
22 (SM) zones and establishes development standards. The SM zone boundaries are shown on the
23 Official Land Use Map. The "D" suffix with a height limit range may be applied to SM zoned
24 land in the West Dravus area.

25 B. Other regulations, such as requirements (~~((for streets, alleys and easements (Chapter~~
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1 ~~23.53); standards for parking quantity, access and design (Chapter 23.54); standards for solid~~
2 ~~waste storage (Chapter 23.54); signs (Chapter 23.55); and methods for measurements (Chapter~~
3 ~~23.86) may apply to development proposals.))~~ in Chapter 23.53 (streets, alleys and easements);
4 Chapter 23.54 (standards for parking quantity, access and design); Chapter 23.54 (standards for
5 solid waste storage); Chapter 23.55 (signs); and Chapter 23.86 (methods for measurements) may
6 apply to development proposals. Communication utilities and accessory communication devices
7 except as exempted in Section 23.57.002 are subject to the regulations in this ((c))Chapter 23.48
8 and additional regulations in Chapter 23.57.

9 Section 9. This Section 23.48.004 of the Seattle Municipal Code, which section was
10 last amended by Ordinance 122411, is amended as follows.

11 **Subchapter I Use Provisions**

12 **23.48.004 ((Permitted-u))Uses((:))**

13 A. Permitted uses

14 1. All uses are permitted outright, either as principal or accessory uses, except
15 those specifically prohibited by ((S))subsection 23.48.00((6))4.B and those permitted only as
16 conditional uses by ((S))subsection 23.48.00((8))4.C.

17 ((B))2. Adult cabarets ((must))shall comply with the requirements of subsection
18 23.47A.004.H.

19 3. In the SM 85-240 zone, permitted nonresidential uses are limited to a height of
20 20 feet above the street-level of structures with residential uses and are subject to the
21 development standards of subsection 23.48.014.B.

22 B. Prohibited uses. The following uses are prohibited as both principal and accessory
23 uses, except as otherwise noted:

24 1. All high-impact uses;

25 2. All heavy manufacturing uses;



1 3. General manufacturing uses greater than 25,000 square feet of gross floor area
2 for an individual business establishment;

3 4. Drive-in businesses, except gas stations;

4 5. Jails;

5 6. Adult motion picture theaters and adult panorams;

6 7. Outdoor storage, except for outdoor storage associated with florists and
7 horticulture uses;

8 8. Principal use surface parking;

9 9. Animal shelters and kennels;

10 10. Animal husbandry;

11 11. Park and pool lots;

12 12. Park and ride lots;

13 13. Work release centers;

14 14. Recycling;

15 15. Solid waste management; and

16 16. Mobile home parks.

17 C. Conditional uses

18 1. Conditional uses are subject to the procedures described in Chapter 23.76,
19 Procedures for Master Use Permits and Council Land Use Decisions, and shall meet the
20 provisions of both Section 23.42.042 and this subsection 23.48.004.C.

21 2. Mini-warehouses and warehouses may be permitted by the Director as
22 administrative conditional uses if;

23 a. The street level portion of a mini-warehouse or warehouse only fronts
24 on an east/west oriented street, or an alley; and

25 b. Vehicular entrances, including those for loading operations, will not



1 disrupt traffic or transit routes; and

2 c. The traffic generated will not disrupt the pedestrian character of an area
3 by significantly increasing the potential for pedestrian-vehicle conflicts.

4 D. Required street-level uses

5 1. One or more of the uses listed in this subsection 23.48.004.D are required at
6 street-level on all lots abutting streets designated as Class 1 Pedestrian Streets shown on Map A
7 for 23.48.014, except as required in subsection 23.48.004.D.3. The following uses qualify as
8 required street-level uses:

9 a. General sales and service uses;

10 b. Eating and drinking establishments;

11 c. Entertainment uses;

12 d. Public libraries; and

13 e. Public parks.

14 2. Standards for required street-level uses. Required street-level uses shall meet
15 the development standards in subsection 23.48.014.D.

16 3. Within the SM 160/85-240 zone, for development meeting the standards in
17 subsection 23.48.017.B, structures with a street-facing façade along 8th Avenue N. or a
18 designated neighborhood green street (Map A for 23.48.014) shall have a minimum of 10 percent
19 of the length of the street-level portion of that street-facing facade occupied by general sales and
20 service uses, eating and drinking establishments, or entertainment uses, that shall meet the
21 development standards for required street-level uses in subsection 23.48.014.D.

22 Section 10. This Section 23.48.006 of the Seattle Municipal Code, which section was last
23 amended by Ordinance 122311, is hereby repealed.

24 ~~((23.48.006 Prohibited uses.~~

25 ~~The following uses are prohibited as both principal and accessory uses, except as~~



1 otherwise noted:

2 A. ~~All high impact uses;~~

3 B. ~~All heavy manufacturing uses;~~

4 C. ~~General manufacturing uses greater than twenty five thousand (25,000) square feet of~~
5 ~~gross floor area for an individual business establishment;~~

6 D. ~~Drive-in businesses, except gas stations;~~

7 E. ~~Jails;~~

8 F. ~~Adult motion picture theaters and adult panorams;~~

9 G. ~~Outdoor storage, except for outdoor storage associated with florists and horticulture~~
10 ~~uses;~~

11 H. ~~Principal use surface parking;~~

12 I. ~~Animal shelters and kennels;~~

13 J. ~~Animal husbandry;~~

14 K. ~~Park and pool lots;~~

15 L. ~~Park and ride lots;~~

16 M. ~~Work release centers;~~

17 N. ~~Recycling;~~

18 O. ~~Solid waste management; and~~

19 P. ~~Mobile home parks.))~~

20 Section 11. This Section 23.48.008 of the Seattle Municipal Code, which section was last
21 amended by Ordinance 121782, is hereby repealed.

22 ~~((23.48.008 Conditional uses.~~

23 A. ~~All conditional uses shall be subject to the procedures described in Chapter 23.76,~~
24 ~~Procedures for Master Use Permits and Council Land Use Decisions, and shall meet the~~
25 ~~following criteria:~~



1 ~~1. The use shall not be materially detrimental to the public welfare or injurious to~~
2 ~~property in the zone or vicinity in which the property is located.~~

3 ~~2. In authorizing a conditional use, adverse impacts may be avoided or mitigated~~
4 ~~by imposing requirements or conditions. The Director shall deny or recommend denial of a~~
5 ~~conditional use if it is determined that the negative impacts cannot be mitigated satisfactorily.~~

6 ~~B. The following uses may be permitted by the Director as administrative conditional~~
7 ~~uses when the provisions of this subsection and subsection A are met:~~

8 ~~1. Mini-warehouses and Warehouses. The Director may authorize mini-~~
9 ~~warehouses or warehouses if:~~

10 ~~a. The street level portion of a mini-warehouse or warehouse only fronts~~
11 ~~on an east/west oriented street, or an alley; and~~

12 ~~b. Vehicular entrances, including those for loading operations, will not~~
13 ~~disrupt traffic or transit routes; and~~

14 ~~c. The traffic generated will not disrupt the pedestrian character of an area~~
15 ~~by significantly increasing the potential for pedestrian vehicle conflicts.~~

16 ~~C. Any authorized conditional use which has been discontinued shall not be~~
17 ~~reestablished or recommended except pursuant to a new conditional use permit. The following~~
18 ~~shall constitute conclusive evidence that the conditional use has been discontinued:~~

19 ~~1. A permit to change the use of the property has been issued and the new use has~~
20 ~~been established; or~~

21 ~~2. The property has not been devoted to the authorized conditional use for more~~
22 ~~than twenty-four (24) consecutive months.))~~

23 Section 12. Subchapter II of Chapter 23.48 of the Seattle Municipal Code is amended to
24 add the following new section:

25 **23.48.008 Lot area limits for nonresidential uses in the SM/R 55/75 zone**



1 A. In the SM/R 55/75 zone, development with nonresidential uses only, except hotels
2 with 100 rooms/suites or fewer, is limited to a lot area of 21,600 square feet or less.

3 B. Development on lots greater than 21,600 square feet in area shall include residential
4 use in an amount of gross floor area equal to 60 percent or more of the gross floor area in
5 nonresidential use, except for development that is a school((s)) elementary and secondary, or a
6 hotel with 100 rooms/suites or fewer.

7 C. Two lots of up to 21,600 square feet each, separated by an alley and connected
8 above grade by a skybridge or other similar means shall be considered two separate lots for the
9 purposes of this Section 23.48.008. Such a connection above grade, across the alley may be
10 allowed pursuant to the City Council's approval of an aerial alley vacation or temporary use
11 permit process.

12 D. Nonresidential structures on adjacent lots not separated by an alley, subject to this
13 Section 23.48.008 may not be internally connected.

14 E. Nonresidential uses existing prior to November 6, 1996, and that do not meet the
15 requirements of Section 23.48.006 are allowed to expand by an amount of gross floor area not
16 to exceed 20 percent of the existing gross floor area, without meeting the requirements of this
17 Section 23.48.008. This provision may only be used once for an individual use.

18 F. Nonresidential use exception. A nonresidential structure may be permitted where a
19 residential or mixed use structure would otherwise be required, subject to the following:

20 1. The proposal is comprised of two or more lots within the same SM/R zone;
21 and

22 2. The amount of gross floor area in residential use in the structures on both lots
23 is equal to at least 60 percent of the total gross floor area of the total combined development on
24 the lots included in the proposal; and

25 3. The nonresidential structure is subject to design review to ensure
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1 compatibility with the residential character of the surrounding area; and

2 4. The proposal meets one or more of the following:

3 a. The project includes the rehabilitation of a landmark structure or
4 incorporates structures or elements of structures of architectural or historical significance as
5 identified in the Seattle Comprehensive Plan or design guidelines; or

6 b. The project includes general sales and service uses, eating and
7 drinking establishments, major durables retail sales uses, entertainment uses, human service
8 uses or child care centers at the street level in an amount equal to 50 percent of the structure's
9 footprint; or

10 c. On the lot(s) accommodating the required amount of residential use,
11 as specified in subsection 23.48.008.F.2, a minimum of 10 percent of all new housing units in
12 the proposal are provided as affordable housing as defined in Section 23.58A, and shall be
13 maintained as affordable housing for a period of at least 20 years, or a minimum of 10 percent
14 of all new housing units in the proposal are provided as townhouses.

15 Section 13. Subchapter II of Chapter 23.48 of the Seattle Municipal Code is amended to
16 add the following new section:

17 **23.48.009 Floor area ratio**

18 A. General provisions

19 1. All gross floor area not exempt under subsection 23.48.009.D counts toward
20 the maximum gross floor area allowed under the floor area ratio (FAR) limits.

21 2. The applicable FAR limit applies to the total non-exempt gross floor area of all
22 structures on the lot.

23 3. If a lot is in more than one zone, the FAR limit for each zone applies to the
24 portion of the lot located in that zone.

25 B. Floor Area Ratio (FAR) limits in SM zones



1 1. FAR limits in SM zones exclusive of specified SM zones within the South
 2 Lake Union Urban Center are as shown in Table A for 23.48.009:

3

4 **Table A for 23.48.009**

5 **Floor Area Ratios in Seattle Mixed Zones, excluding specified SM zones within**

6 **the South Lake Union Urban Center**

ZONE	Base FAR for all uses	Maximum FAR for all uses
SM 40	3	3.5
SM 65	3.5	5
SM 85	4.5 (1)	6 (1)
SM 125	5	8
SM 160	5	9
SM 240	6	13
SM/R 55/75	NA	NA
SM/D 40-85	NA	NA

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11 Footnotes for Table A for 23.48.009:

12 NA (not applicable) refers to zones where uses are not subject to an FAR

13 limit.

14 (1) Within the area shown on Map A for 23.48.009, all gross floor area

15 occupied by a residential use is exempt from FAR calculations.

16 2. FAR limits for specified SM zones within the South Lake Union Urban Center

17 are as shown in Table B for 23.48.009.

18 **Table B for 23.48.009**

19 **FAR Limits for Specified Zones in South Lake Union Urban Center**

Zone	FAR limits for nonresidential uses		FAR limits for structures with residential use that do not exceed the base height limit.
	Base FAR	Maximum FAR	
SM 85/65-240	4.5	7	4.5
SM 160/85-240	4.5*	7	6
SM 85-240	0.5	NA	6
SM 240/125-400	5*	7	10

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23 *In the SM 160/85-240, and SM 240/125-400 zones, an additional increment of 0.5

24 FAR above the base FAR is permitted on lots meeting conditions of 23.48.009.B.4.

25 3. For zones included on Table B for 23.48.009, on a lot with development that

26 includes a mix of nonresidential uses and residential uses that do not exceed the base height limit



1 for residential use, the highest FAR for any single use on the lot, as shown for the zone on Table
2 B for 23.48.009, is the maximum FAR for all uses on the lot. Nonresidential uses are subject to
3 the same base and maximum FAR limits that otherwise apply to non-residential uses, also shown
4 for each zone on Table B for 23.48.009.

5 4. For the SM 160/85-240, and SM 240/125-400 zones, an additional increment
6 of 0.5 FAR is permitted for nonresidential uses above base FAR of the zone if a lot meets the
7 conditions of either subsection 23.48.009.B.4.a or subsection 23.48.009.B.4.b.

8 a. The lot includes one or more qualifying Landmark structures, subject to
9 the following conditions:

10 1) The structure is rehabilitated to the extent necessary so that all
11 features and characteristics controlled or designated by ordinance pursuant to Chapter 25.12 or
12 Ordinance 102229 are in good condition and consistent with the applicable ordinances and with
13 any certificates of approval issued by the Landmarks Preservation Board, all as determined by
14 the Director of Neighborhoods; and

15 2) A notice is recorded in the King County real estate records, in
16 form satisfactory to the Director, regarding the bonus allowed and the effect thereof under the
17 terms of this chapter.

18 3) For purposes of this Section 23.48.009, a "qualifying
19 Landmark" is a structure that:

20 a) is subject, in whole or in part, to a designating ordinance
21 pursuant to Chapter 25.12, or was designated pursuant to Ordinance 102229; and

22 b) is on a lot on which no improvement, object, feature or
23 characteristic has been altered or removed contrary to any provision of Chapter 25.12 or any
24 designating ordinance.



1 lot shall provide and maintain the open space for as long as the increment of additional floor area
2 allowed above the base FAR exists. The open space amenity allowing for the additional
3 increment of floor area above the base FAR may be altered or removed only to the extent that
4 either or both of the following occur: An amount of chargeable floor area equal to the increment
5 of floor area allowed above the base FAR under this subsection 23.48.009.B.4.b is

6 a) removed or converted to a use for which extra
7 nonresidential floor area is not required under the provisions of the zone; or

8 b) is subject to provisions for gaining extra nonresidential
9 floor area through alternative means consistent with the provisions of the zone and provisions for
10 allowing extra nonresidential floor area in Chapter 23.58A. Alteration or removal of the open
11 space may be further restricted by the provisions of the zone and by conditions of any applicable
12 permit.

13 5. In the SM 85/65-240 zone, hotel use is permitted above 85 feet in height and is
14 subject to the same provisions as residential use exceeding the base height limit for residential
15 use, provided that all development standards that apply to a residential tower also apply to the
16 hotel use, including the provisions of Section 23.48.011 for gaining extra residential floor area.

17 6. In the SM 85/65-240, SM 160/85-240, SM 85-240, and SM 240/125-400 zones
18 within South Lake Union Urban Center, for residential tower structures that have only
19 nonresidential uses up to or above the base height limit for residential uses, the FAR limits for all
20 nonresidential uses in the structure are the same as the FAR limits specified for nonresidential
21 uses in Table B for 23.48.009.

22 7. On lots with multiple structures that include a residential tower(s) exempt from
23 FAR calculations, the applicable FAR limits for all other structures shall be based on the total lot
24 area minus the area of the lot required for the podium and residential tower development in order
25 to meet the coverage limit of subsection 23.48.013.A. For the portion of the lot with the
26



1 residential tower, the FAR limit for permitted non-residential uses in a residential tower that is
2 also a mixed use structure shall be based on the area of the portion of the lot occupied by the
3 residential tower.

4 8. Within the area in the SM 160/85-240 zone meeting the standards for location
5 in subsection 23.48.017.B, structures designed for research and development laboratory use and
6 administrative office associated with research and development laboratories are permitted a base
7 FAR of 5 and a maximum FAR of 7, provided that the maximum number of floors provided
8 above grade is eight.

9 C. All non-exempt floor area above the base floor area ratio is considered extra floor
10 area. Extra floor area may be obtained, up to the maximum floor area ratio, only through the
11 provision of public amenities meeting the standards of Section 23.48.011 and Chapter 23.58A.

12 D. The following floor area is exempt from FAR limits:

13 1. All gross floor area underground.

14 2. Portions of a story that extend no more than 4 feet above existing or
15 finished grade, whichever is lower, excluding access, to increase privacy for residential units in
16 the first full story above grade.

17 3. The floor area contained in a Landmark structure subject to controls and
18 incentives imposed by a designating ordinance if the owner of the Landmark has executed and
19 recorded an agreement acceptable in form and content to the Landmarks Preservation Board
20 providing for the restoration and maintenance of the historically significant features of the
21 structure. This exemption does not apply to a lot from which a Landmark TDP or TDR has been
22 transferred under Chapter 23.58A and does not apply for purposes of determining TDR or TDP
23 available for transfer under Chapter 23.58A.

24 4. As an allowance for mechanical equipment, in any structure 65 feet in height or
25 more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR



1 calculations. Calculation of the allowance includes the remaining gross floor area after all
2 exempt space allowed in this subsection 23.48.009.D has been deducted. Mechanical equipment
3 located on the roof of a structure, whether enclosed or not, is included as part of the calculation
4 of total gross floor area, except for those features specified in subsection 23.48.009.D.5. For
5 structures built prior to (the effective date of this ordinance), new or replacement mechanical
6 equipment located on the roof is excluded from gross floor area calculations.

7 5. Within the South Lake Union Urban Center, for structures designed for
8 research and development laboratory use and administrative office associated with research and
9 development laboratories, and that are in either the SM 85 or SM 125 zone, or are located in
10 other zones and are not subject to a floor area limit under the provisions of subsection
11 23.48.013.B, the gross floor area occupied by mechanical equipment, up to a maximum of 15
12 percent of gross floor area, is exempt from floor area calculations. The allowance is calculated
13 on the gross floor area of the structure after all other exempt space permitted under this
14 subsection 23.48.009.D has been deducted. Subsection 23.48.009.D.4 does not apply.
15 Mechanical equipment located on the roof of a structure is not calculated as part of the total
16 gross floor area of a structure.

17 6. All gross floor area for solar collectors and wind-driven power generators.

18 7. In the South Lake Union Urban Center, street-level uses identified in
19 subsection 23.48.004.D, whether required or not, and that meet the development standards of
20 subsection 23.48.014.D; except that at locations meeting the conditions of Section 23.48.017,
21 only gross floor area at street-level that is a general sales and service, eating a drinking
22 establishment, or entertainment use is exempt.

23 8. In the South Lake Union Urban Center, all residential use in a residential tower
24 in the SM 85/65-160, SM 160/85-240, SM 85-240, and SM 240/125-400 zones.



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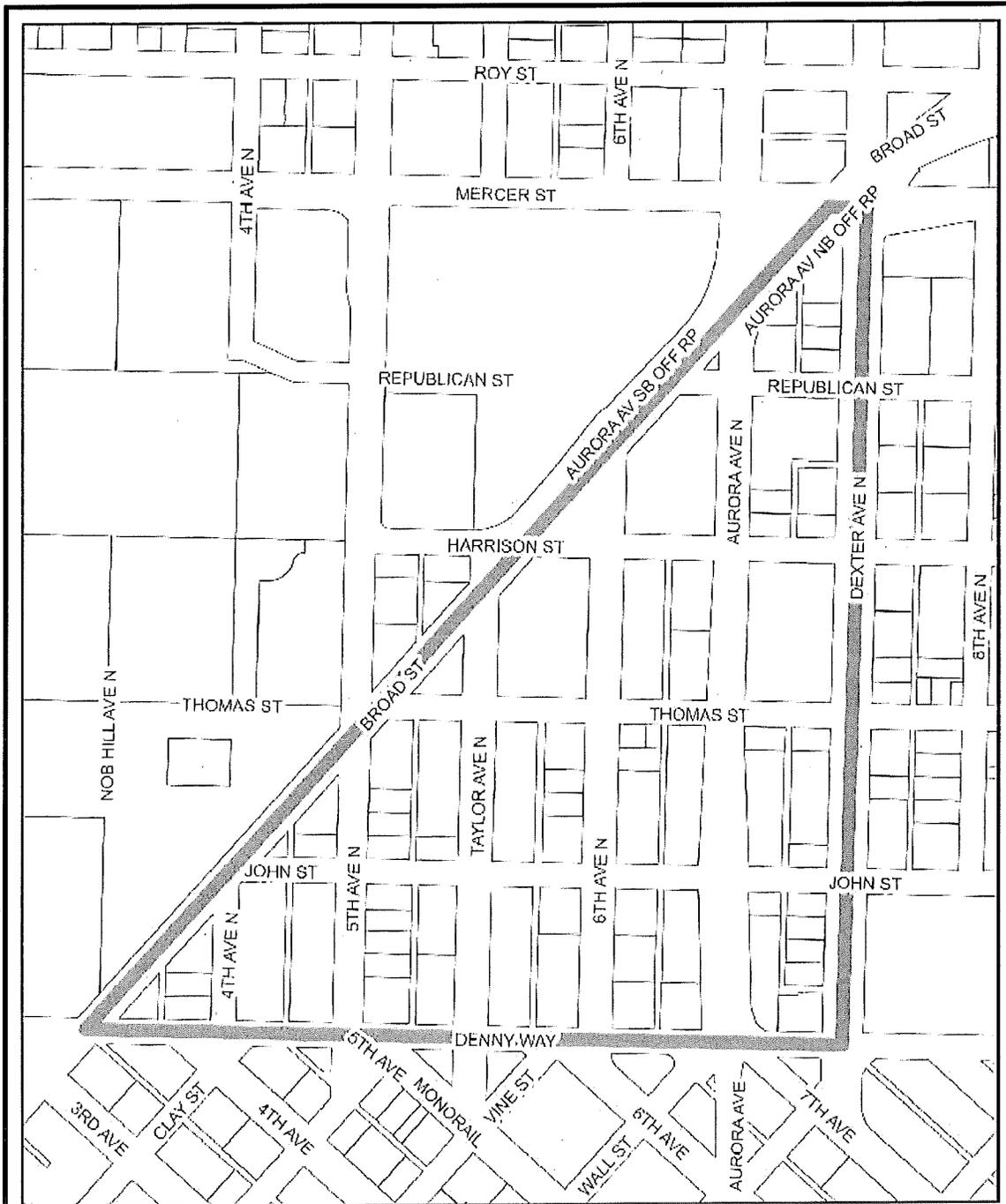
9. In the SM 85/65-240 zone, all floor area in hotel use pursuant to subsection 23.48.009.B.5.

10. In the South Lake Union Urban Center, floor area in child care use and elementary and secondary schools.

11. Within the SM 85 zone shown on Map A for 23.48.009, all gross floor area occupied by a residential use.



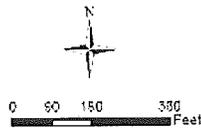
Map A for 23.48.009



**Map A for
23.48.009**



Subject Area



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fitness, or merchantability accompany this product.
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Prepared July 9, 2012 by DPD-GIS



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For

1 Section 14. Section 23.48.010 of the Seattle Municipal code, which section was last
2 amended by Ordinance 123649, is amended as follows

3 **23.48.010 ((General-s))Structure height**

4 ((A. Maximum Height. Maximum structure height is 40 feet, 55 feet, 65 feet, 75 feet, 85
5 feet, or 125 feet as designated on the Official Land Use Map, Chapter 23.32, except as provided
6 in this Section 23.48.010, in Section 23.48.016, or in Section 23.48.017.

7 B. Within the South Lake Union Urban Center, the maximum structure height in zones
8 with 65 foot and 75 foot height limits may be increased to 85 feet; and the maximum structure
9 height in zones with an 85 foot height limit may be increased to 105 feet, when:

10 1. A minimum of two floors in the structure have a floor to floor height of at least
11 14 feet; and

12 2. The additional height is used to accommodate mechanical equipment; and

13 3. The additional height permitted does not allow more than six floors in zones
14 with a 65 foot height limit, or more than seven floors in zones with a 75 foot or 85 foot height
15 limit; and

16 4. The height limit provisions of Section 23.48.016.A.1.b, Standards applicable to
17 specific areas, are satisfied.

18 C. Additional Height Permitted. Within the area bounded by Valley and Mercer Streets
19 and Westlake and Fairview Avenues North, maximum structure height may be increased from
20 forty (40) feet to sixty-five (65) feet as a special exception pursuant to Chapter 23.76, Procedures
21 for Master Use Permits and Council Land Use Decisions. In order to grant the special exception,
22 the Director must find:

23 1. The lot is not located within the shoreline district. However, if a lot is located
24 partially within the shoreline district, those portions of that lot which are not in the shoreline
25 district may be eligible for the special exception.



1 2. ~~In order to reduce potential height, bulk and scale and view impacts, enhance~~
2 ~~pedestrian connections across Valley and Mercer Streets, and provide greater opportunities for~~
3 ~~public open space:~~

4 a. ~~A minimum of twenty (20) percent of the total development area must~~
5 ~~be provided as useable open space at street level. The useable open space must be directly~~
6 ~~accessible to the public during the hours of operation of South Lake Union Park, and no~~
7 ~~occupied portion of the structure may extend into the required useable open space.~~

8 (1) ~~If the Director determines that greater public benefit will~~
9 ~~result, a portion of the required useable open space may be located above street level, provided:~~

10 i. ~~A minimum of twenty five (25) percent of the total~~
11 ~~development area is provided as useable open space;~~

12 ii. ~~The useable open space is directly accessible to the~~
13 ~~public during the hours of operation of South Lake Union Park, and no occupied portion of the~~
14 ~~structure may extend into the required useable open space;~~

15 iii. ~~The useable open space enhances visual and~~
16 ~~physical pedestrian connection(s) between South Lake Union Park and the development area;~~
17 ~~and~~

18 iv. ~~The required useable open space is provided at heights~~
19 ~~less than forty (40) feet, measured from existing or finished grade, whichever is lower.~~

20 (2) ~~If the Director determines that greater public benefit will~~
21 ~~result, a portion of the required useable open space may be located below street level, provided:~~

22 i. ~~A minimum of twenty five (25) percent of the total~~
23 ~~development area is provided as useable open space;~~

24 ii. ~~The useable open space is directly accessible to the~~
25 ~~public during the hours of operation of South Lake Union Park, and no occupied portion of the~~



1 ~~structure may extend into the required useable open space;~~

2 ~~iii. The useable open space enhances the pedestrian~~
3 ~~connection(s) between South Lake Union Park and the development area;~~

4 ~~iv. The useable open space provides visual and physical~~
5 ~~connections from street level to the useable open space. Required useable open space allows for~~
6 ~~ease of access to pedestrians from street level and may include streetscape elements such as~~
7 ~~semitransparent fencing and low level vegetation; and~~

8 ~~v. The design and siting of the required useable open~~
9 ~~space provides adequate light and air exposure and encourages lively pedestrian activity.~~

10 ~~vi. When useable open space is provided below street~~
11 ~~level, the height of facades that abut the open space shall be measured from existing grade.~~

12 ~~b. All portions of a structure that exceed forty (40) feet in height are~~
13 ~~limited to a maximum lot coverage of sixty four (64) percent. In addition, portions of a structure~~
14 ~~above forty (40) feet in height must be located at least fifteen (15) feet from the street property~~
15 ~~line along Valley Street and Westlake, Terry, Boren, and Fairview Avenues North.~~

16 ~~e. Departures from development standards may be granted pursuant to~~
17 ~~Chapter 23.41. Part I, Design Review, except for open space quantity or upper level lot coverage~~
18 ~~requirements in this section.~~

19 ~~3. For buildings constructed under permits applied for after February 21, 2001,~~
20 ~~all uses at street level, except for parking, must have a minimum floor to floor height of thirteen~~
21 ~~(13) feet. Along Terry Avenue North between Valley and Mercer Streets and along Valley Street~~
22 ~~between Westlake and Boren Avenues North, the following apply:~~

23 ~~a. A minimum of eighty (80) percent of a structure's street front facade at~~
24 ~~street level must be occupied by uses other than parking. For purposes of calculating the eighty~~
25 ~~(80) percent, twenty two (22) feet for the width of a driveway to access parking may be~~



1 ~~subtracted from the length of the street front facade if the Director determines that access to~~
2 ~~parking from Valley Street or Terry Avenue North is the best opportunity to avoid traffic~~
3 ~~problems or pedestrian conflicts.~~

4 ~~b. A minimum depth of thirty (30) feet from the street front facade of the~~
5 ~~structure must be occupied by uses other than parking. The minimum required depth may be~~
6 ~~averaged, with no depth less than fifteen (15) feet.~~

7 ~~c. If the street front facade and depth requirements result in a space~~
8 ~~greater than fifty (50) percent of the structure's footprint, the Director may modify the street front~~
9 ~~facade and depth requirements to reduce the space to fifty (50) percent of the structure's~~
10 ~~footprint.~~

11 ~~D. Additional Height Permitted. In zones with a 65 foot height limit, additional height~~
12 ~~may be permitted pursuant to Section 23.48.017))~~

13 A. Base and maximum height limits

14 1. Except as otherwise provided in this Section 23.48.010, maximum structure
15 height for Seattle Mixed (SM) zones are as designated on the Official Land Use Map. In certain
16 zones, as specified in this Section 23.48.010, the maximum structure height is allowed only for
17 particular uses or only under specified conditions, or both. Where height limits are established
18 for portions of a structure that contain specified types of uses, the applicable height limit for the
19 structure is the highest applicable height limit for the types of uses in the structure, unless
20 otherwise specified.

21 2. In zones listed below in this subsection 23.48.010.A.2, the applicable height
22 limit for portions of a structure that contain nonresidential and live-work uses is shown as the
23 first figure after the zone designation, and the base height limit for portions of a structure in
24 residential use is shown as the first figure following the "/". The third figure shown is the
25 maximum residential height limit. Except as stated in Section 23.48.010 (height exceptions), the



1 base residential height limit is the applicable height limit for portions of a structure in residential
2 use if the structure does not gain extra residential floor area under the provisions of Chapter
3 23.58A, and the maximum residential height limit is the height limit for portions of a structure in
4 residential use if the structure includes extra floor area under the provisions of Chapter 23.58A
5 and if the structure complies with the standards for tower development specified in Section
6 23.48.013 (Upper-level development standards) and Section 23.48.014 (street-level development
7 standards):

8 SM 85/65-160

9 SM 160/85-240

10 SM 240/125-400

11 3. In the SM 85/65-240 zone, hotel use is permitted above 85 feet in height and is
12 subject to the same provisions as residential use exceeding the base height limit for residential
13 use, provided that all development standards that apply to a residential tower also apply to the
14 hotel use, including the provisions of Section 23.48.011 for gaining extra residential floor area.

15 4. In the SM 85-240 zone, the base height limit is shown as the first figure, and
16 the second figure is the maximum residential height limit. Except as stated in subsections
17 23.48.010.G and 23.48.010.H, the base height limit is the applicable height limit for portions of a
18 structure if the structure does not gain extra residential floor area under the provisions of Chapter
19 23.58A, and the maximum residential height limit is the height limit for portions of a structure in
20 residential use if the structure includes extra residential floor area under the provisions of
21 Chapter 23.58A, and if the structure complies with the standards for residential tower
22 development in this Chapter 23.48.

23 B. Height limits in the SM/R 55/75 zone

24 1. New structures occupied only by nonresidential uses are subject to a height
25 limit of 55 feet.



1 2. Structures occupied only by residential uses and mixed-use structures with 60
2 percent or more of the structure's gross floor area in residential use are subject to a height limit
3 of 75 feet.

4 C. Height limits in the Seattle Mixed/Dravus 40-85 (SM/D 40-85) zone.

5 1. Base height limit. Structures in the SM/D 40-85 zone are subject to a height
6 limit of 40 feet, except as otherwise provided in subsection 23.48.016.C.2.

7 2. Additional height for structures with only residential uses above 40 feet. A
8 structure in the SM/D 40-85 zone that has only residential uses above a height of 40 feet is
9 subject to a maximum height limit of 85 feet, if the following conditions are met:

10 a. The applicant satisfies the conditions for bonus development under
11 Section 23.48.011;

12 b. The portion of any structure above 45 feet in height shall be set back at
13 least 50 feet from W. Dravus Street, except that the first 4 feet of the horizontal projection of
14 decks, balconies with open railings, eaves, cornices, and gutters is permitted in the required
15 setback, and the exceptions for pitched roofs and rooftop features of subsection 23.48.016.C.3
16 are allowed above the 45 foot height limit in the required setback.

17 3. Exceptions for pitched roofs and rooftop features. Additional height above the
18 applicable limit pursuant to subsections 23.48.016.C.1, 23.48.016.C.2, or 23.48.016.C.2.b, is
19 allowed for pitched roofs and certain rooftop features, as set forth in subsections 23.48.010.D
20 and 23.48.010.E.

21 D. Additional height permitted in the SM 160/85-240 and SM 85-240 zones within the
22 South Lake Union Urban Center

23 1. Increases in the maximum height limit in the SM 160/85-240 and SM 85-240
24 zones. In the SM 160/85-240 and SM 85-240 zones in the South Lake Union Urban Center, a
25 structure is allowed additional height of up to 30 percent above the maximum height limit for
26



1 residential uses, and, in the SM 160/85-240 zone, up to 20 percent above the height limit for
2 nonresidential uses, if all of the following conditions are met:

3 a. The project includes a school operated by the Seattle Public School
4 District;

5 b. The amount of floor area allowed to exceed the applicable height limit
6 is equivalent to the amount of enclosed floor area on the lot in school use;

7 c. The floor area added through the increase in height is subject to the
8 development standards in subsections 23.48.012 and 23.48.013 that apply to structures that
9 exceed the base height for residential use or the applicable podium height for nonresidential uses;

10 d. The floor area allowed to exceed the maximum residential height limit
11 is not subject to the provisions for gaining extra residential floor area in Section 23.58A should
12 the school use be discontinued, floor area gained through the provisions of this subsection
13 23.48.010 shall be subject to the provisions of Section 23.58A; and

14 e. The allowances for rooftop features in subsection 23.48.010.G shall
15 apply above the structure height permitted under this subsection 23.48.010.D.

16 2. Additional height above the applicable height limit for portions of a structure
17 that contain nonresidential and live-work uses is permitted in the SM 160/85-240 zone at
18 locations and under the conditions specified in Section 23.48.017.

19 E. Additional height for provision of affordable housing within the South Lake Union
20 Urban Center. A lot in the SM 85/65-240 zone may add floor area above 160 feet up to 240 feet
21 by entering into a development agreement with the City within six months of the effective date
22 of this ordinance to provide for public benefits related to development of affordable housing in
23 addition to the requirements for extra floor area in Section 23.48.011 and Chapter 23.58A.

24 F. A proposal to build a structure greater than 85 feet in height in the SM 85/65-160, the
25 SM 160/85-240, and SM 85/65-240 zones and located north of Mercer Street and West of



1 Fairview Avenue requires the applicant to show that the proposed structure height will not
2 physically obstruct use of the flight path shown on Map A for 23.48.010 or endanger aircraft
3 operations.

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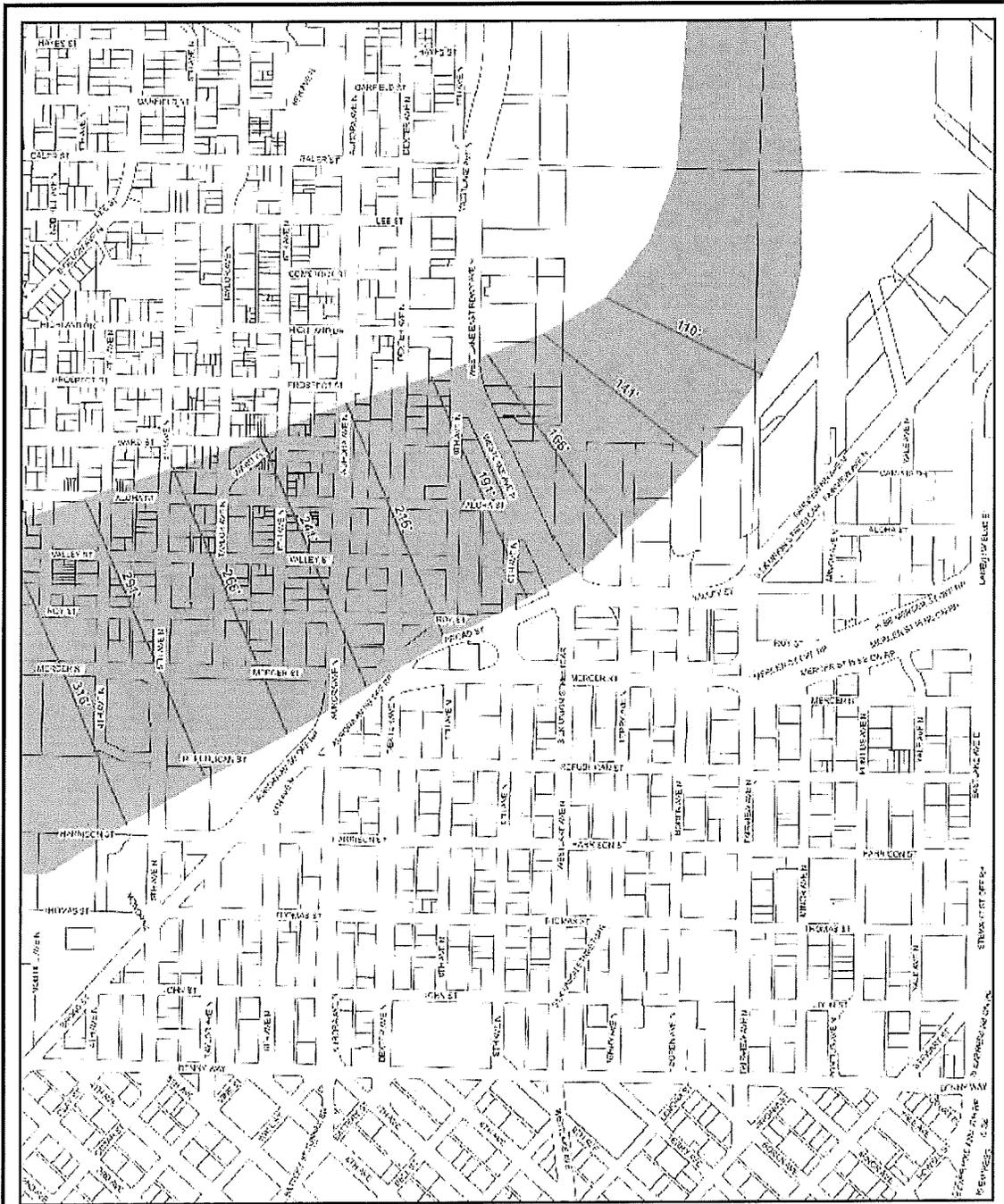


Map A for 23.48.010: South Lake Union Seaport Flight Corridor

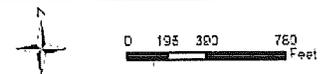
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Map A for Flight Path
23.48.010  South Lake Union
Seaport Flight Corridor



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1 G. All non-exempt floor area located above the base height is considered extra floor
2 area. Extra floor are may be obtained above the base height, up to the maximum height, only
3 through the provision of public amenities meeting the standards of Section 23.48.011 and
4 Chapter 23.58A.

5 ~~((E))~~H. Pitched ~~((R))~~roofs. In SM zones with a height limit of 85 feet or less, ((F))he
6 ridge of a pitched roof((s)) with a minimum slope of ~~((six))6 to ~~((twelve))12~~ may extend 10 feet~~
7 above the height limit. The ridge of a pitched roof((s)) with a minimum slope of 4 to 12 may
8 extend 5 feet above the height limit (Exhibit A for 23.48.010)((A)). No portion of a shed roof
9 shall be permitted to extend beyond the height limit under this provision.

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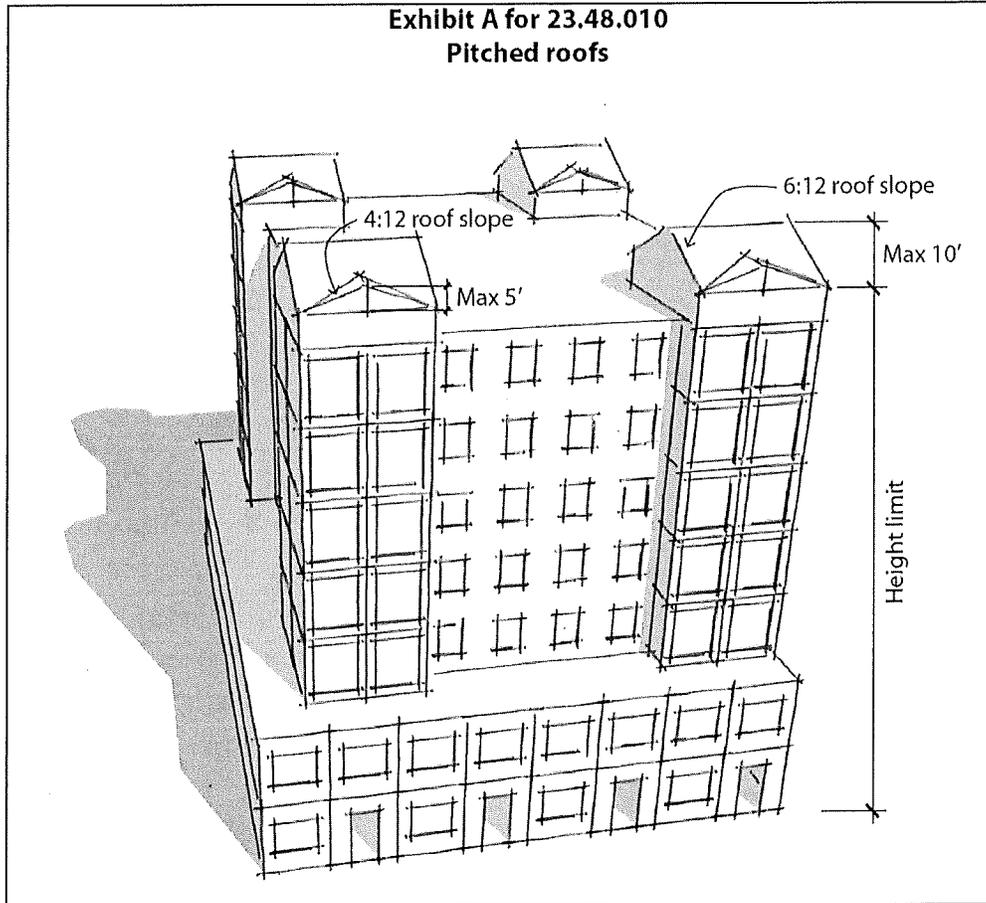


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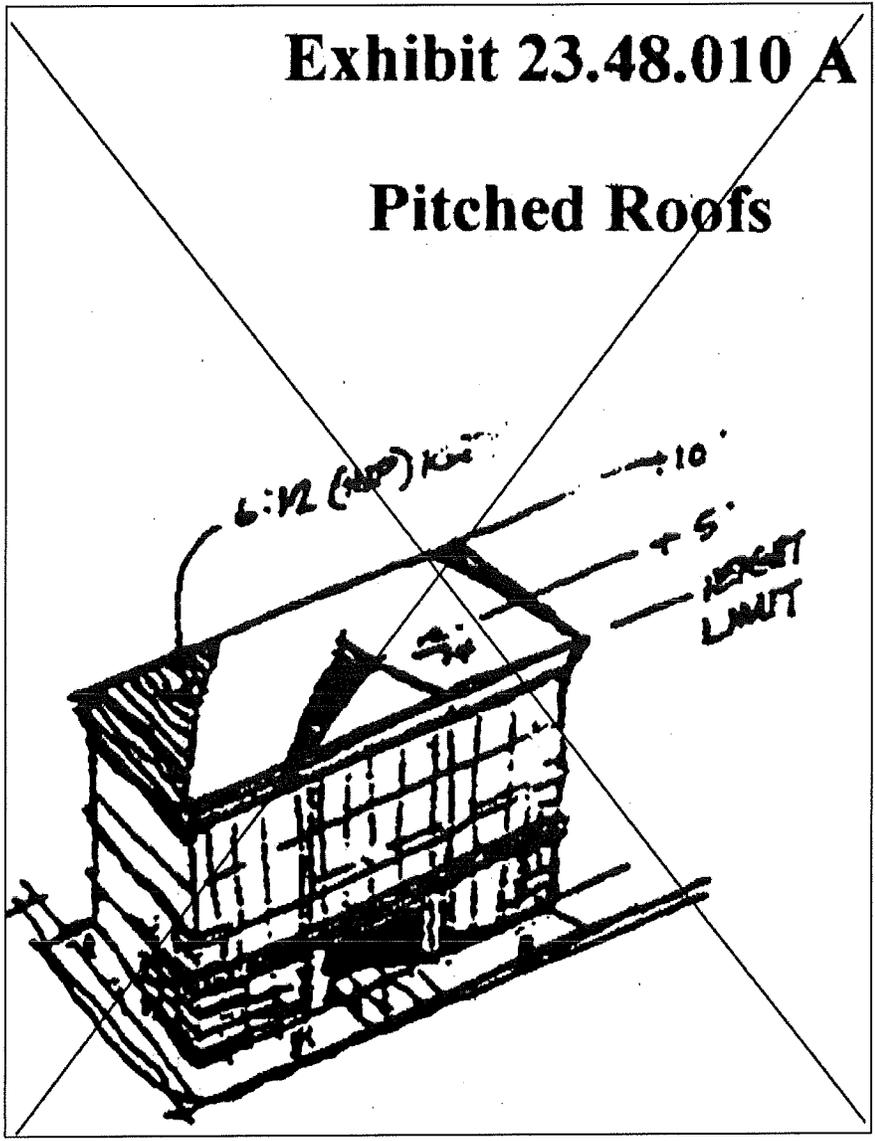
Exhibit A for 23.48.010

Pitched roofs

((Exhibit 23.48.010A))



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((F))I. Rooftop ((F))features

1. Smokestacks((:)), chimneys((:)), flagpoles((:)), and religious symbols for religious institutions are exempt from height controls, except as regulated in Chapter 23.64, Airport Height Overlay District, provided they are a minimum of 10 feet from any side or rear lot line.

2. Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls may extend up to 4 feet above the maximum height limit with unlimited rooftop



1 coverage.

2 3. Solar collectors may extend up to 7 feet above the maximum height limit, with
3 unlimited rooftop coverage.

4 4. The following rooftop features may extend up to 15 feet above the maximum
5 height limit, so long as the combined total coverage of all features listed in this subsection
6 23.48.010.((H))I.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if
7 the total includes stair or elevator penthouses or screened mechanical equipment:

- 8 a. Solar collectors;
- 9 b. Stair and elevator penthouses;
- 10 c. Mechanical equipment;
- 11 d. Atriums, greenhouses, and solariums;
- 12 e. Play equipment and open-mesh fencing that encloses it, as long as the
13 fencing is at least 15 feet from the roof edge;((and))
- 14 f. Minor communication utilities and accessory communication devices,
15 except that height is regulated according to the provisions of Section 23.57.012; and
- 16 g. Covered or enclosed common amenity area for structures exceeding a
17 height of 125 feet.

18 5. Greenhouses that are dedicated to food production are permitted to extend 15
19 feet above the applicable height limit, as long as the combined total coverage of all features
20 gaining additional height listed in this subsection 23.48.010.F does not exceed 50 percent of the
21 roof area.

22 6. At the applicant's option, the combined total coverage of all features listed in
23 subsections 23.48.010.((H))I.4 and 23.48.010.((H))I.5 above may be increased to 65 percent of
24 the roof area, provided that all of the following are satisfied:

- 25 a. All mechanical equipment is screened; and



1 b. No rooftop features are located closer than 10 feet to the roof edge.

2 7. In order to protect solar access for property to the north, the applicant shall
3 either locate the rooftop features listed in this subsection 23.48.010.~~((H))~~I.7 at least 10 feet from
4 the north edge of the roof, or provide shadow diagrams to demonstrate that the proposed location
5 of such rooftop features would shade property to the north on January 21st at noon no more than
6 would a structure built to maximum permitted bulk:

7 a. Solar collectors;

8 b. Planters;

9 c. Clerestories;

10 d. Atriums, greenhouses and solariums;

11 e. Minor communication utilities and accessory communication devices
12 according to the provisions of Section 23.57.012;

13 f. Nonfirewall parapets;

14 g. Play equipment.

15 8. Screening. Rooftop mechanical equipment and elevator penthouses shall be
16 screened with fencing, wall enclosures, or other structures.

17 9. For height limits and exceptions for communication utilities and accessory
18 communication devices, see Section 23.57.012.

19 Section 15. Section 23.48.011 of the Seattle Municipal code, which section was last
20 amended by Ordinance 122882, is amended as follows:

21 **23.48.011 ((Affordable Housing Incentive Program.))Extra floor area in Seattle Mixed**

22 **Zones**

23 **A. General**

24 1. Developments containing extra floor area obtained under Sections 23.48.009 or
25 23.48.010 shall provide public amenities according to the standards of this Section 23.48.011 and



1 Chapter 23.58A. If the development is not located within an adopted Local Infrastructure Project
2 Area, extra floor shall be achieved through the requirements of subsection 23.48.011.B. If the
3 development is located within an adopted Local Infrastructure Project Area, extra floor shall be
4 achieved through the requirements of subsection 23.48.011.C.

5 2. Definitions in Section 23.58.004 apply in this Section 23.48.011 unless
6 otherwise specified.

7 B. Calculation outside of an adopted Local Infrastructure Project Area

8 1. Means to achieve extra residential floor area. If the maximum height limit for
9 residential use is 85 feet or lower or the lot is located outside of the South Lake Union
10 Center, the applicant shall use bonus residential floor area for affordable housing pursuant to
11 Section 23.58A.014 to achieve all extra residential floor area on the lot. If the maximum height
12 limit for residential use is greater than 85 feet and the lot is located in the South Lake Union
13 Urban Center, the applicant shall:

14 a. achieve 60 percent of the extra residential floor area on the lot by using
15 bonus residential floor area for affordable housing pursuant to Section 23.58A.014; and

16 b. achieve 40 percent of the extra residential floor area by using open
17 space or Landmark transferable development potential pursuant to subsection 23.48.011.D and
18 Section 23.58A.042.

19 2. Means to achieve extra nonresidential floor area. If the maximum height limit
20 for non-residential use is 85 feet or lower or the lot is located outside of the South Lake Union
21 Urban Center, the applicant shall use bonus nonresidential floor area for affordable housing and
22 child care pursuant to Section 23.58A.024 to achieve all extra non-residential floor area on the
23 lot. If the maximum height limit for non-residential use is greater than 85 feet and the lot is
24 located in the South Lake Union Urban Center, the applicant shall:



1 a. achieve 75 percent of the extra nonresidential floor area on the lot by
2 using bonus nonresidential floor area for affordable housing and child care pursuant to Section
3 23.58A.024, or housing transferable development rights pursuant to subsection 23.48.011.D and
4 Section 23.58A.042, or both.

5 b. achieve 25 percent of the extra nonresidential floor area by using open
6 space or Landmark transferable development rights pursuant to subsection 23.48.011.D and
7 Section 23.58A.042.

8 C. Calculation within an adopted Local Infrastructure Project Area

9 1. Means to achieve extra residential floor area. If the maximum height limit for
10 residential use is 85 feet or lower, the applicant shall use bonus residential floor area for
11 affordable housing pursuant to Section 23.58A.014 to achieve all extra residential floor area on
12 the lot. If the maximum height limit for residential use is greater than 85 feet, the applicant shall:

13 a. achieve 60 percent of the extra residential floor area on the lot by using
14 bonus residential floor area for affordable housing pursuant to Section 23.58A.014; and

15 b. achieve 40 percent of extra residential floor area by acquiring regional
16 development credits pursuant to Section 23.58A.044.

17 2. Means to achieve extra nonresidential floor area. If the maximum height limit
18 for non-residential use is 85 feet or lower, the applicant shall use bonus nonresidential floor area
19 for affordable housing and child care pursuant to Section 23.58A.024 to achieve all extra
20 nonresidential floor area on the lot. If the maximum height limit for nonresidential use is greater
21 than 85 feet, the applicant shall:

22 a. achieve 75 percent of the extra residential floor area on the lot by using
23 bonus nonresidential floor area for affordable housing and child care pursuant to Section
24 23.58A.024, or housing transferable development rights pursuant to subsection 23.48.011.D and
25 Section 23.58A.042, or both; and



1 b. achieve 25 percent of extra nonresidential floor area by acquiring
2 regional development credits pursuant to Section 23.58A.044.

3 D. Standards for Transferable Development Potential (TDP) and Transferable
4 Development Rights (TDR).

5 1. All lots in the South Lake Union Urban Center that meet the definition of a
6 TDR or TDP sites in Chapter 23.84A are eligible for transfer.

7 2. Receiving sites in the South Lake Union Urban Center may only receive TDP
8 or TDR from sending sites in the South Lake Union Urban Center except that receiving sites in
9 the South Lake Union Center may receive Landmark or open space TDP or TDR from sending
10 sites in Downtown or South Downtown if the applicant demonstrates to the satisfaction of the
11 Director that no private or public entities are offering such TDP or TDR for sale in the South
12 Lake Union Urban Center, at a price per square foot no greater than the total bonus contribution
13 for a project using the payment option for affordable housing under Section 23.58A.014 for TDP
14 and the payment option for affordable housing and childcare under Section 23.58A.024 for TDR.

15 3. A cumulative combination of TDR and TDP exceeding a total of five times the
16 lot area may not be transferred from any lot.

17 E. Minimum requirement. Developments containing any extra floor area shall meet the
18 following requirements:

19 1. LEED requirement. The applicant will earn a LEED Silver rating or meet a
20 substantially equivalent standard, and shall demonstrate compliance with that commitment, in
21 accordance with the provisions of Section 23.48.025.

22 2. Transportation Management Program. The applicant will provide a
23 Transportation Management Program (TMP), consistent with requirements for TMPs in any
24 applicable Director's Rule, that demonstrates to the satisfaction of the Director in consultation
25 with the Director of Transportation, that no more than 40 percent of trips to and from the



1 development will be made using single-occupant vehicles (SOVs). The TMP shall be submitted
2 with the Master Use Permit application.

3 a. For purposes of measuring the percent of trips to and from the
4 development made using SOVs in the TMP, the number of SOV trips shall be calculated for the
5 p.m. peak hour in which an applicant expects the largest number of vehicle trips to be made by
6 employees at the site (the p.m. peak hour of the generator).

7 b. Compliance with this subsection 23.48.011.E.2 does not affect the
8 responsibility of any employer to comply with Seattle's Commute Trip Reduction (CTR)
9 Ordinance.

10 3. Energy management plan. The applicant will provide an energy management
11 plan, approved by the Superintendent of Seattle City Light, demonstrating specific energy
12 conservation or alternative energy generation methods or on-site electrical systems that together
13 can ensure that the existing electrical system can accommodate the projected loads from the
14 development. The approved energy management plan shall be submitted prior to issuance of a
15 Master Use Permit. The Director, after consulting with the Superintendent of Seattle City Light,
16 may condition the approval of the Master Use Permit on the implementation of the energy
17 management plan.

18 ~~((A. Additional Height Conditioned on Low-income Housing. In the SM/D/40-85 zone~~
19 ~~additional building height may be obtained for mixed-use projects and single-purpose residential~~
20 ~~projects if the applicant provides low-income housing, or makes a payment in lieu thereof, under~~
21 ~~the terms of this section.~~

22 **B. Finding; Definitions.**

23 ~~1. Pursuant to the authority of RCW 36.70A.540, the City finds that the higher~~
24 ~~income levels specified in this subsection B, rather than those stated in RCW 36.70A.540, are~~
25 ~~needed to address local housing market conditions in each of the areas and zones to which this~~



1 ~~section applies.~~

2 ~~2. For purposes of this section, the following definitions apply:~~

3 ~~a. "Affordable unit" means a unit of low income housing provided as a~~
4 ~~condition to bonus development.~~

5 ~~b. "Base height limit" means 40 feet above the "Grade Plane", as defined~~
6 ~~in Section 502 of the Seattle Building Code.~~

7 ~~c. "Bonus development" means floor area allowed in stories wholly or in~~
8 ~~part above the base height limit on condition that low income housing be provided, or that a~~
9 ~~payment in lieu thereof be made, under this section.~~

10 ~~d. "Certificate of occupancy" means the first certificate of occupancy~~
11 ~~issued by the City for a project, whether temporary or permanent, unless otherwise specified.~~

12 ~~e. In the case of rental units, "low income housing" means housing~~
13 ~~affordable to and occupied by households with incomes no higher than the lesser of (1) eighty~~
14 ~~percent of median income, defined as annual median family income for the statistical area or~~
15 ~~division thereof including Seattle for which median family income is published from time to time~~
16 ~~by the U.S. Department of Housing and Urban Development, with adjustments according to~~
17 ~~household size in a manner determined by the Director of the Office of Housing, or (2) the~~
18 ~~maximum level permitted by RCW 36.70A.540 as in effect when the agreement for the units to~~
19 ~~serve as affordable units is executed, and "low income household" means such a household.~~

20 ~~f. In the case of owner occupancy housing units, "low income housing"~~
21 ~~means housing affordable to and occupied by households with incomes no higher than the lesser~~
22 ~~of (1) median income, defined as annual median family income for the statistical area or division~~
23 ~~thereof including Seattle for which median family income is published from time to time by the~~
24 ~~U.S. Department of Housing and Urban Development, with adjustments according to household~~
25 ~~size in a manner determined by the Director of the Office of Housing, or (2) the maximum level~~



1 permitted by RCW 36.70A.540 as in effect when the agreement for the units to serve as
2 affordable units is executed, and "low income household" means such a household.

3 C. ~~Bonus Options. Bonus development may be allowed when low income housing is~~
4 ~~developed (the "performance option") or when the applicant makes a payment to the City in lieu~~
5 ~~of providing low income housing (the "payment option"), or when a combination of the~~
6 ~~performance and payment options is used, in accordance with this section.~~

7 1. ~~Performance option.~~

8 a. ~~The applicant shall provide low income housing with a floor area equal~~
9 ~~to the greater of (i) 17.5 percent of 80 percent of the gross residential floor area of all stories on~~
10 ~~the lot that are wholly or in part above the base height limit, or (ii) 700 square feet.~~

11 b. ~~Each affordable unit shall serve only low income households for a~~
12 ~~minimum period of 50 years. For rental housing, rent shall be limited so that housing costs,~~
13 ~~including rent and basic utilities, shall not exceed 30 percent of the applicable income limit for~~
14 ~~the unit under this section, all as determined by the Housing Director, for a minimum period of~~
15 ~~50 years. For owner-occupied housing, the initial sale price shall not exceed an amount~~
16 ~~determined by the Housing Director to be consistent with affordable housing for a low income~~
17 ~~household with the average family size expected to occupy the unit based on the number of~~
18 ~~bedrooms, and the units shall be subject to recorded instruments satisfactory to the Housing~~
19 ~~Director providing for sales prices on any resale consistent with affordability on the same basis~~
20 ~~for at least 50 years. The Housing Director may promulgate rules specifying the method of~~
21 ~~determining affordability, including eligible monthly housing costs. The Housing Director may~~
22 ~~also promulgate rules for determining whether units satisfy the requirements of this section and~~
23 ~~any requirements relating to down payment amount, design, quality, maintenance and condition~~
24 ~~of the low income housing.~~

25 c. ~~Affordable units each shall include at least 350 net square feet, and they~~
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1 shall be provided in a range of sizes consistent with RCW 36.70A.540. The affordable units shall
2 comply with all other requirements of RCW 36.70A.540, as in effect on the date as of which the
3 provisions of this title apply to the application for a use permit for the project using the bonus
4 development. Affordable units that are developed as part of the project using bonus development
5 shall be completed and ready for occupancy at or before the time when a certificate of occupancy
6 is issued for any other units in that project, and as a condition to any right of the applicant to
7 such a certificate of occupancy. The Housing Director may provide, by rule promulgated after
8 the effective date of this ordinance, for terms and conditions on which an extension of time may
9 be allowed due to delays that the applicant could not reasonably have avoided.

10 d. If the affordable units are not being developed within the project using
11 the bonus development:

12 (i) The applicant must ensure that a certificate of occupancy for
13 the affordable units is issued before or within two years after the date that the first building
14 permit, other than for grading and shoring, is issued for the project using the bonus development,
15 or such later date as the Housing Director may approve based on delays that the applicant or
16 housing developer could not reasonably have avoided and conditioned on the security provided
17 under subsection C1d(ii) of this section being extended and increased as may be necessary. To
18 the extent the City receives payment through a letter of credit or other security in an amount
19 determined under subsection C1d(ii) of this section, the obligation of the applicant to provide
20 affordable units will be deemed satisfied.

21 (ii) The applicant shall provide to the City an irrevocable letter of
22 credit, or other sufficient security approved by the Housing Director, prior to and as a condition
23 of issuance of the first building permit, other than for grading and shoring, for the project using
24 the bonus development, unless completion of the affordable units has already been documented
25 to the satisfaction of the Housing Director and the affordable units are subject to recorded



1 ~~restrictions satisfactory to the Housing Director. The letter of credit or other security shall be in~~
2 ~~an amount and on terms so that at the end of the period specified in subsection C1d(i) of this~~
3 ~~section, or on any earlier date thirty (30) days before the letter of credit or other security will~~
4 ~~expire, if the housing does not qualify or is not provided in a sufficient amount to satisfy the~~
5 ~~terms of this section, the City shall receive a cash payment for housing in the amount determined~~
6 ~~pursuant to subsection C2 of this section, after credit for any affordable units then provided and~~
7 ~~accepted by the Housing Director, plus an amount equal to interest on such payment, at the rate~~
8 ~~equal to the prime rate quoted by Bank of America or its successor at the time the letter of credit~~
9 ~~or other security is provided, plus three percent per annum, from the date of issuance of the first~~
10 ~~building permit, other than for excavation and shoring, for the project using the bonus~~
11 ~~development. If and when the City becomes entitled to realize on any such security, the Housing~~
12 ~~Director shall take appropriate steps to do so, and the amounts realized, net of any costs to the~~
13 ~~City, shall be used in the same manner as cash payments for housing made under this section.~~

14 e. ~~No subsidies for bonused housing; Exception.~~

15 (i) ~~The Housing Director may require, as a condition of any bonus~~
16 ~~development under the performance option, that the owner of the lot upon which the affordable~~
17 ~~units are located agree not to seek or accept any subsidies, including without limitation those~~
18 ~~items referred to in subsection C1e(ii) of this section, related to housing. For the purpose of this~~
19 ~~subsection C1e, the qualification for and use of property tax exemptions pursuant to Chapter 5.73~~
20 ~~SMC, or any other program implemented pursuant to Chapter 84.14 RCW, does not constitute a~~
21 ~~subsidy.~~

22 (ii) ~~In general, and except as may be otherwise required by~~
23 ~~applicable federal or state law, no bonus development may be earned by providing housing if:~~

24 (a) ~~Any person is receiving or will receive with respect to~~
25 ~~the housing any charitable contributions or public subsidies for housing development or~~



1 operation, including, but not limited to, tax exempt bond financing, tax credits, federal loans or
2 grants, City of Seattle housing loans or grants, county housing funds, or State of Washington
3 housing funds; or

4 (b) ~~The housing is or would be, independent of the~~
5 ~~requirements for the bonus development, subject to any restrictions on the income of occupants,~~
6 ~~rents or sale prices.~~

7 (iii) ~~The Housing Director may allow the building or buildings~~
8 ~~in which the affordable units are located to be financed in part with subsidies based on the~~
9 ~~determination that (1) the public benefit of the affordable housing net of any subsidies, as~~
10 ~~measured through an economic analysis, exceeds the amount of the payment in lieu that would~~
11 ~~otherwise be paid; and (2) the subsidies being allowed would not be sufficient to leverage private~~
12 ~~funds for production of the affordable housing, under restrictions as required for the performance~~
13 ~~option, without additional City subsidy in an amount greater than the payment in lieu amount~~
14 ~~that would otherwise be paid.~~

15 f. If the Housing Director certifies to the Director that either

16 (i) ~~the applicant has provided the City with a letter of credit or~~
17 ~~other sufficient security pursuant to subsection C1d(ii) of this section; or~~

18 (ii) ~~there have been recorded one or more agreements or~~
19 ~~instruments satisfactory to the Housing Director providing for occupancy and affordability~~
20 ~~restrictions on affordable units with the minimum floor area determined under this section, all~~
21 ~~affordable units have been completed, and the affordable units are on a different lot from the~~
22 ~~bonus development or are in one or more condominium units separate from the bonus~~
23 ~~development under condominium documents acceptable to the Housing Director,~~
24 ~~then any failure of the affordable units to satisfy the requirements of this subsection C shall not~~
25 ~~affect the right to maintain or occupy the bonus development. Unless and until the Housing~~



1 ~~Director shall certify as set forth in subsections C1f(i) or C1f(ii) of this section, it shall be a~~
2 ~~continuing permit condition, whether or not expressly stated, for each project obtaining bonus~~
3 ~~development based on the provision of housing under this subsection, that the affordable units~~
4 ~~shall be maintained in compliance with the terms of this section, as documented to the~~
5 ~~satisfaction of the Housing Director. The Housing Director may provide by rule for~~
6 ~~circumstances in which affordable units may be replaced if lost due to casualty or other causes,~~
7 ~~and for terms and conditions upon which a cash payment may be made in lieu of continuing to~~
8 ~~provide affordable units under the terms of this subsection C1.~~

9 ~~g. The Housing Director is authorized to accept and execute agreements~~
10 ~~and instruments to implement this section. Issuance of the certificate of occupancy for the project~~
11 ~~using the bonus development may be conditioned on such agreements and instruments.~~

12 ~~h. The housing owner, in the case of rental housing, shall provide annual~~
13 ~~reports and pay an annual monitoring fee to the Office of Housing of \$65 for each affordable~~
14 ~~unit. In the case of affordable units for owner occupancy, the recorded resale restrictions shall~~
15 ~~include a provision requiring payment to the City, on any sale or other transfer, of a fee of \$500~~
16 ~~for the review and processing of documents to determine compliance with income and~~
17 ~~affordability restrictions.~~

18 ~~2. Payment option.~~

19 ~~a. In lieu of all or part of the performance option, an applicant may pay to~~
20 ~~the City \$18.94 per net square foot in stories wholly or in part above the base height limit. The~~
21 ~~amount of net square feet in a story is computed by multiplying the gross residential floor area in~~
22 ~~the story by an efficiency factor of 80 percent.~~

23 ~~b. The Housing Director shall use cash payments and any earnings~~
24 ~~thereon to support the development of low income housing in any manner now or hereafter~~
25 ~~permitted by RCW 36.70A.540, which may include support provided through loans or grants to~~



1 ~~public or private owners or developers of housing and through loans or grants to low-income~~
2 ~~households for home purchases, and the City's costs to administer projects, not to exceed 10% of~~
3 ~~payments made to the City.~~

4 ~~e. Cash payments shall be made prior to issuance, and as a condition to~~
5 ~~issuance, of any building permit after the first building permit for a project, and in any event~~
6 ~~before any permit for any construction activity other than excavation and shoring is issued,~~
7 ~~unless the applicant elects in writing to defer payment. If the applicant elects to defer payment,~~
8 ~~then the issuance of any certificate of occupancy for the project shall be conditioned upon~~
9 ~~payment of the full amount of the cash payment determined under this section, plus an interest~~
10 ~~factor equal to that amount multiplied by the increase, if any, in the Consumer Price Index, All~~
11 ~~Urban Consumers, West Region, All Items, 1982-84=100, as published monthly, from the last~~
12 ~~month prior to the date when payment would have been required if deferred payment had not~~
13 ~~been elected, to the last month for which data are available at the time of payment. If the index~~
14 ~~specified in this subsection is not available for any reason, the Director shall select a substitute~~
15 ~~cost of living index. In no case shall the interest factor be less than zero.~~

16 ~~3. The Director and the Housing Director are authorized jointly to adopt rules to~~
17 ~~interpret and implement the provisions of this subsection C, in addition to rules that may be~~
18 ~~adopted by the Housing Director independently as authorized in this section.~~

19 ~~4. Nothing in this section shall be construed to confer on any owner or developer~~
20 ~~of housing any development rights or property interests. Because the availability and terms of the~~
21 ~~allowance of bonus development depend on the regulations in effect at the relevant time for the~~
22 ~~project proposing to use such bonus development, pursuant to SMC 23.76.026, any approvals or~~
23 ~~agreements by the Housing Director regarding the eligibility of actual or proposed housing as to~~
24 ~~satisfy conditions for bonus development do not grant any vested rights, nor guarantee that any~~
25 ~~bonus development will be permitted based on such housing.))~~



1 Section 16. Section 23.48.012 of the Seattle Municipal Code, which section was last
2 amended by Ord. 121782, is amended as follows:

3 **23.48.012 Upper-level setback requirements((:))**

4 ~~((A. Upper level Setbacks are required where shown on Map A, Upper level setbacks,~~
5 ~~and as required in this Section.~~

6 ~~1. Structures on lots in the SM/65', SM/75' and SM/85' zones must provide an~~
7 ~~upper level setback for the facade facing applicable streets or parks, for any portion of the~~
8 ~~structure greater than forty five (45) feet in height.~~

9 ~~2. Structures on lots abutting an alley in the SM/R designated area shall provide~~
10 ~~an upper level setback for the facade facing an alley, for any portion of the structure greater than~~
11 ~~twenty five (25) feet in height.~~

12 ~~3. Structures on lots in the SM/125 zone, must provide an upper level setback for~~
13 ~~the facade facing applicable streets or parks, for any portion of the structure greater than seventy~~
14 ~~five (75) feet in height.~~

15 ~~B. Upper level setbacks shall be provided as follows: Any portion of the structure shall~~
16 ~~be set back at least one (1) foot for every two (2) feet of height above twenty five (25) feet,~~
17 ~~forty five (45) feet, or seventy five (75) feet whichever is applicable pursuant to subsection A of~~
18 ~~this section, up to a maximum required setback of fifteen (15) feet (Exhibit 23.48.012 A.))~~

19 A. The following requirements for upper-level setbacks in this subsection 23.48.012.A
20 apply to structures on lots abutting a street shown on Map A for 23.48.012, except for those
21 structures with nonresidential uses above 85 feet in height or residential uses above the base
22 height limit for residential use, which are subject to the upper-level setback requirements of
23 subsection 23.48.013.C.

24 1. For all zones except the SM 240/125-400 zone, any portion of a structure
25 greater than 45 feet in height is required to set back from a lot line abutting a street shown on



1 Map A for 23.48.012. In the SM 240/125-400 zone, portions of a structure greater than 75 feet in
2 height are required to set back from a lot line abutting a street shown on Map A for 23.48.012.

3 2. A setback of one foot for every two additional feet of height is required for any
4 portion of a structure exceeding the maximum height permitted without a setback according to
5 subsection 23.48.012.A.1, up to a maximum setback of 15 feet measured from the street lot line,
6 as shown in Exhibit A for 23.48.012. ((Exhibit 23.48.012 A)).

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Dennis Meier; Jim Holmes; Brennon Staley
DPD South Lake Union Zoning ORD
October 2, 2012
Version #18

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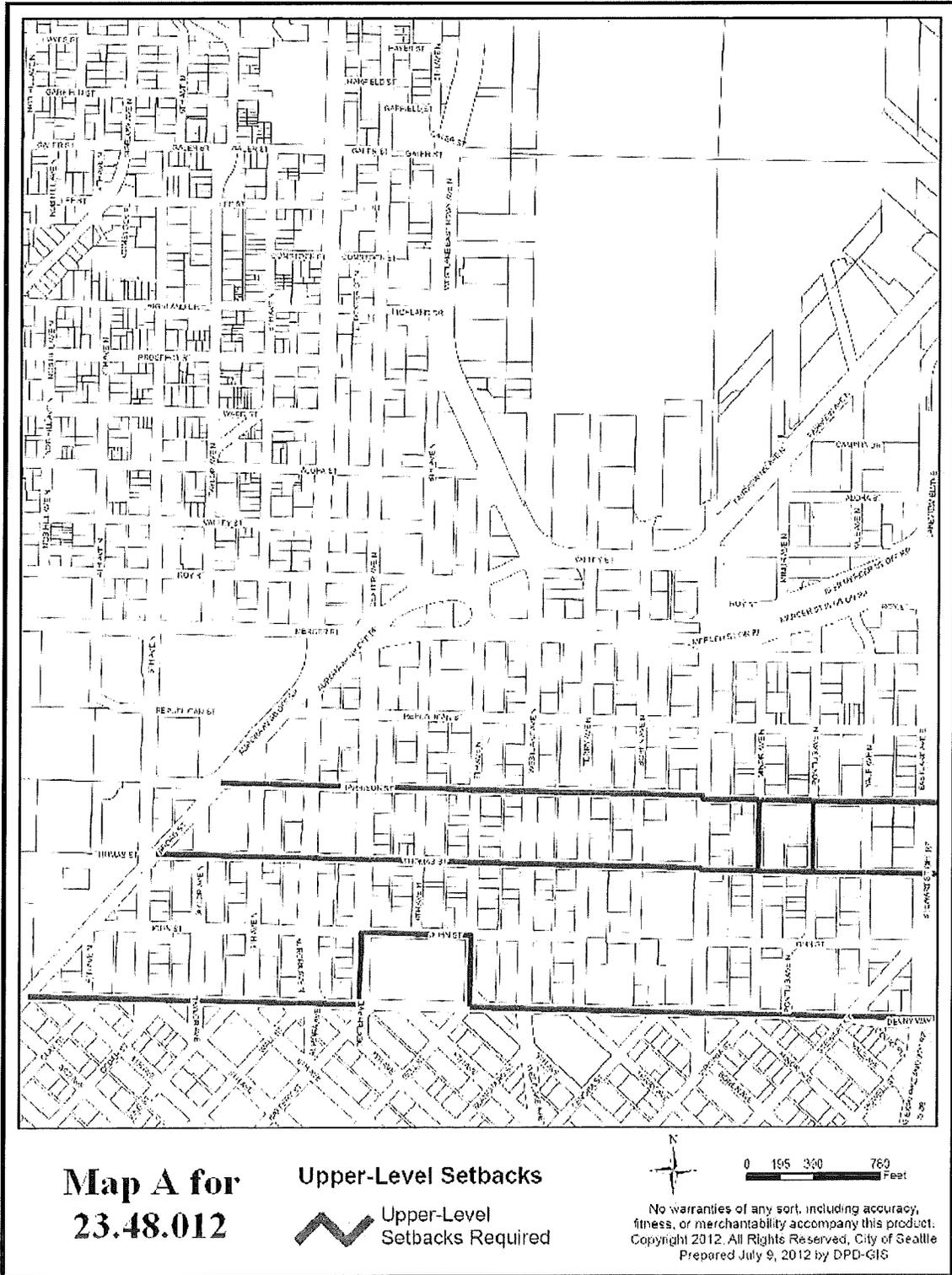


Map A for 23.48.12: Upper-Level
Setbacks

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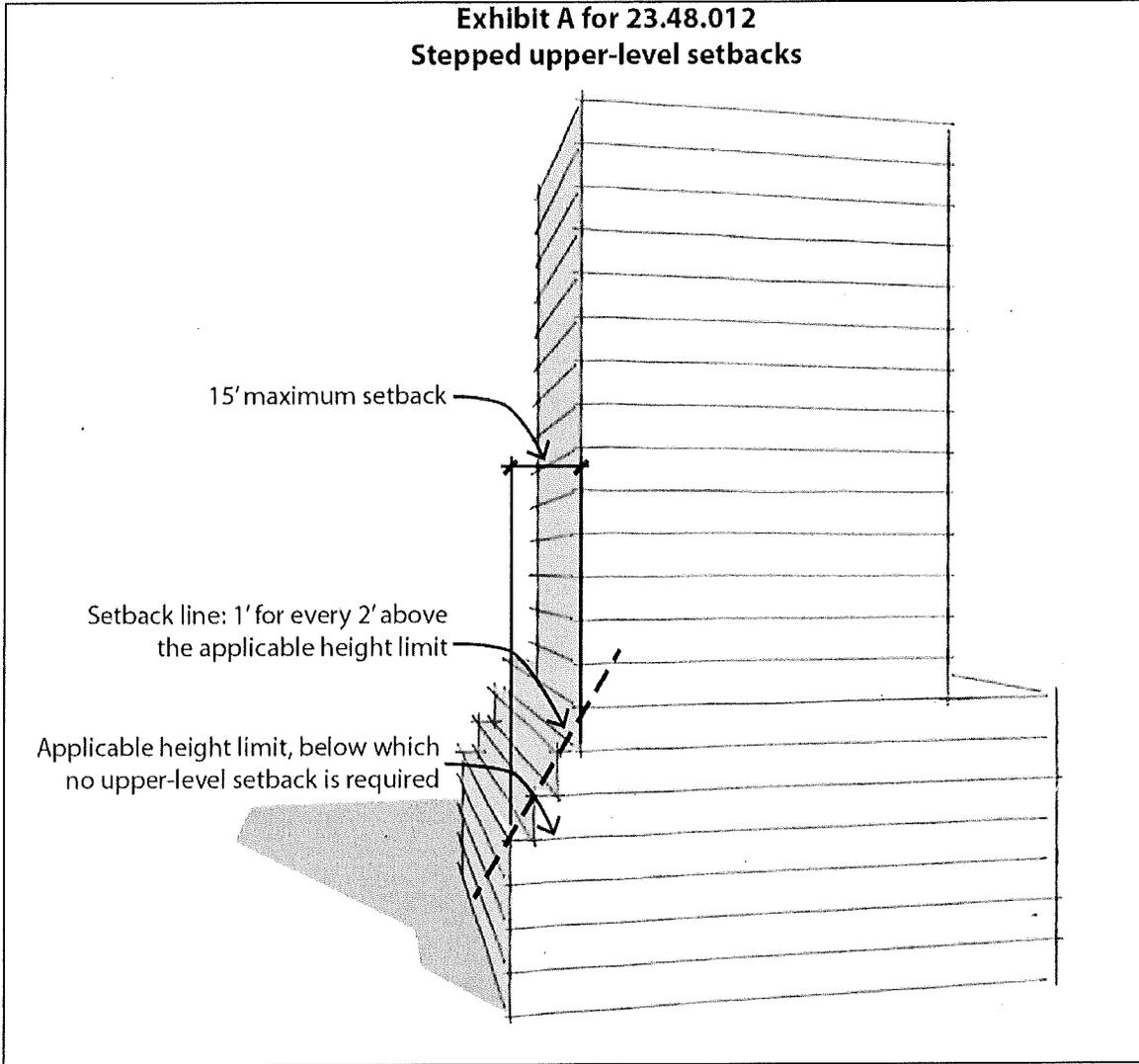
1 B. Upper-level setbacks in the SM 85/65-240 zone. The following requirements for
2 upper-level setbacks in this subsection 23.48.012.B apply to all development in the SM 85/65-
3 240 zone:

4 1. Portions of a structure above 45 feet in height shall set back a minimum of 15
5 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North,
6 Boren Avenue North, and Fairview Avenue North.

7 2. In addition to the upper-level setbacks specified in subsection 23.48.012.B.1,
8 additional upper-level setbacks are required for tower structures that include residential use
9 above the base height limit for residential use, or hotel use above a height of 85 feet, according to
10 the provisions of subsection 23.48.013.C.3.



Exhibit A for 23.48.012
Stepped upper-level setbacks



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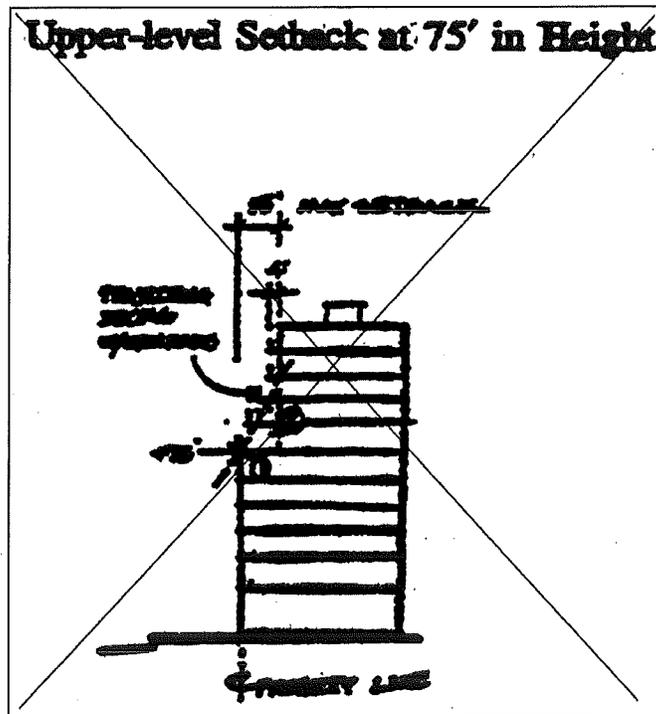
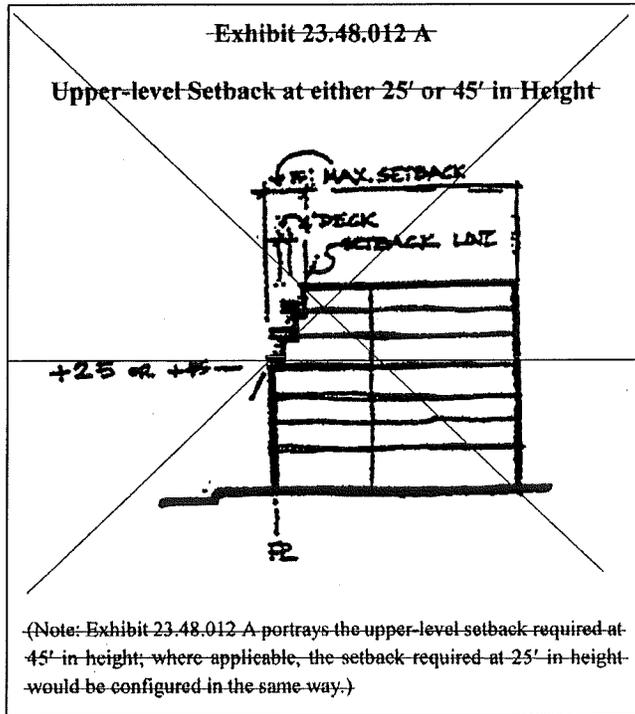
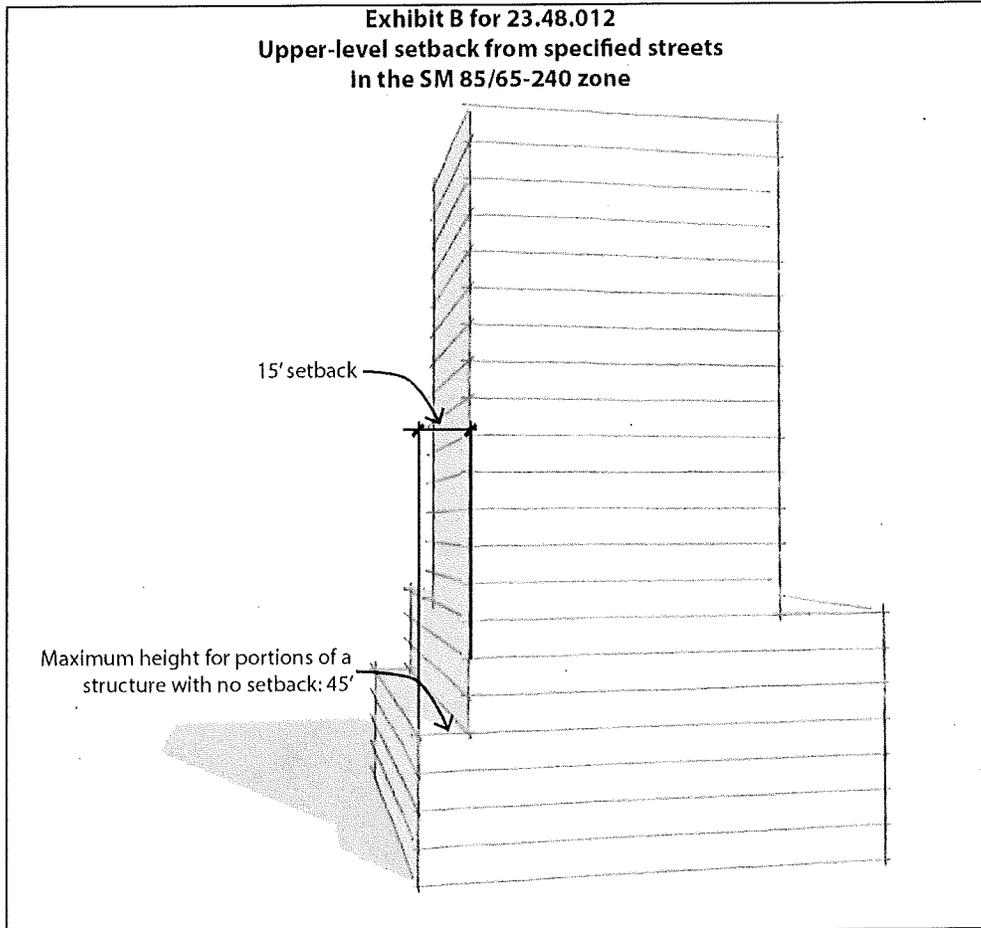


Exhibit B for 23.48.012
Upper-level setback from specified streets in the SM 85/65-240



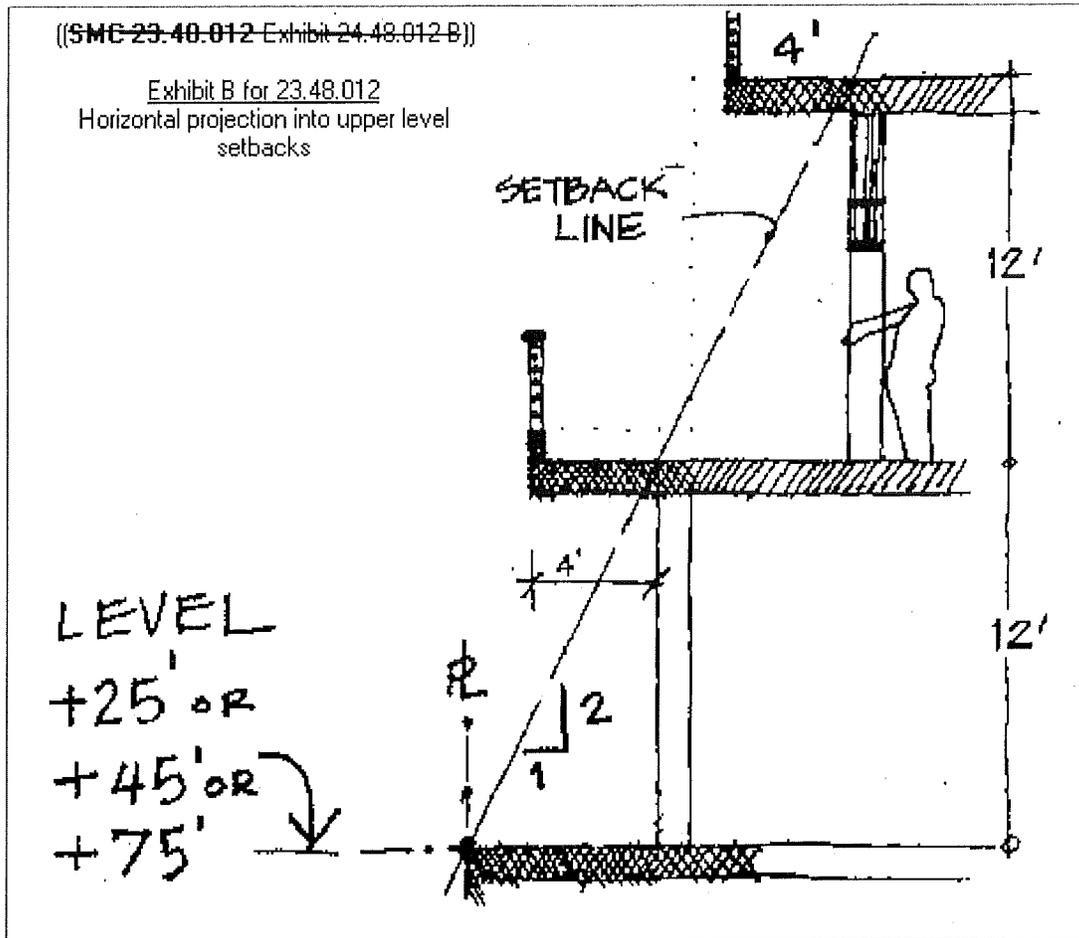
C. Upper-level setbacks on alleys in the SM/R 55/75 zone. For lots abutting an alley in the SM/R 55/75 zone, portions of a structure greater than 25 feet in height shall set back a minimum of one foot from the alley lot line for every two feet of additional height above 25 feet, up to a maximum setback of 15 feet measured from the alley lot line, as shown in Exhibit A for 23.48.012.

~~(C)~~D. ~~(S)~~Projections permitted in (R)required (U)upper-level (S)setbacks. (The first four (4) feet of h)Horizontal projections, (of)including decks,

1 balconies with open railings, eaves, cornices, and gutters ((shall be))are permitted to extend a
2 maximum of 4 feet in required setbacks (Exhibit C for 23.48.012)((B)).

3 Exhibit C for 23.48.012

4 Horizontal projection into upper level setbacks



1 Section 17. Subchapter II of Chapter 23.48 of the Seattle Municipal Code is amended to
2 add the following new section:

3 **23.48.013 Upper-level development standards for specific building types in SM zones in the**
4 **South Lake Union Urban Center**

5 Lots in the SM 85/65-160, SM 160/85-240, SM 85-240, and SM 240/125-400 zones that
6 are located within the South Lake Union Urban Center are subject to upper-level development
7 standards that may include upper level coverage limits, gross floor area limits and podium
8 heights, upper-level setbacks, façade modulation, maximum façade widths, a limit on the number
9 of towers per block, and tower separation requirements, as specified in this Section 23.48.013.

10 For the purpose of this Section 23.48.013, a tower is either a structure with nonresidential uses
11 above a height of 85 feet, the podium, or a structure that has residential uses that exceed the base
12 height limit established for residential uses in the zone under subsection 23.48.010.A.2.

13 A. Upper-level coverage limit. For residential towers, the average gross floor area of all
14 stories above the podium height specified on Map A for 23.48.013 shall not exceed 50 percent of
15 the lot area, provided that:

16 1. In no case shall the gross floor area of stories above the podium height exceed
17 the gross floor area limits of subsection 23.48.013.B.2; and

18 2. The limit on towers per block in subsection 23.48.013.F apply.

19 B. Floor area limits and podium heights. The following provisions apply to development
20 in the SM/R 85-240, SM 85/65-160, SM 160/85-240, and SM 240/125-400 zones located within
21 the South Lake Union Urban Center:

22 1. Floor area limit for structures or portions of structures occupied by
23 nonresidential uses.

24 a. Except as specified in subsections 23.48.013.B.1.b and
25 23.48.013.B.1.c, there is no floor area limit for non-residential uses in a structure that does not
26



1 contain non-residential uses above 85 feet in height.

2 b. There is no floor area limit for a structure that includes research and
3 development uses and does not exceed a height of 105 feet, provided that the following
4 conditions are met:

5 1) A minimum of two floors in the structure are occupied by
6 research and development uses and have a floor-to-floor height of at least 14 feet; and

7 2) The structure has no more than seven stories.

8 c. Within locations in the SM 160/85-240 zone meeting the standards in
9 subsection 23.48.017.B, there is no floor area limit for structures that do not exceed a height of
10 120 feet and that are designed for research and development laboratory use and administrative
11 office associated with research and development laboratories.

12 d. For structures with nonresidential uses that exceed a height of 85 feet,
13 or that exceed the height of 105 feet under the provisions of subsection 23.48.013.B.1.b, or 120
14 feet under subsection 23.48.013.1.c, each story of the structure above the specified podium
15 height indicated for the lot on Map A for 23.48.013 is limited to a maximum gross floor area of
16 24,000 square feet per story, except that the average gross floor area for stories above the
17 specified podium height is 30,000 square feet for structures on a lot that meets the following
18 conditions:

19 1) The lot has a minimum area of 60, 000 square feet; and

20 2) The lot includes an existing open space or a qualifying

21 landmark structure and is permitted an additional increment of FAR above the base FAR, as
22 permitted in subsection 23.48.009.B.4.

23 2. Floor area limit for residential towers. For a structure with residential use that
24 exceeds the base height limit established for residential uses in the zone under subsection
25 23.48.010.A.2, the following maximum gross floor area limit applies:



1 a. For a structure that does not exceed a height of 160 feet, the gross floor
2 area for stories with residential use that extend above the podium height indicated for the lot on
3 Map A for 23.48.013 shall not exceed 12,500 square feet per story, or the floor size established
4 by the upper-level coverage limit in subsection 23.48.013.A, whichever is less.

5 b. For a structure that exceeds a height of 160 feet, the following limits
6 apply:

7 1) The average gross floor area for all stories with residential use
8 that extend above the podium height indicated for the lot on Map A for 23.48.013 shall not
9 exceed 10,500 square feet, or the floor size established by the upper-level coverage limit in
10 subsection 23.48.013.A, whichever is less.

11 2) The gross floor area of any single residential story above the
12 podium height shall not exceed 11,500 square feet.

13 3. Floor area limit for mixed use development. This subsection 23.48.013.B.3
14 applies to structures that include both residential and non-residential uses.

15 a. For a story that includes both residential and non-residential uses, the
16 gross floor area limit for all uses combined shall not exceed the floor area limit for non-
17 residential uses, provided that the floor area occupied by residential use shall not exceed the
18 floor area limit otherwise applicable to residential use.

19 b. For a mixed use structure with residential uses located on separate
20 stories from non-residential uses, the floor area limits shall apply to each use at the applicable
21 height limit.

22 4. Podium standards. The standards for podiums only apply to projects that are
23 subject to a floor area limit in this subsection 23.48.013.B, and apply only to the lower portion of
24 the structure that are not subject to the floor area limit.

25 a. Height limit for podiums. The specific podium height for a lot is
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1 shown on Map A for 23.48.013, and the height limit extends from the street lot line to the
2 parallel alley lot line, or, where there is no alley lot line parallel to the street lot line, from the
3 street lot line to a distance of 120 feet from the street lot line, or to the rear lot line, if the lot is
4 less than 120 feet deep.

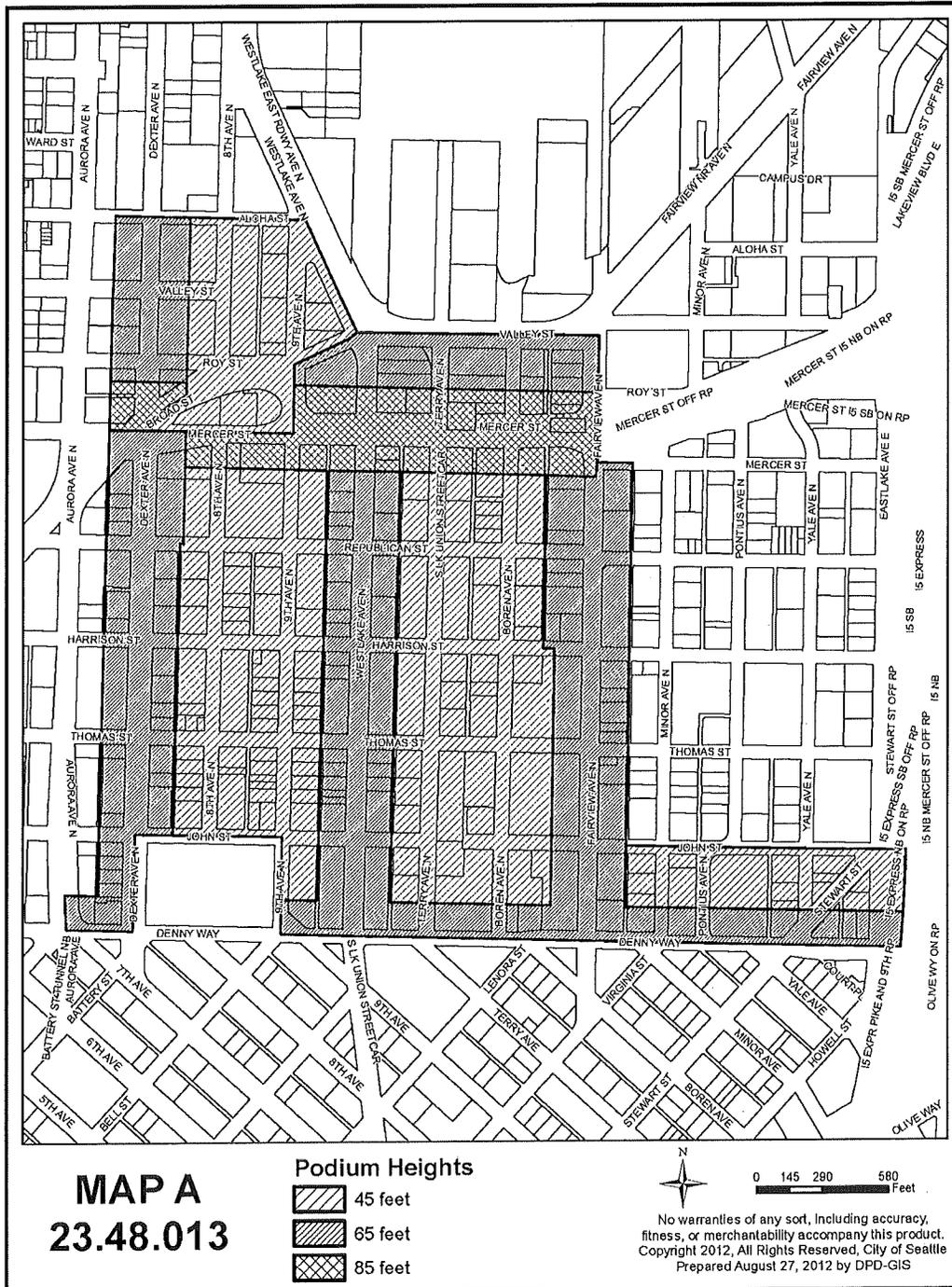
5 b. Area limit for podiums. For the podiums of structures with residential
6 uses that exceed the base height limit established for the zone under subsection 23.48.010.A.2,
7 the average lot coverage of all the stories below the podium height specified on Map A for
8 23.48.013 shall not exceed 75 percent of the lot area, except that 100 percent lot coverage is
9 permitted for each story if the total number of stories below the podium height is three, or fewer,
10 stories.

11 c. Additional height for podiums abutting Class 1 Pedestrian Streets.
12 Podium height for structures fronting on Class 1 Pedestrian Streets pursuant to Section
13 23.48.014, may exceed podium height limits shown on Map A for 23.48.013 by an average of
14 five feet provided that floor to ceiling clearance at the ground floor is least 15 feet.



Map A for 23.48.013

Podium Heights



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1 C. Upper-level setbacks

2 1. The following requirements for upper-level setbacks in this subsection
3 23.48.013.C.1 apply to development that meets the following conditions:

4 a. The development is on lot abutting a street shown on Map A for
5 23.48.013; and

6 b. For lots in the SM 85-240, SM 160/85-240, and SM 240/125-400 zones
7 located within the South Lake Union Urban Center, the development includes a tower structure
8 with residential uses exceeding the base height limit established for residential uses in the zone
9 under subsection 23.48.010.A.2, or includes a structure with non-residential uses that exceed a
10 height of 85 feet.

11 2. The required upper-level setbacks for development specified in subsection
12 23.48.013.C.1 shall be provided as follows:

13 a. For portions of a structure facing the applicable street, the maximum
14 height above which a setback is required is specified on Column 2 of Table A for 23.48.013.

15 b. For portions of a structure exceeding the maximum height above which
16 a setback is required, the minimum depth of the setback, measured from the abutting applicable
17 street lot line, is specified on Column 3 of Table A for 23.48.013.



Table A for 23.48.013

Required upper-level setbacks for development meeting the conditions of 23.48.013.C

Column 1: Location of lot	Column 2: Height above which setback is required	Column 3: Minimum depth of setback from applicable street property line
Thomas Street, south side, from Aurora Ave N to 8 th Ave N	45 feet	50 feet
Thomas Street, south side, from 8 th Ave N to 9 th Ave N	45 feet	40 feet
Thomas Street, south side, between 9 th Ave N and alley between Fairview Ave N and Minor Ave N	45 feet	30 feet
John Street, north side, between Aurora Ave N and 9 th Ave N	45 feet	30 feet
John Street, north side, between 9 th Ave N and Boren Ave N	45 feet	15 feet
John Street, south side, between Aurora Ave N and Minor Ave N	45 feet	30 feet
Boren Ave N, both sides, between Mercer Street and John Street	65 feet (1)	10 feet (1)
Fairview Ave N, west side, from Mercer Street to John Street	65 feet	10 feet
Fairview Ave N, east side, from Mercer Street to Thomas Street	65 feet	10 feet

Notes to Table A for 23.48.013:

(1) On corner lots at intersections with Thomas and John Streets, for the portion of the lot subject to the setback requirements on these cross streets, the lower height above which setbacks are required and the greater distance of the setback from the cross streets apply.

3. Upper-level setbacks for residential tower development in the SM 85/65-240 zone. For tower structures that include residential use above the base height limit for residential use, or hotel use above a height of 85 feet, upper-level setbacks, in addition to those specified in subsection 23.48.012.B.1, are required as follows:

a. Any portion of the structure above 65 feet in height shall set back a minimum of 50 feet from the following street lot lines:

- 1) the street lot line abutting the eastern edge of Westlake Avenue



1 North from Mercer Street to Valley Street; and

2 2) the street lot line abutting the western edge of Fairview Avenue
3 North from Mercer Street to Valley Street.

4 b. For lots abutting the street lot line on the southern edge of Valley Street
5 between Westlake Avenue North and Fairview Avenue North, any portion of a structure above
6 65 feet in height shall provide a minimum setback of 25 feet.

7 4. Projections permitted in required upper-level setbacks. The first 4 feet of
8 horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters are
9 permitted in required setbacks, as shown in Exhibit B for 23.48.012.

10 D. Facade modulation. For all structures with nonresidential uses exceeding 85 feet in
11 height, facade modulation is required for the street-facing portions of a structure located within
12 15 feet of a street lot line and exceeding the podium height specified for the lot on Map A for
13 23.48.013. No modulation is required for portions of a facade set back 15 feet or more from a
14 street lot line.

15 1. The maximum length of a facade without modulation is prescribed in Table B
16 for 23.48.013, Façade Modulation. This maximum length shall be measured parallel to each
17 street lot line, and shall apply to any portion of a facade, including projections such as balconies,
18 that is located within 15 feet of street lot lines.

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Table B for 23.48.013 Façade Modulation	
Height of street facing portion of structure	Maximum length of un-modulated façade within 15 feet of street lot line
For stories above the podium height specified on Map A for 23.48.013 up to 125 feet	150 feet
For stories above 125 feet	120 feet

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25 2. If a portion of a facade that is within 15 feet of the street lot line is the
26 maximum length permitted for an un-modulated facade, the length of the façade may be



1 increased only if additional portions of the façade set back a minimum of 15 feet from the street
2 lot line for a minimum distance of 40 feet. If the required setback is provided, additional
3 portions of the façade may be located within 15 feet of the street lot line.

4 E. Maximum façade width. A maximum façade width applies to certain residential
5 structures that exceed the base height limit for residential use, as specified in subsections
6 23.48.013.E.1 and 23.48.013.E.2 below. The maximum façade width only applies to portions of
7 the structure above the podium height specified for the lot on Map A for 23.48.013, and shall
8 only be measured along the general east/west axis of the site (perpendicular to the Avenues).

9 1. Except in the SM 85/65-240 zone, for portions of a structure that exceed the
10 podium height but do not exceed a height of 160 feet, and that have an average floor size
11 exceeding 10,500 square feet, the maximum façade width is 120 feet along the general east/west
12 axis of the site (perpendicular to the Avenues).

13 2. In the SM 85/65-240 zone, the maximum façade width for portions of
14 structures above the podium height is 120 feet.

15 F. Limit on tower structures per block. The number of towers permitted on a block,
16 which for the purposes of this subsection 23.48.013.F is defined as the area bounded by street lot
17 lines, shall be as follows:

18 1. Only one residential tower, or one structure with nonresidential uses exceeding
19 85 feet in height, is permitted on a single block front, except as further limited by subsections
20 23.48.013.E.3 and 23.48.013.E.4.

21 2. For purposes of this subsection 23.48.013.F an existing tower is either:
22 a. A tower that is physically present, except as provided below in
23 subsection 23.48.13.F.2.b; or

24 b. A proposed tower for which a Master Use Permit decision has been
25 issued, unless and until either:
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1 1) the Master Use Permit issued pursuant to such a decision
2 expires or is cancelled, or the related application is withdrawn by the applicant, without the
3 tower having been constructed; or

4 2) a ruling by a hearing examiner or court reversing or vacating
5 such a decision, or determining such decision or the Master Use Permit issued thereunder to be
6 invalid, becomes final and no longer subject to judicial review.

7 3. In the SM 85/65-240 zone, only one residential tower structure is permitted per
8 block.

9 4. Only one structure with nonresidential uses exceeding 85 feet in height is
10 permitted on a block, unless the structure is permitted under Section 23.48.017 or unless all of
11 the following conditions apply:

12 a. The structure is on a lot with a minimum area of 60,000 square feet.
13 The area of one or more lots, separated only by an alley, may be combined for the purposes of
14 calculating the minimum required lot area under this subsection 23.48.013.F.4;

15 b. A minimum separation of 70 feet is provided between all portions of
16 structures on the lot that exceed the limit on podium height shown on Map A for 23.48.013.

17 c. A minimum of 15 percent of the lot area is provided as landscaped
18 open space at ground level, allowing for some area to be provided above grade to adapt to
19 topographic conditions, provided that such open space is accessible to people with disabilities.
20 The required open space shall have a minimum horizontal dimension of 15 feet and shall be
21 provided as one continuous area.

22 d. A pedestrian connection meeting the development standards of
23 subsection 23.48.014 F for through-block pedestrian connections for large lot developments
24 is provided though the lot to connect the north-south avenues abutting the lot. If the lot abuts an
25 avenue that has been vacated, the connection shall be to an easement providing public access
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1 along the original alignment of the avenue. In addition, if the slope of the lot between the north-
2 south avenues exceeds a slope of 10 percent, a hill-climb shall be provided.

3 e. The application of the provisions in this subsection 23.48.013.E.3 shall
4 not result in more than two structures on a block with either nonresidential uses above 85 feet in
5 height or with residential use above the base height limit for residential use, except as allowed by
6 subsection 23.48.013.F.3.f.

7 f. For lots that exceed 150,000 square feet, the Director shall, as a Type 1
8 decision, determine the permitted number of structures with nonresidential uses above 85 feet in
9 height or with residential use above the base height limit, based on the limits in subsection
10 23.48.013.F.3.f, as applied to the block conditions existing prior to the street vacation.

11 g. The Director shall make a determination of project impacts on the need
12 for pedestrian and bike facilities and complete a voluntary agreement between the property
13 owner and the City to mitigate impacts, if any. The Director may consider the following as
14 impact mitigation:

15 1) Pedestrian walkways on a lot, including through-block
16 connections on through lots, where appropriate, to facilitate pedestrian circulation by connecting
17 structures to each other and abutting streets;

18 2) Sidewalk improvements, including sidewalk widening, to
19 accommodate increased pedestrian volumes and streetscape improvements that will enhance
20 pedestrian comfort and safety;

21 3) Improvements to enhance the pedestrian environment, such as
22 providing overhead weather protection, landscaping, and other streetscape improvements; and

23 4) Bike share stations.

24 h. For development that exceeds 85,000 or more square feet of gross
25 office floor area, the Director shall make a determination as to the project's impact on the need
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1 for open space. The Director may limit floor area or allow floor area subject to conditions,
2 which may include a voluntary agreement between the property owner and the City to mitigate
3 impacts, if any. The Director shall take into account subsection 23.49.016.A in assessing the
4 demand for open space generated by an office development in an area permitting high
5 employment densities.

6 1) The Director may consider the following as mitigation for open
7 space impacts:

8 a) Open space provided on-site or off-site, consistent with
9 the provisions in subsection 23.49.016.C, or provided through payment in lieu, consistent with
10 subsection 23.49.016.D, except that in all cases the open space shall be located on a lot in an SM
11 zone that is accessible to the development's occupants,

12 b) Additional pedestrian amenities through on-site or
13 streetscape improvements provided as mitigation for impacts on pedestrian facilities pursuant to
14 subsection 23.48.013.F.3.f., and

15 c) Public space inside or on the roof of a landmark
16 building.

17 2) The Director may approve open space in lieu of that contained
18 or referred to in subsection 23.49.016.C to mitigate project impacts, based on consideration of
19 relevant factors, including the following:

20 a) the density or other characteristics of the workers
21 anticipated to occupy the development compared to the presumed office employment population
22 providing the basis for the open space standards applicable under Section 23.49.016; and

23 b) characteristics or features of the development that
24 mitigate the anticipated open space impacts of workers or others using or occupying the project.

25 G. Tower separation. The following separation is required between structures with
26



1 residential use above the base height limit for residential use and that are located on the same
2 block. For the purposes of this subsection 23.48.013.F, a block is defined as the area bounded by
3 street lot lines.

4 1. A minimum separation of 60 feet is required between all portions of the
5 structure that exceed the base height limit for residential use, except as exempted by subsection
6 23.48.013.F.2.

7 2. No separation is required on blocks within the area bounded by Aurora
8 Avenue North, John Street, Thomas Street and 9th Avenue North.

9 3. The projection of unenclosed decks and balconies, and architectural features
10 such as cornices shall be disregarded in calculating tower separation.

11 Section 18. Section 23.48.014 of the Seattle Municipal Code, which section was last
12 amended by Ordinance 121782, is amended as follows:

13 **23.48.014 ((General facade requirements.))Street-level development standards**

14 A. General façade requirements

15 1. Primary pedestrian entrance. ((A))Each new structure facing a street is
16 required to provide a primary building entrance for pedestrians ((shall be required))from the
17 street or a street-oriented courtyard((s)) that is ((and shall be))no more than ((three-))3((+)) feet
18 above or below the sidewalk grade.

19 ((B))2. Minimum ((F))façade ((H))height. A minimum façade height is required
20 for the street-facing facades of new structures, unless ((Minimum facade heights shall not apply
21 when))all portions of the structure are lower than the required minimum facade height listed
22 below.

23 ((+))a. On Class 1 Pedestrian Streets, as shown on Map ((B))A for
24 23.48.014, ((Pedestrian Street Classifications, located at the end of this Chapter, all facades shall
25 have a))the minimum height for street-facing façades is ((of forty-five-))45((+)) feet.



1 ((2))b. On Class 2 Pedestrian Streets and Neighborhood Green Streets, as
2 shown on Map ((B))A for 23.48.014, ~~((all facades shall have a))~~the minimum height for street-
3 facing facades is ((of twenty-five (-))25((+)) feet.

4 ((3))c. On all other streets, ~~((all facades shall have a))~~the minimum height
5 for street-facing facades is ((of fifteen (-))15((+)) feet.

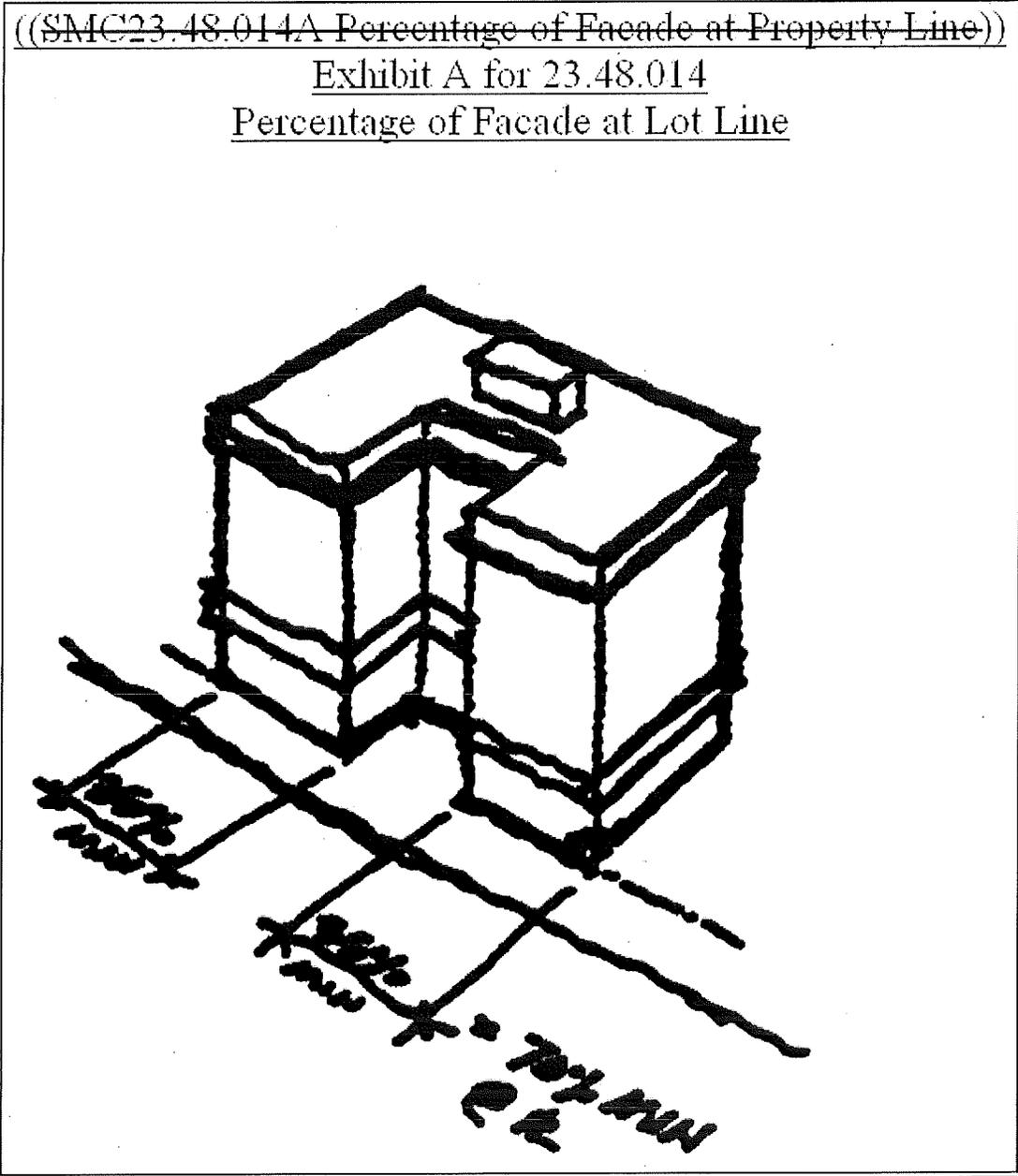
6 ((C))3. Permitted setbacks from street lot lines. Except on lots subject to the
7 provisions of subsection 23.48.014.B, the street-facing facades of a structure are permitted to set
8 back from the street lot line as follows:

9 a. The street-facing facades of structures abutting ((All facades on))Class
10 1 Pedestrian Streets, as shown on Map ((B))A for 23.48.014, shall be built to the street lot
11 ((property))line ((along))for a minimum of ((seventy (-))70((+)) percent of the facade length,
12 provided that the street frontage of any required outdoor amenity area, or other required open
13 space, may be excluded from the total amount of frontage required to be built to the street lot
14 line.

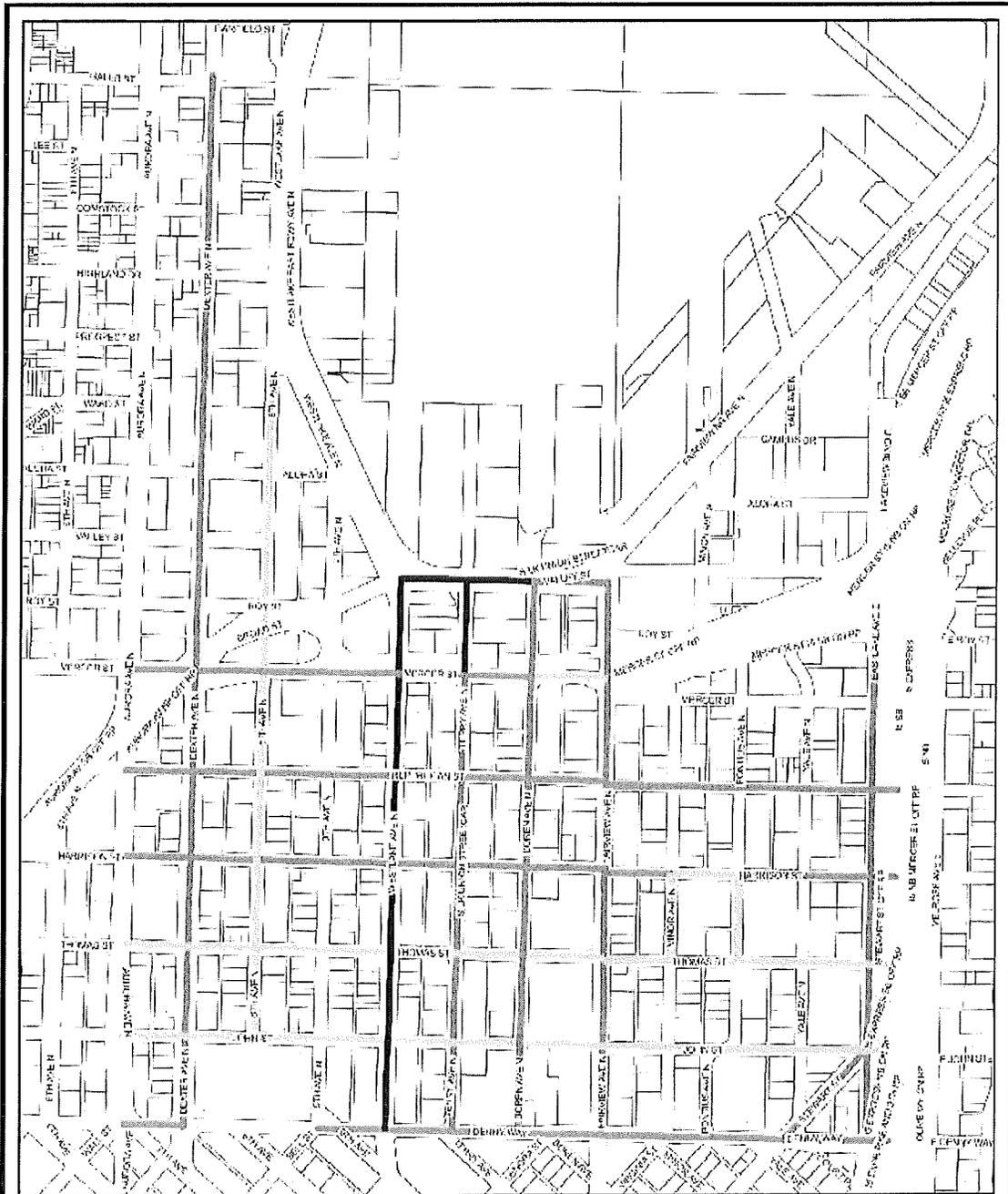


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Exhibit A for 23.48.014
Percentage of Façade at Lot Line



Map A for 23.48.014
Pedestrian Street Classifications



Map A for
23.48.014

Pedestrian Street Classifications

 Class I Pedestrian Streets

 Class II Pedestrian Streets

 Neighborhood Green Streets



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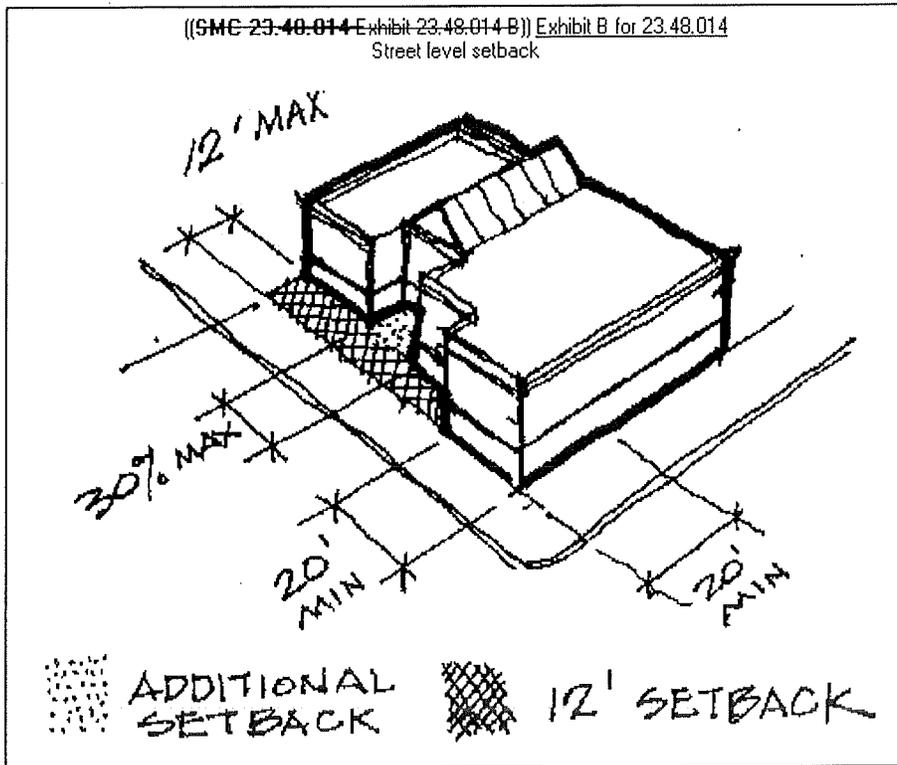
1 ~~((D))~~b. ~~((Street-level Setback.))~~ Except on Class 1 Pedestrian Streets, as
2 shown on Map ~~((B))~~ A for 23.48.014, and as specified in subsection 23.48.014.B.1, the street-
3 facing façade of a structure~~((s))~~ may be set back up to ~~((twelve-))~~12~~((-))~~ feet from the street
4 lot~~((property))~~ line subject to the following (Exhibit B for 23.48.014)~~((B))~~:

5 ~~((1-))~~1) The setback area shall be landscaped according to the
6 provisions of Section 23.48.024; and

7 ~~((2-))~~2) Additional setbacks are ~~((shall be))~~ permitted for up to
8 ~~((thirty-))~~30~~((-))~~ percent of the length of portions of the street façade that are set back from the
9 street lot line~~((the set-back street wall))~~, provided that the additional setback is located ~~((a~~
10 ~~distance of twenty-))~~20~~((-))~~ feet or more ~~((greater))~~ from any street corner.

11 **Exhibit B for 23.48.014**

12 **Street level setback**



1 B. Additional façade requirements in the SM 85-240 zone. In addition to the provisions
2 of subsection 23.48.014.A, the following standards apply in the SM 85-240 zone.

3 1. Required street-facing façade setback

4 a. All street-facing facades along 8th Avenue North, except those portions
5 occupied by permitted non-residential uses and subject to the provisions of subsection
6 23.48.014.B.2, are required to set back an average of 10 feet from the street lot line, provided
7 that no setback shall be less than 5 feet from the street lot line, and any setback area further than
8 15 feet from the street lot line shall not be included in the averaging calculation.

9 b. The setback requirement of this subsection 23.48.014.B.1 does not
10 apply to the following:

11 1) Portions of the street-facing façade that are located no more
12 than 40 feet from a street corner; and

13 2) Portions of the structure that are partially below grade and meet
14 the following conditions:

15 a) The roof of the partially below-grade portion of the
16 structure in the setback area is no more than 4 feet above finished grade;

17 b) The surface of the roof is used for private access or
18 amenity area for abutting units; and

19 c) A landscaped area a minimum of 2 feet in depth
20 measured from the abutting street lot line is maintained at grade level. As a Type I decision, the
21 Director, in consultation with the Director of Transportation, may waive this requirement for a
22 landscaped setback if it is determined that a continuous landscaped area can be provided in the
23 right-of-way area abutting the street lot line.

24 c. Only ground-related residential units and floor area for building lobbies
25 for residential uses are permitted within the portion of the story of the structure abutting the
26



1 required setback area, and each unit or lobby area is required to have direct access to the required
2 setback area.

3 d. The street-level façade of lobby area abutting the required setback shall
4 not exceed a width equivalent to 20 percent of the total width of the required setback measured
5 along 8th Avenue North.

6 e. Private amenity area, unenclosed stoops, steps, or porches related to
7 the abutting, ground level residential units or common amenity area with access to residential
8 lobbies shall be provided within the required setback area. .

9 f. Bay windows, canopies, horizontal projection of decks, balconies with
10 open railings, eaves, cornices, gutters, and other similar architectural features are permitted to
11 extend no more than 4 feet into required setbacks.

12 g. Driveways providing access to parking within a structure are not
13 permitted within the required setback area.

14 2. Development standards for non-residential uses. Nonresidential uses are
15 permitted on the ground floor of mixed use structures, subject to the following:

16 a. Non-residential uses are not permitted to extend more than 20 feet
17 above the street level.

18 b. Non-residential uses are only permitted on corner portions of the lot
19 that are within 20 lineal feet of intersecting street lot lines.

20 C. Additional requirements in the SM 85/65-240 zone. Street level facades on that
21 portion of Terry Avenue designated a Class 1 pedestrian street shall be set back an average of 10
22 feet from the lot line. In addition all street level facades on Valley Street within 50 feet of Terry
23 Avenue shall be set back an average of 50 feet from the lot line.



1 1. Transparency requirements apply to all street-facing, street-level facades,
2 except for portions of structures in residential use, as follow:

3 a. For Class 1 and Class 2 Pedestrian Streets and Neighborhood Green
4 Streets, shown on Map A for 23.48.014, a minimum of 60 percent of the street facing facade
5 must be transparent.

6 b. For all other streets not specified in subsection 23.48.014.D.1.a, a
7 minimum of 30 percent of the street facing facade must be transparent.

8 c. If the slope of the street frontage of the facade exceeds 7.5 percent, the
9 required amount of transparency shall be reduced to 45 percent of the street facing facade on
10 Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets, shown on Map A for
11 23.48.014, and 22 percent of the street facing facade on all other streets.

12 d. Only clear or lightly tinted glass in windows, doors, and display
13 windows are considered transparent. Transparent areas shall allow views into the structure or
14 into display windows from the outside.

15 2. Blank facade limits. Any portion of the facade that is not transparent is
16 considered to be a blank facade.

17 a. Blank facade limits for Class 1 and Class 2 Pedestrian Streets and
18 Neighborhood Green Streets.

19 1) Blank facades shall be limited to segments 15 feet wide, except
20 for garage doors, which may be wider than 15 feet. Blank facade width may be increased to 30
21 feet if the Director determines that the facade is enhanced by architectural detailing, artwork,
22 landscaping, or other similar features that have visual interest. The width of garage doors shall be
23 limited to the width of the driveway plus 5 feet.

24 2) Any blank segments of the facade shall be separated by
25 transparent areas at least 2 feet wide.



1 of required street-level uses is 10 percent of that street-facing facade. The remaining street
2 frontage at street-level may contain other permitted uses and/or pedestrian or vehicular
3 entrances. The frontage of any outdoor common amenity area required for residential uses shall
4 not be counted in street frontage.

5 2. The space occupied by required street-level uses shall have a minimum floor to
6 floor height of 13 feet and extend at least 30 feet in depth at street-level from the street front
7 facade.

8 3. Required street-level uses shall be located within 10 feet of the street lot line,
9 except that if outdoor amenity area required in subsection 23.48.020.B, or other required open
10 space, abuts the applicable street lot line and separates the street-facing facade from the street,
11 the required street-level use may abut the amenity area or open space.

12 4. Pedestrian access to required street-level uses shall be provided directly from
13 the street or permitted outdoor common amenity area. Pedestrian entrances shall be located no
14 more than 3 feet above or below sidewalk grade or at the same elevation as the abutting
15 permitted outdoor common amenity area.

16 F. Coverage limits for large lot developments in the SM 85/65-240 zone. For lots in the
17 SM 85/65-240 zone that exceed 60,000 square feet in area, development is subject to the
18 following coverage limits:

19 1. The maximum coverage permitted for all above grade structures on the lot is
20 80 percent of the lot area.

21 2. The Director may allow, as a Type I decision, an increase in permitted
22 coverage, provided that the open area that is not covered by any portion of a structure above
23 grade meets the following conditions:

24 a. The open area faces South Lake Union Park;

25 b. The open area enhances the pedestrian connection(s) between South



1 Lake Union Park and development on the lot;

2 c. The open area is visible and allows for easy access to pedestrians from
3 street level, and may include streetscape elements such as semitransparent fencing and low-level
4 vegetation;

5 d. The design and siting of the open area provides adequate light and air
6 exposure; and

7 e. Street level uses in the development along the perimeter of the open
8 area promote lively pedestrian activity.

9 G. Through-block pedestrian connections for large lot developments

10 1. A through-block pedestrian connection meeting the standards of subsection
11 23.48.014.F.2 is required in the SM 85-240, SM 160/85-240, and SM 240/125-400 zones for
12 development described as follows:

13 a. Within the block defined as the area enclosed by street rights-of-way,
14 the lot area of the development is a minimum of 60,000 square feet, except that the area of lots
15 separated only by an alley right-of-way may be combined for the purposes of calculating the
16 minimum required lot area;

17 b. The lot area of the development abuts the two north-south avenues for
18 a minimum linear distance of 120 feet along each avenue.

19 2. The required through-block pedestrian connection shall meet the following
20 development standards:

21 a. A continuous pedestrian passageway shall extend across the
22 development lot to both abutting avenues. The alignment of the pedestrian connection and the
23 point at which it intersects each avenue shall be no closer than 100 feet to an east-west street
24 abutting the block, and the connection at the avenues shall be accessible at grade level from the
25 sidewalk.



1 b. The required pedestrian connection shall have an average width of 25
2 feet and a minimum width of 15 feet. Any segment of the pedestrian passage that is covered
3 from side to side shall have a minimum width of 20 feet.

4 c. The pedestrian passage shall be open to the sky, except that up to 35
5 percent of the length of the passageway may be covered and enclosed, provided the minimum
6 height of covered portions is 13 feet. Unenclosed area of the pedestrian connection may be
7 counted as required open space; and

8 d. If the pedestrian passage crosses an alley, the alley right-of-way shall
9 be improved to ensure pedestrian safety and to reinforce the relationship between portions of the
10 passageway on either side of the alley.

11 3. The Director may allow departures from the standards for through-block
12 pedestrian connections as a Type I decision, if the applicant demonstrates that alternative
13 treatments will better serve the development by enhancing pedestrian comfort and promoting
14 greater use of the connection.

15 4. For development providing a through-block pedestrian connection on blocks
16 with an alley, the allowed FAR from any lot included in the development may be transferred to
17 any other lot of the development across the alley.

18 Section 19. Section 23.48.016 of the Seattle Municipal Code, which section was last
19 amended by Ordinance 123649, is hereby repealed.

20 ~~((23.48.016 Standards applicable to specific areas~~

21 ~~A. Seattle Mixed/Residential (SM/R).~~

22 ~~1. Height Limit.~~

23 ~~a. New single purpose nonresidential structures shall have a height limit~~
24 ~~of fifty five (55) feet.~~

25 ~~b. Single purpose residential structures and mixed use structures with~~



1 ~~sixty (60) percent or more of the structure's gross floor area in residential use are permitted to a~~
2 ~~height of seventy-five (75) feet.~~

3 ~~2. Scale of Development.~~

4 ~~a. Single purpose, nonresidential development, except hotels with one~~
5 ~~hundred (100) rooms/suites or fewer, is limited to a lot area of twenty-one thousand six~~
6 ~~hundred (21,600) square feet or less.~~

7 ~~b. Development on lots with areas greater than twenty-one thousand six~~
8 ~~hundred (21,600) square feet must include residential use in an amount of gross floor area equal~~
9 ~~to sixty (60) percent or more of the gross floor area in nonresidential use, except schools,~~
10 ~~elementary and secondary, and hotels with one hundred (100) rooms/suites or fewer.~~

11 ~~c. Two (2) lots of up to twenty-one thousand six hundred (21,600) square~~
12 ~~feet each, separated by an alley and connected above grade by a skybridge or other similar~~
13 ~~means shall be considered two (2) separate lots for the purposes of this subsection A2. Such a~~
14 ~~connection above grade, across the alley may be allowed pursuant to the Council's approval of~~
15 ~~an aerial alley vacation or temporary use permit process.~~

16 ~~d. Single purpose nonresidential structures on adjacent lots not separated~~
17 ~~by an alley, subject to this subsection, may not be internally connected.~~

18 ~~3. Nonresidential uses existing prior to November 6, 1996 and that do not meet~~
19 ~~the requirements of this section shall be allowed to expand by an amount of gross floor area not~~
20 ~~to exceed twenty (20) percent of the existing gross floor area without meeting the requirements~~
21 ~~of this section. This provision may only be used once for an individual use.~~

22 ~~4. Single purpose nonresidential exception. A single purpose, nonresidential~~
23 ~~structure may be permitted where a single purpose residential or mixed use structure would~~
24 ~~otherwise be required, subject to the following:~~

25 ~~a. The proposal is comprised of two (2) or more lots within the same~~
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1 ~~SM/R designated area; and~~

2 ~~b. The amount of gross floor area in residential use in the structures on~~
3 ~~both lots is equal to at least sixty (60) percent of the total gross floor area of the total combined~~
4 ~~development on the lots included in the proposal; and~~

5 ~~c. The nonresidential structure is subject to design review to ensure~~
6 ~~compatibility with the residential character of the surrounding area; and~~

7 ~~d. The proposal meets one or more of the following:~~

8 ~~(1) The project includes the rehabilitation of a landmark~~
9 ~~structure or incorporates structures or elements of structures of architectural or historical~~
10 ~~significance as identified in an adopted neighborhood plan or design guidelines, or~~

11 ~~(2) The project includes general sales and service uses, eating~~
12 ~~and drinking establishments, major durables retail sales uses, entertainment uses, human~~
13 ~~service uses or child care centers at the street level in an amount equal to fifty (50) percent of~~
14 ~~the structure's footprint, or~~

15 ~~(3) The lot accommodating the required residential use~~
16 ~~contributes a minimum of ten (10) percent of all new housing units in the proposal to the~~
17 ~~supply of low income housing for a period of at least twenty (20) years, or a minimum of ten~~
18 ~~(10) percent of all new housing units in the proposal to be provided as townhouses.~~

19 ~~B. Floor Area Ratios. In SM/85 and SM/125 zones, the following floor area ratios~~
20 ~~(FARs) apply:~~

21 ~~1. In SM/85 zones, a FAR of four and one half (4.5) is the maximum chargeable~~
22 ~~floor area permitted.~~

23 ~~2. In SM/125 zones, a FAR of five (5) is the maximum chargeable floor area~~
24 ~~permitted in structures greater than seventy five (75) feet in height.~~

25 ~~3. The following areas are exempt from FAR calculations:~~



- ~~a. All gross floor area below grade;~~
- ~~b. All gross floor area used for accessory parking located above grade.~~
- ~~c. All gross floor area in residential use.~~

~~4. Up to three and one half (3½) percent of the gross floor area of a structure shall not be counted in floor area calculations as an allowance for mechanical equipment. The allowance shall be calculated on the gross floor area after all exempt space permitted under subsection B3 has been deducted.~~

~~5. Within the South Lake Union Urban Center, gross floor area occupied by mechanical equipment, up to a maximum of fifteen (15) percent, is exempt from floor area calculations. The allowance is calculated on the gross floor area of the structure after all exempt space permitted under subsection B3 has been deducted. Subsection B4 does not apply. Mechanical equipment located on the roof of a structure is not calculated as part of the total gross floor area of a structure.~~

~~6. To the extent provided in Section 23.50.053, the transfer of TDR from a lot reduces the limits on chargeable floor area set forth in this Section. On a lot in an SM/125 zone from which TDR is transferred, the FAR limit in this Section, as so reduced, applies regardless of the height of any structure.))~~

~~((C. Seattle Mixed/D/40-85.~~

~~1. Base Height Limit. Structures in the SM/D/40-85 zone are subject to a height limit of 40 feet, except as otherwise provided in this subsection 23.48.016.C.~~

~~2. Additional Height for Certain Structures with Only Residential Uses Above 40 Feet. A structure in the SM/D/40-85 zone that has only residential uses above a height of 40 feet has a maximum height limit of 85 feet if the applicant satisfies the conditions to bonus development under Section 23.48.011.~~

~~3. Building Setbacks on W. Dravus Street. The portion of any structure above 45~~



1 feet in height shall be set back at least 50 feet from W. Dravus Street, except as provided in
2 subsections 23.48.016.C.4 and C.5.

3 ~~4. Projections Allowed in Setback. If a setback is required under subsection~~
4 ~~23.48.016.C.3, the first 4 feet of horizontal projection of decks, balconies with open railings,~~
5 ~~eaves, cornices, and gutters is permitted in the required setback.~~

6 ~~5. Exceptions and Rooftop Features. Height in addition to the limit applicable~~
7 ~~under subsection 23.48.016.C.1 or C.2, and in addition to the limit applicable in a required~~
8 ~~setback area under subsection 23.48.016.C.3, is allowed for pitched roofs and certain rooftop~~
9 ~~features as set forth in subsections 23.48.010.E and 23.48.010.F.)~~

10 Section 20. Section 23.48.017 of the Seattle Municipal Code, which section was enacted
11 by Ordinance 123215, is amended as follows:

12 **23.48.017 Additional height in certain SM-zoned areas in the South Lake Union Urban**
13 **Center**

14 A. Applicability and ~~((G))~~general ~~((P))~~provisions. ~~For ((S))~~structures in the SM 160/85-
15 240 zone designed for research and development laboratory use and administrative office
16 associated with research and development laboratories, structures that do not exceed a height of
17 120 feet are not subject to the floor area limits of subsection 23.48.013.B~~((shall have a maximum~~
18 ~~height of 120 feet))~~, provided the project complies with all the requirements of this Section
19 23.48.017. In order for a structure ~~((buildings located on a block subject to this Section~~
20 ~~23.48.017))~~to qualify for the exemption from the floor area limit~~((height allowed in this~~
21 ~~subsection 23.48.017.A))~~, at least one complete MUP application for a structure on the same
22 block that has been permitted to extend up to a height of 120 feet without floor area limits~~((that~~
23 ~~uses the additional height allowed in this subsection 23.48.017.A))~~ shall be filed within nine
24 months of February 17, 2010~~((the effective date of this ordinance))~~.

25 B. Location. A structure may be exempt from floor area limits of subsection 23.48.013.B



1 ~~((developed above a height of 65 feet as provided for in subsection 23.48.017.A))~~ if ~~((provided~~
2 ~~that))~~ the structure;

- 3 1. is located on a block that~~((:))~~ is designated SM ~~((65))~~160/85-240~~((:))~~;
- 4 2. is bounded by arterial-designated streets on at least two sides~~((:))~~;
- 5 3. is greater than 60,000 square feet in size and does not exceed 100,000 square
6 feet in size~~((:))~~; and
- 7 4. is not bisected by an alley or other public right-of-way.

8 C. Street-level uses. Street-level uses shall be provided as required by subsection
9 23.48.004.D.3. ~~((Structures with a street-facing facade along 8th Avenue or a designated green~~
10 ~~street shall have a minimum of ten percent of that street-facing facade occupied by general sales~~
11 ~~and service uses, eating and drinking establishments, or entertainment uses.~~

12 D. ~~Maximum FAR and number of floors. The maximum FAR permitted is five. The~~
13 ~~maximum number of floors permitted above grade is eight. The following areas are exempt from~~
14 ~~FAR calculations:~~

- 15 1. ~~All gross floor area below grade;~~
- 16 2. ~~Floor areas occupied by mechanical equipment as provided for in subsection~~
17 ~~23.48.016.B.5; and~~
- 18 3. ~~All gross floor area at ground level that is a general sales and service or eating~~
19 ~~and drinking establishment use.~~

20 E))D. LEED ~~((R))~~ requirement. The applicant will strive to achieve a LEED Gold rating
21 or better and at a minimum earn a LEED Silver rating or meet a substantially equivalent
22 standard, and shall demonstrate compliance with that commitment, all in accordance with the
23 provisions of Section 23.~~((49.020))~~48.025.

24 ~~((F. Parking and Access. In addition to the parking and loading access requirements of~~
25 ~~Section 23.48.034, parking for each structure is subject to the following standards:~~



1 ~~1. Parking is not permitted in floors above street level unless the parking is~~
2 ~~separated from the street by other uses.~~

3 ~~2. Due to physical site conditions such as topographic or geologic conditions,~~
4 ~~parking is permitted in floors that are partially below street level and partially above street level~~
5 ~~without being separated from the street by other uses, if:~~

6 ~~a. The street front portion of the parking (excluding garage and loading~~
7 ~~doors and permitted access to parking) that is at or above street level is screened from view at the~~
8 ~~street level; and~~

9 ~~b. The street-facing facade is enhanced by architectural detailing, artwork,~~
10 ~~landscaping, or similar visual interest features.~~

11 ~~G. Screening and Landscaping. Landscaping that achieves a Seattle Green Factor score~~
12 ~~of .30 or greater, pursuant to the procedures in Section 23.86.019, is required.~~

13 ~~H))E. Open ((S))space. A minimum of 20 percent of the lot area shall be useable open~~
14 ~~space. The purpose of the open space shall be to allow for public seating, passive recreation, and~~
15 ~~a mid-block pedestrian connection. For a multi-phase project, the open space requirement and~~
16 ~~the other requirements in this subsection 23.48.017.((H))E shall be calculated and applied to the~~
17 ~~total project. The following standards apply to open space required under this subsection~~
18 ~~23.48.017.((H))E:~~

19 ~~1. The open space shall be open during daylight hours and accessible to the~~
20 ~~general public, without charge, for a minimum of ten hours per day, except that access may be~~
21 ~~temporarily limited as required for public safety, security, scheduled events, or maintenance~~
22 ~~reasons. Members of the public may not be asked to leave for any reason other than conduct that~~
23 ~~unreasonably interferes with the enjoyment of the space by others, unless the space is closed to~~
24 ~~the general public consistent with this subsection 23.48.017.((H))E.1. No parking, storage or~~
25 ~~other use may be established on or above the surface of the open space except as provided in this~~



1 subsection 23.48.017.~~((H))~~E. Use of the open space by motor vehicles is prohibited. The open
2 space shall be clearly identified with signage placed at a visible location at each street entrance
3 providing access to the open space. The signage shall indicate, in letters legible to passersby, the
4 nature of the open space, its availability for general public access, and directional information as
5 needed.

6 2. The open space shall contain at least one contiguous area with a minimum of
7 3,000 square feet and a minimum horizontal dimension of ~~((ten))~~10 feet.

8 3. A minimum of 35 percent of the open space shall be landscaped with grass,
9 ground cover, bushes and/or trees.

10 4. Either permanent or movable seating in an amount equivalent to one lineal foot
11 for every 200 square feet of open space shall be available during hours of public access.

12 5. The open space shall be located and configured to provide easy access from
13 streets or other abutting public spaces and convenient pedestrian circulation through the open
14 space. The open space shall have a minimum frontage of 30 feet at grade abutting a sidewalk,
15 and be visible from sidewalks on at least one street.

16 6. The open space shall be provided at ground level, except that some separation
17 of multiple levels may be allowed, provided they are physically and visually connected.

18 7. Up to 20 percent of the open space may be covered by features accessory to
19 public use of the open space, including: permanent, freestanding structures, such as retail kiosks,
20 pavilions, or pedestrian shelters; structural overhangs; overhead arcades or other forms of
21 overhead weather protection; and any other features approved by the Director that contribute to
22 pedestrian comfort and active use of the space. The following features within the open space area
23 may count as open space: areas for temporary kiosks and pavilions, public art, water features,
24 permanent seating that is not reserved for any commercial use, exterior stairs and mechanical
25 assists that provide access to the open space and are available for public use, and any similar
26



1 features approved by the Director. Seating or tables, or both, may be provided and reserved for
2 customers of restaurants or other uses abutting the open space, however, the area reserved for
3 customer seating shall not exceed 15 percent of the open space area or 500 square feet,
4 whichever is less.

5 8. Public art shall be included in the public open space. The artwork may include
6 but need not be limited to water features, or two or three-dimensional works in all media. The
7 artwork shall be clearly visible to people using the open space, and, wherever possible, should be
8 visible from the abutting streets. The property owner is responsible for maintaining all art
9 features for the life of the buildings on the lot.

10 ((F))F. Transportation Management Program. The Master Use Permit application shall
11 include a Transportation Management Program (TMP) consistent with requirements for TMPs in
12 the applicable Director's Rule. The TMP shall be approved by the Director only if, after
13 consulting with the Director of ~~((the Seattle Department of))~~Transportation, the Director
14 determines that no more than 40 percent of trips to and from the project will be made using
15 single-occupant vehicles (SOVs).

16 1. For purposes of measuring attainment of SOV goals contained in the TMP, the
17 number of SOV trips shall be calculated for the p.m. hour in which an applicant expects the
18 largest number of vehicle trips to be made by employees at the site (the p.m. peak hour of the
19 generator).

20 2. Compliance with this Section 23.48.017 does not affect the responsibility of
21 any employer to comply with Seattle's Commute Trip Reduction (CTR) Ordinance.

22 ((G))G. Energy Management Plan. The Master Use Permit application shall include an
23 energy management plan, approved by the Superintendent of Seattle City Light, containing
24 specific energy conservation or alternative energy generation methods or on-site electrical
25 systems that together can ensure that the existing electrical system can accommodate the
26



1 projected loads from the project. The Director, after consulting with the Superintendent of
2 Seattle City Light, may condition the approval of the Master Use Permit on the implementation
3 of the energy management plan.

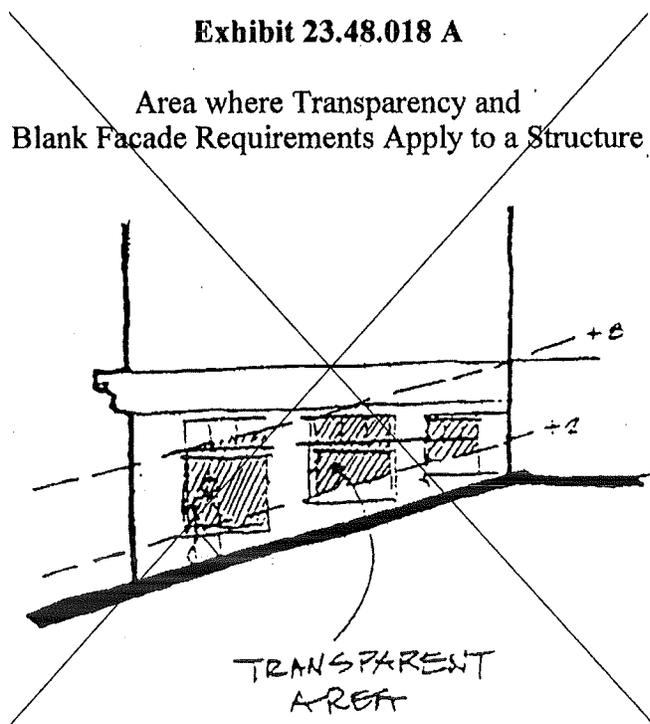
4 ~~((Editor's note — Ord. 123215, § 3, reads as follows:~~

5 ~~Section 23.48.017, which section is added by this Council Bill 116665, expires on~~
6 ~~December 31, 2018. The Council's intent is that the South Lake Union neighborhood plan~~
7 ~~implementation process that is currently underway may result in Land Use Code and/or Land~~
8 ~~Use Map amendments. Future development in the neighborhood would be guided by any new~~
9 ~~amendments.))~~

10 Section 21. Section 23.48.018 of the Seattle Municipal Code, which section was last
11 amended by Ordinance 121782, is hereby repealed.

12 ~~((23.48.018 Transparency and blank facade requirements.~~

13 ~~Facade transparency and blank facade requirements shall apply to the area of the facade~~
14 ~~between two (2) feet and eight (8) feet above the sidewalk (Exhibit 23.48.018 A).~~



1 ~~A. Facade Transparency Requirements. Transparency requirements apply to all street~~
2 ~~level facades, except that transparency requirements do not apply to portions of structures in~~
3 ~~residential use.~~

4 ~~1. Transparency shall be required as follows:~~

5 ~~a. Class 1 and 2 Pedestrian Streets, shown on Map B, located at the end of~~
6 ~~this Chapter: A minimum of sixty (60) percent of the width of the street level facade must be~~
7 ~~transparent.~~

8 ~~b. All other streets: A minimum of thirty (30) percent of the width of the~~
9 ~~street level facade must be transparent.~~

10 ~~c. When the slope of the street frontage of the facade exceeds seven and~~
11 ~~one-half (7½) percent, the required amount of transparency shall be reduced to forty five (45)~~
12 ~~percent of the width of the street level facade on Class 1 and 2 Pedestrian Streets, and twenty-~~
13 ~~two (22) percent of the width of the street level facade on all other streets.~~

14 ~~2. Only clear or lightly tinted glass in windows, doors, and display windows shall~~
15 ~~be considered transparent. Transparent areas shall allow views into the structure or into display~~
16 ~~windows from the outside.~~

17 ~~B. Blank Facade Limits.~~

18 ~~1. Any portion of the facade which is not transparent shall be considered to be a~~
19 ~~blank facade.~~

20 ~~2. Blank Facade Limits for Class 1 and 2 Pedestrian Streets.~~

21 ~~a. Blank facades shall be limited to segments fifteen (15) feet wide,~~
22 ~~except for garage doors which may be wider than fifteen (15) feet. Blank facade width may be~~
23 ~~increased to thirty (30) feet if the Director determines that the facade is enhanced by architectural~~
24 ~~detailing, artwork, landscaping, or other similar features that have visual interest. The width of~~
25 ~~garage doors shall be limited to the width of the driveway plus five (5) feet.~~



1 b. ~~Any blank segments of the facade shall be separated by transparent~~
2 ~~areas at least two (2) feet wide.~~

3 e. ~~The total of all blank facade segments, including garage doors, shall not~~
4 ~~exceed forty (40) percent of the street facade of the structure on each street frontage; or fifty-five~~
5 ~~(55) percent if the slope of the street frontage of the facade exceeds seven and one-half (7½)~~
6 ~~percent.~~

7 3. ~~Blank Facade Limits for all other streets.~~

8 a. ~~Blank facades shall be limited to segments thirty (30) feet wide, except~~
9 ~~for garage doors which may be wider than thirty (30) feet. Blank facade width may be increased~~
10 ~~to sixty (60) feet if the Director determines that the facade is enhanced by architectural detailing,~~
11 ~~artwork, landscaping, or other similar features that have visual interest. The width of garage~~
12 ~~doors shall be limited to the width of the driveway plus five (5) feet.~~

13 b. ~~Any blank segments of the facade shall be separated by transparent~~
14 ~~areas at least two (2) feet wide.~~

15 e. ~~The total of all blank facade segments, including garage doors, shall not~~
16 ~~exceed seventy (70) percent of the street facade of the structure on each street frontage; or~~
17 ~~seventy-eight (78) percent if the slope of the street frontage of the facade exceeds seven and one-~~
18 ~~half (7½) percent.~~

19 4. ~~Blank facade limits shall not apply to portions of structures in residential use.))~~

20 Section 22. Section 23.48.019 of the Seattle Municipal Code, which section was last
21 amended by Ordinance 122311, is hereby repealed.

22 ~~((23.48.019 Street-level uses.~~

23 ~~One or more of the uses listed in subsection A are required at street level on all lots~~
24 ~~abutting streets designated as Class 1 Pedestrian Streets shown on Map B, located at the end of~~
25 ~~this Chapter. Required street-level uses shall meet the standards of this Section.~~



1 A. ~~The following uses qualify as required street level uses:~~

- 2 1. ~~General sales and service uses;~~
3 2. ~~Eating and drinking establishments;~~
4 3. ~~Entertainment uses;~~
5 4. ~~Public libraries; and~~
6 5. ~~Public parks.~~

7 B. ~~A minimum of seventy five (75) percent of each street frontage at street level where~~
8 ~~street level uses are required must be occupied by uses listed in subsection A. The remaining~~
9 ~~twenty five (25) percent of the street frontage at street level may contain other permitted uses~~
10 ~~and/or pedestrian or vehicular entrances. The frontage of any exterior outdoor common~~
11 ~~recreation area required for residential uses, shall not be counted in street frontage.~~

12 C. ~~The space occupied by required street level uses must have a minimum floor to floor~~
13 ~~height of thirteen (13) feet and extend at least thirty (30) feet in depth at street level from the~~
14 ~~street front facade.~~

15 D. ~~Required street level uses must be located within ten (10) feet of the street property~~
16 ~~line or abut an open space permitted in subsection B.~~

17 E. ~~Pedestrian access to required street level uses shall be provided directly from the~~
18 ~~street or permitted open space. Pedestrian entrances must be located no more than three (3) feet~~
19 ~~above or below sidewalk grade or at the same elevation as the abutting permitted open space.))~~

20 Section 23. Section 23.48.020 of the Seattle Municipal Code, which section was last
21 amended by Ordinance 123495, is amended as follows:

22 **23.48.020 Amenity area**

23 ~~((A. Quantity of amenity area. All new structures containing more than 20 dwelling units~~
24 ~~shall provide amenity area on the lot in an amount equivalent to 5 percent of the total gross floor~~
25 ~~area in residential use.~~



1 B. Standards for amenity area.

2 ~~1. The amenity area shall be available to all residents and may be provided at or~~
3 ~~above ground level.~~

4 ~~2. A maximum of 50 percent of the amenity area may be enclosed. Examples of~~
5 ~~enclosed amenity area include atriums, greenhouses and solariums.~~

6 ~~3. The minimum horizontal dimension for residential amenity area is 15 feet, and~~
7 ~~no required amenity area shall be less than 225 square feet in size.~~

8 ~~[4. Reserved.]~~

9 ~~5. The exterior portion of required amenity area shall be landscaped and shall~~
10 ~~provide solar access and seating according to standards promulgated by the Director.~~

11 ~~6. Parking areas, vehicular access easements, and driveways, do not qualify as~~
12 ~~amenity area, except that a woonerf may provide a maximum of 50 percent of the amenity area if~~
13 ~~the design of the woonerf is approved through a design review process pursuant to Chapter~~
14 ~~23.41))~~

15 A. Amenity area. Amenity area is required for all new development with more than 20
16 dwelling units.

17 B. Quantity of amenity area. An area equivalent to 5 percent of the total gross floor area
18 in residential use shall be provided as amenity area, except that, in no instance shall the amount
19 of required amenity area exceed the area of the lot.

20 C. Standards for amenity area. Required amenity area shall meet the following
21 standards:

22 1. All residents of the project shall have access to the required amenity area,
23 which may be provided at or above ground level.

24 2. A maximum of 50 percent of the required amenity area may be enclosed.

25 3. The minimum horizontal dimension for required amenity areas is 15 feet,



1 except that the minimum horizontal dimension is 10 feet for amenity areas provided as
2 landscaped open space accessible from the street at street-level. The minimum size of a required
3 amenity area is 225 square feet.

4 4. Amenity area that is provided as landscaped, street-level open space that is
5 accessible from the street shall be counted as twice the actual area in determining the amount
6 provided to meet amenity area requirement.

7 5. In mixed use projects, the Director may permit a bonused public open space to
8 satisfy a portion of the required amenity area, provided that the space meets the standards of this
9 Section 23.48.020, and the Director finds that its design, location, access and hours of operation
10 meet the needs of building residents.

11 6. Parking areas, driveways, and pedestrian access, except for pedestrian access
12 meeting the Washington State Rules and Regulations for Barrier Free Design, shall not be
13 counted as amenity area.

14 7. For a development that maintains a designated Seattle Landmark on the lot, the
15 Director may, as Type I decision, waive or modify the amenity area requirement if it is
16 determined that maintaining the Landmark structure significantly limits the ability to
17 accommodate the required amenity area on the site.

18 8. For lots abutting a designated neighborhood green street, up to 50 percent of
19 the amenity area requirement may be met by contributing to the development of the abutting
20 green street. The Director may waive the requirement that the green street abut the lot and allow
21 the improvement to be made to a green street located in the general vicinity of the project if the
22 Director determines that the green street will benefit residents of the project.

23 Section 24. Subchapter II of Chapter 23.48 of the Seattle Municipal Code is amended to
24 add the following new section:



1 **23.48.022 Open space requirement for specified nonresidential uses**

2 A. Open space for office use

3 1. Finding. The City Council finds that:

4 a. With the increase in office development and the Comprehensive Plan's
5 significant employment growth targets for the South Lake Union Urban Center, office workers
6 will increasingly become major users of open space in the area.

7 b. Additional major office projects in South Lake Union will result in
8 increased use of public open space. If additional major office projects in South Lake Union do
9 not provide open space to offset the additional demands on public open space caused by such
10 projects, the result will be overcrowding of public open space, adversely affecting the public
11 health, safety and welfare.

12 c. Recent and projected office development in the South Lake Union
13 Urban Center is generally comparable to office development in the abutting Downtown Urban
14 Center in terms of tenant characteristics, density, and open space need. Therefore, the findings
15 that support the current open space requirement in major Downtown office projects are
16 applicable to conditions in South Lake Union.

17 d. The additional open space needed to accommodate office workers is at
18 least 20 square feet for each 1,000 square feet of office space.

19 e. As in Downtown, smaller office developments in South Lake Union
20 may encounter design problems in incorporating open space, and the sizes of open spaces
21 provided for office projects under 85,000 square feet may make them less attractive and less
22 likely to be used. Therefore, and in order not to discourage small scale office development,
23 projects involving less than 85,000 square feet of new office space should be exempt from any
24 open space requirement.

25 2. Quantity of open space. Open space in the amount of 20 square feet for each
26
27
28



1 1,000 square feet of gross office floor area is required for the following projects:

2 a. The project is on a lot located in an SM zone within the South Lake
3 Union Urban Center that has a height limit for nonresidential uses that exceeds 85 feet; and

4 b. The project includes 85,000 or more square feet of gross office floor
5 area.

6 3. Standards for open space. Open space may be provided on-site or off-site, as
7 follows:

8 a. Private open space. Private open space on site or on an adjacent lot
9 directly accessible from the project site may satisfy the requirement of this Section 23.48.022.
10 Such space is not eligible for bonuses. Private open space shall be open to the sky, landscaped,
11 and provide solar access and seating according to standards promulgated by the Director. Private
12 open space satisfying this requirement shall be accessible to all occupants of the building.

13 b. On-site public open space

14 1) Required open space provided on site under this requirement is
15 eligible for amenity feature bonuses, as allowed for each zone, provided the open space is open
16 to the public without charge and meets the standards of this Chapter 23.48, Section 23.58A.040,
17 and the Downtown Amenity Standards for one or more of the following:

18 a) Neighborhood open space;

19 b) Green street setback on lots abutting designated green
20 streets;

21 c) Hillside assist; or

22 d) Mid-block corridor

23 2) On-site open space satisfying the requirement of subsection
24 23.48.022.C.2.a may achieve a bonus as an amenity feature not to exceed any limits pursuant to
25 Section 23.49.013, subject to the conditions in this Chapter 23.48, which bonus shall be counted
26



1 against, and not increase, the total FAR bonus available from the provision of amenity features.

2 c. Off-site public open space

3 1) Open space satisfying the requirement of this Section 23.48.022
4 may be on a site other than the project site, provided that it is within an SM zone within the
5 South Lake Union Urban Center, within one-quarter mile of the project site, open to the public
6 without charge, and at least 3,000 square feet in contiguous area. The minimum size of off-site
7 open space and maximum distance from the project may be increased or decreased for a project
8 if the Director determines that such adjustments are reasonably necessary to provide for open
9 space that will meet the additional need for open space caused by the project and enhance public
10 access.

11 2) Public open space provided on a site other than the project site
12 may qualify for a development bonus for the project if the open space meets the standards of
13 Section 23.49.013 and is one of the open space features cited in subsection 23.48.022.C.2.a.
14 Bonus ratios for off-site open space are prescribed in Section 23.58A.026. This bonus is counted
15 against, and may not increase, the total amount of bonus development allowed under Sections
16 23.48.009 and 23.48.011.

17 d. Easement for off-site open space. The owner of any lot on which off-
18 site open space is provided to meet the requirements of this Section 23.48.022 shall execute and
19 record an easement in a form acceptable to the Director assuring compliance with the
20 requirements of this Section 23.48.022, including applicable conditions of the Downtown
21 Amenity Standards. The Director is authorized to accept such an easement, provided that the
22 terms do not impose any costs or obligations on the City.

23 4. Payment in lieu. In lieu of providing open space under this requirement, an
24 owner may make a payment to the City if the Director determines that the payment will
25 contribute to the improvement of a designated green street or to other public open space
26



1 improvements abutting the lot or in the vicinity, in an amount sufficient to develop
2 improvements that will meet the additional need for open space caused by the project, and that
3 completion of the improvement within a reasonable time is feasible. Any such payment shall be
4 placed in a dedicated fund or account and used within five years of receipt for the development
5 of such improvements, unless the property owner and the City agree upon a different
6 improvement involving the acquisition or development of public open space that will mitigate
7 the impact of the project. A bonus may be allowed for a payment in lieu of providing the
8 improvement made wholly or in part to satisfy the requirements of this Section 23.48.022,
9 pursuant to Section 23.49.013.

10 5. Limitations. Open space satisfying the requirement of this Section 23.48.022
11 for any project shall not be used to satisfy the open space requirement for any other project, nor
12 shall any bonus be granted to any project for open space meeting the requirement of this Section
13 23.48.022 for any other project. When a transmitting antenna is sited or proposed to be sited on a
14 rooftop where required open space is located, see Section 23.57.013. Open space on the site of
15 any building for which a Master Use Permit decision was issued or a complete building permit
16 application was filed prior to the effective date of this ordinance, that was not required under the
17 Land Use Code in effect when such permit decision was issued or such application filed, but that
18 would have been required for the same building by this Section 23.48.022, shall not be used to
19 satisfy the open space requirement or to gain an FAR bonus for any other project.

20
21 Section 25. Section 23.48.024 of the Seattle Municipal Code, which section was last
22 amended Ordinance 123547, is amended as follows:

23 **23.48.024 Screening and landscaping standards**

24 A. Landscaping requirements

25 1. All landscaping provided to meet the requirements of this Section 23.48.024



1 shall comply with the Director's rules adopted to foster the long-term health, viability, and
2 coverage of plantings. The Director's rules shall address, at a minimum, the type and size of
3 plants, spacing of plants, use of drought-tolerant plants, and access to light and air for plants.
4 these rules.

5 2. Landscaping that achieves a Green Factor score of .30 or greater, pursuant to
6 Section 23.86.019, is required for any lot with:

- 7 a. development containing more than four dwelling units; or
8 b. development, either a new structure or an addition to an existing
9 structure, containing more than 4,000 square feet of nonresidential uses; or
10 c. any parking lot containing more than 20 new parking spaces for
11 automobiles.

12 ~~((A))~~B. ~~((The following types of screening and landscaping apply w))~~Where screening
13 or landscaping is required~~((:))~~ for specific uses in subsection 23.48.024.C, the following types of
14 screening and landscaping shall be provided:

15 1. Three ~~((3))~~foot ~~((H))~~high ~~((S))~~screening on ~~((S))~~street ~~((Property))~~lot
16 ~~((L))~~lines. The required ~~((Three (3) foot high))~~screening may be provided as either:

- 17 a. A fence or wall at least ~~((three (3) feet))~~3~~(())~~ feet in height; or
18 b. A hedge or landscaped berm at least ~~((three (3) feet))~~3~~(())~~ feet in height.

19 2. Landscaping for ~~((S))~~setback ~~((A))~~areas and ~~((B))~~berms. Each setback area or
20 berm required shall be planted with trees, shrubs, and grass or evergreen groundcover. Features
21 such as pedestrian access meeting the Washington State Rules and Regulations for Barrier-Free
22 Design, decorative pavers, sculptures or fountains may cover a maximum of ~~((thirty (30) percent))~~
23 percent of each required landscaped area or berm. Landscaping shall be provided according to
24 standards promulgated by the Director. Landscaping designed to provide treatment for storm
25 water runoff qualifies as required landscaping.



1 ((B))C. Screening for ((S))specific ((U))uses((:))

2 1. Gas stations shall provide ((three-))3((:)) foot high screening along lot lines
3 abutting all streets, except within required sight triangles.

4 2. Surface ((P))parking ((A))areas((:))

5 a. Surface ((P))parking ((A))areas ((A))abutting ((S))streets. Surface
6 parking areas shall provide ((three-))3((:)) foot high screening along the lot lines abutting all
7 streets, except within required sight triangles.

8 b. Surface ((P))parking ((A))areas ((A))abutting ((A))alleys. Surface
9 parking areas shall provide ((three-))3((:)) foot high screening along the lot lines abutting an
10 alley. The Director may reduce or waive the screening requirement for part or all of the lot line
11 abutting the alley when required parking is provided at the rear lot line and the alley is necessary
12 to provide aisle space.

13 3. Parking in ((S))structures. Except where prohibited by subsection 23.48.034.B,
14 ((P))parking located at or above street-level in a garage shall be screened according to the
15 following requirements.

16 a. On Class 1 and 2 Pedestrian Streets, shown on Map ((B))A for
17 23.4814.014, ((located at the end of this Chapter,)) parking is not ((be))permitted at street level
18 unless separated from the street by other uses, provided that garage doors need not be separated.
19 The facade of the separating uses shall be subject to the transparency and blank facade standards
20 in Section 23.48.014.

21 b. On all other streets, parking ((shall be))is permitted at street level when
22 at least ((thirty-))30((:)) percent of the street frontage of the parking area, excluding that portion
23 of the frontage occupied by garage doors, is separated from the street by other uses. The facade
24 of the separating uses shall be subject to the transparency and blank wall standards in Section
25 23.48.014. The remaining parking shall be screened from view at street level and the street
26

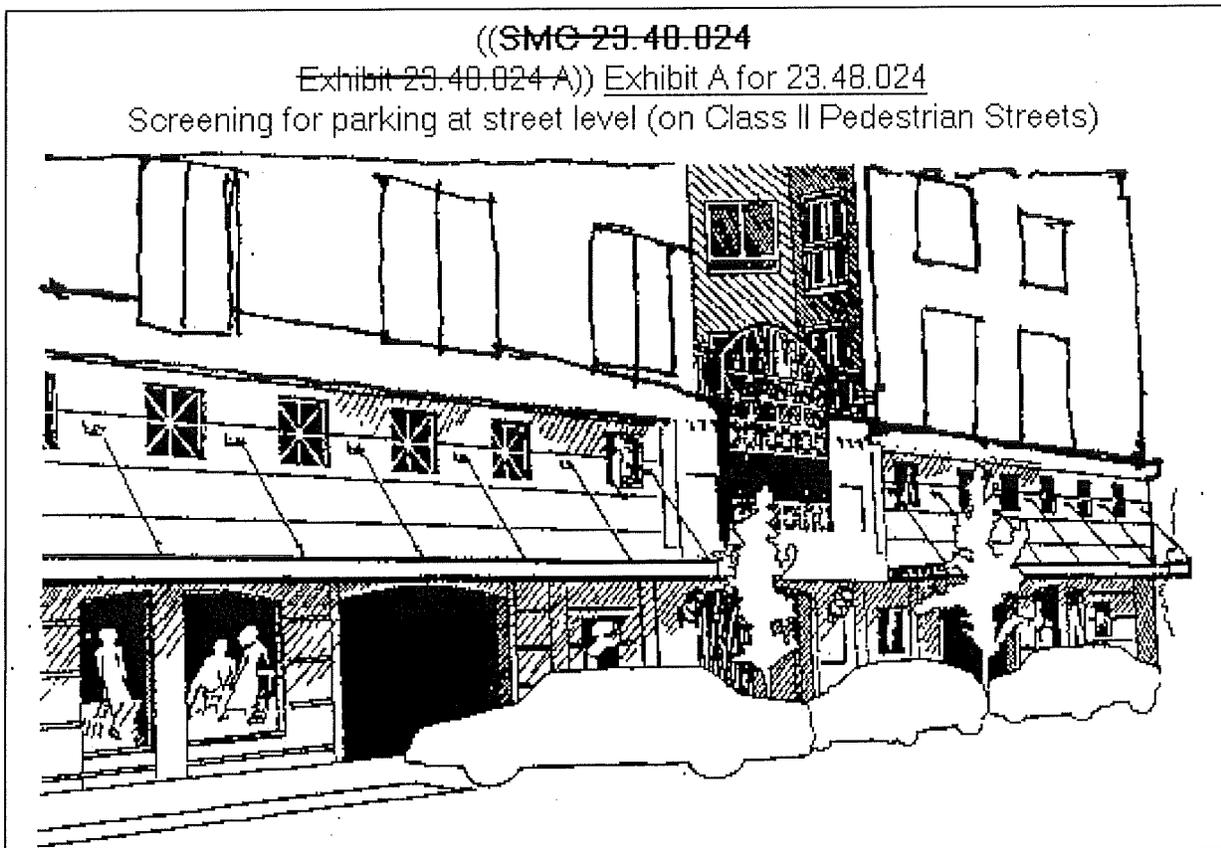


1 facade shall be enhanced by architectural detailing, artwork, landscaping, or similar visual
2 interest features (Exhibit A for 23.48.024)(~~(-A)~~)).

3 c. The perimeter of each floor of parking (~~(garages)~~)above street level
4 shall have an opaque screen at least 3.5(~~(three and one-half (3 1/2))~~) feet high.

5 **Exhibit A for 23.48.024**

6 **Screening for parking at street level (on Class II Pedestrian Streets)**



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22 4. Fences or free-standing walls associated with utility services uses may obstruct
23 or allow views to the interior of a site. Where site dimensions and site conditions allow,
24 applicants are encouraged to provide both a landscaped setback between the fence or wall and
25 the right-of-way, and a fence or wall that provides visual interest facing the street lot line,
26 through the height, design or construction of the fence or wall, including the use of materials,

1 architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features ~~((to~~
2 ~~provide visual interest))~~. Any fence or free-standing wall for a utility service ~~((s))~~ use ~~((must))~~
3 shall provide either:

4 a ~~(())~~. A ~~((5-foot-deep))~~ landscaped area a minimum of 5 feet in depth
5 between the wall or fence and the street lot line; or

6 b ~~(())~~. Architectural detailing, artwork, vegetated trellises, decorative
7 fencing, or similar features to provide visual interest facing the street lot line, as approved by the
8 Director.

9 ~~((C))~~ D. Street ~~((T))~~ trees requirements ~~(())~~

10 1. Street trees shall be provided in all planting strips. Existing street trees may
11 count toward meeting the street tree requirement.

12 2. Exceptions to ~~((S))~~ street ~~((T))~~ tree ~~((R))~~ requirements ~~(())~~

13 a. Street trees ~~((shall))~~ are not ~~((be))~~ required when a change of use is the
14 only permit requested.

15 b. Street trees ~~((shall))~~ are not ~~((be))~~ required for temporary use permits.

16 c. Street trees ~~((shall))~~ are not ~~((be))~~ required ~~((when expanding))~~ if an
17 existing structure is expanded by less than ~~((one thousand-))~~ 1,000 ~~(())~~ square feet. Generally,
18 two ~~((2))~~ street trees shall be required for each additional ~~((one thousand-))~~ 1,000 ~~(())~~ square
19 feet of expansion. Rounding of fractions, per ~~((S))~~ subsection 23.86.002.B, is not ~~((be))~~ permitted.

20 The number of street trees shall be controlled by the Seattle Department of Transportation
21 standard.

22 3. If it is not feasible to plant street trees according to City standards, either a
23 ~~((five-5) foot deep))~~ landscaped setback a minimum of 5 feet deep ~~((shall be))~~ is required along
24 the street ~~((property))~~ lot line, or landscaping other than trees may be located in the planting strip
25 according to Department of ~~((Engineering))~~ Transportation standards. The street trees shall be



1 planted in the landscaped area at least ((two-())2(=)) feet from the street lot line if they cannot be
2 placed in the planting strip.

3 Section 26. Subchapter II of Chapter 23.48 of the Seattle Municipal Code is amended to
4 add the following new section :

5 **23.48.025 Demonstration of LEED Silver rating**

6 A. Applicability. This Section 23.48.025 applies if a commitment to earn a LEED Silver
7 rating or substantially equivalent standard is a condition of a permit. Applicants for all new
8 development, except additions and alterations, gaining extra residential floor area pursuant to
9 Section 23.48.011, or seeking to qualify for the higher FAR limit in the applicable Table A for
10 23.48.009 or Table B for 23.48.009, shall make a commitment that the structure will meet
11 Leadership in Energy and Environmental Design (LEED) Silver rating, except that an applicant
12 who is applying for funding from the Washington State Housing Trust Fund and/or the Seattle
13 Office of Housing to develop new affordable housing, as defined in Section 23.58A.180 may
14 elect to meet green building performance standards by meeting the Washington Evergreen
15 Sustainable Development Standards (ESDS).

16 B. The Director is authorized to determine, as a Type I decision, whether the applicant
17 has demonstrated that a new structure has earned a LEED Silver rating or met a substantially
18 equivalent standard. The Director may establish by rule procedures for determining whether an
19 applicant has demonstrated that a new structure has earned a LEED Silver rating or met any such
20 substantially equivalent standard, provided that no rule shall assign authority for making a final
21 determination to any person other than an officer of the Department of Planning and
22 Development or another City agency with regulatory authority and expertise in green building
23 practices.

24 C. Demonstration of compliance; penalties



1 1. The applicant shall demonstrate to the Director the extent to which the
2 applicant has complied with the commitment to earn a LEED Silver rating no later than 180 days
3 after issuance of final Certificate of Occupancy for the new structure, or such later date as may
4 be allowed by the Director for good cause, by submitting a report analyzing the extent credits
5 were earned toward such rating from the U.S. Green Building Council or another independent
6 entity approved by the Director. Performance is demonstrated through an independent report
7 from a third party, pursuant to subsection 23.90.018.D. For purposes of this Section 23.48.025,
8 if the Director shall have approved a commitment to achieve a substantially equivalent standard,
9 the term "LEED Silver rating" shall mean such other standard.

10 2. Failure to submit a timely report regarding a LEED Silver rating from an
11 approved independent entity by the date required is a violation of the Land Use Code. The
12 penalty for such violation is \$500 per day from the date that the report was due to the date it is
13 submitted, without any requirement of notice to the applicant.

14 3. Failure to demonstrate, through an independent report as provided in this
15 subsection, full compliance with the applicant's commitment to earn a LEED Silver rating, is a
16 violation of the Land Use Code. The penalty for each violation is an amount determined as
17 follows:



1
$$P = [(LSM-CE)/LSM] \times CV \times 0.0075,$$

2 where:

3 P is the penalty;

4 LSM is the minimum number of credits to earn a LEED Silver rating;

5 CE is the number of credits earned as documented by the report; and

6 CV is the Construction Value as set forth on the building permit for the new
7 structure.

8 Example:

9 Construction Value	\$200,000,000.00
10 Minimum LEED Credits for Silver rating	33
11 Credits Earned	32
12 Penalty = $[(33-32)/33] \times 200,000,000 \times .0075 =$	\$45,454.55

13 4. Failure to comply with the applicant's commitment to earn a LEED Silver
14 rating is a violation of the Land Use Code independent of the failure to demonstrate compliance;
15 however, such violation shall not affect the right to occupy any chargeable floor area, and if a
16 penalty is paid in the amount determined under subsection 23.48.025.C.3, no additional penalty
17 shall be imposed for the failure to comply with the commitment.

18 5. If the Director determines that the report submitted provides satisfactory
19 evidence that the applicant's commitment is satisfied, the Director shall issue a certificate to the
20 applicant so stating. If the Director determines that the applicant did not demonstrate compliance
21 with its commitment to earn a LEED Silver rating in accordance with this Section 23.48.025, the
22 Director may give notice of such determination, and of the calculation of the penalty due, to the
23 applicant.

24 6. If, within 90 days, or such longer period as the Director may allow for good
25 cause, after initial notice from the Director of a penalty due under this subsection 23.48.025.C,
26



1 the applicant shall demonstrate, through a supplemental report from the independent entity that
2 provided the initial report, that it has made sufficient alterations or improvements to earn a
3 LEED Silver rating, or to earn more credits toward such a rating, then the penalty owing shall be
4 eliminated or recalculated accordingly. The amount of the penalty as so re-determined shall be
5 final. If the applicant does not submit a supplemental report in accordance with this subsection
6 23.48.025.C by the date required under this subsection 23.48.025.C, then the amount of the
7 penalty as set forth in the Director's original notice shall be final.

8 7. Any owner, other than the applicant, of any lot on which the bonus
9 development was obtained or any part thereof, shall be jointly and severally responsible for
10 compliance and liable for any penalty due under this subsection 23.48.025.C.

11 D. Use of penalties. A subfund shall be established in the City's General Fund to receive
12 revenue from penalties under subsection 23.48.025.C. Revenue from penalties under that
13 subsection 23.48.025.C shall be allocated to activities or incentives to encourage and promote the
14 development of sustainable buildings. The Director shall recommend to the Mayor and City
15 Council how these funds should be allocated.

16 Section 27. Section 23.48.026 of the Seattle Municipal Code, which section was last
17 amended by Ordinance 122311, is amended as follows:

18 **23.48.026 Noise standards((:))**

19 All permitted uses are subject to the noise standards of Section 23.47A.018.

20 Section 28. Section 23.48.028 of the Seattle Municipal Code, which section was last
21 amended by Ordinance 122311, is amended as follows:

22 **23.48.028 Odor standards((:))**

23 All permitted uses are subject to the odor standards of Section 23.47A.020.



1 Section 29. Section 23.48.030 of the Seattle Municipal Code, which section was last
2 amended by Ordinance 122311, is amended as follows:

3 **23.48.030 Light and glare standards((~~7~~))**

4 All permitted uses are subject to the light and glare standards of Section 23.47A.022.

5 Section 30. Section 23.48.032 of the Seattle Municipal Code, which section was last
6 amended by Ordinance 122311, is amended as follows:

7 **23.48.032 Required parking and loading((~~7~~))**

8 A. Off-street parking spaces and bicycle parking are(~~(may be))~~) required according to
9 (~~(the requirements of))~~Section 23.54.015, Required parking.

10 B. Maximum parking limit for nonresidential uses

11 1. Except as provided in subsections 23.48.032.B.2 and 23.48.032.B.3 parking
12 for nonresidential uses is limited to one parking space per every 1,000 square feet of gross floor
13 area in nonresidential use.

14 2. Parking for nonresidential uses in excess of the maximum quantity identified
15 in subsection 23.48.032.B.1 may be permitted as a special exception pursuant to Chapter 23.76.
16 When deciding whether to grant a special exception, the Director shall consider evidence of
17 parking demand and the availability of alternative means of transportation, including but not
18 limited to the following:

19 a. Whether the additional parking will substantially encourage the use of
20 single occupancy vehicles;

21 b. Characteristics of the work force and employee hours, such as multiple
22 shifts that end when transit service is not readily available;

23 c. Proximity of transit lines to the lot and headway times of those lines;

24 d. The need for a motor pool or large number of fleet vehicles at the site;

25 e. Proximity to existing long-term parking opportunities within the area



1 which might eliminate the need for additional parking;

2 f. Whether the additional parking will adversely affect vehicular and
3 pedestrian circulation in the area;

4 g. Potential for shared use of additional parking as residential or short-
5 term parking;

6 h. The need for additional short-term parking to support retail activity in
7 areas where short-term parking and transit service is limited.

8 3. If on or before September 1, 2012, a lot is providing legal off-site parking for
9 another lot, by means such as a recorded parking easement or off-site accessory parking
10 covenant on the subject lot, then the number of such off-site parking spaces is allowed on the off-
11 site lot in addition to one space per 1,000 square feet for nonresidential uses on the subject lot.

12 ((B))C. Loading berths ((~~must~~))shall be provided pursuant to Section 23.54.035, Loading
13 berth requirements and space standards.

14 ((C))D. Where access to a loading berth is from an alley, and truck loading is parallel to
15 the alley, a setback of ((~~twelve~~))12((~~0~~)) feet is required for the loading berth, measured from the
16 centerline of the alley, as shown in Exhibit D for 23.47A.014((~~Exhibit 23.47A.014 D~~)). This
17 setback shall be maintained up to a height of ((~~sixteen~~))16((~~0~~)) feet.

18 Section 31. Section 23.48.034 of the Seattle Municipal Code, which section was last
19 amended by Ordinance 123649, is amended as follows:

20 **23.48.034 Parking and loading location, access and curbcuts**

21 A. Parking accessory to nonresidential uses may be provided on-site and/or within 800
22 feet of the lot to which it is accessory, according to the provisions of Section 23.54.025, Parking
23 covenants.

24 B. Parking location within structures

25 1. Parking at street level



1 a. Except as permitted under subsections 23.48.034.B.1.b and
2 23.48.034.B.1.c, parking is not permitted at street-level unless separated from the street by other
3 uses, provided that garage doors need not be separated.

4 b. Due to physical site conditions such as topographic or geologic
5 conditions, parking is permitted in stories that are partially below street-level and partially above
6 street level without being separated from the street by other uses, if:

7 1) The street front portion of the parking that is at or above street-
8 level does not abut a Class 1 Pedestrian Street requiring street-level uses; and

9 2) The street front portion of the parking that is at or above street-
10 level, excluding garage and loading doors and permitted access to parking, is screened from view
11 at the street-level; and

12 3) The street-facing facade is enhanced by architectural detailing,
13 artwork, landscaping, stoops and porches providing access to residential uses, or similar visual
14 interest features.

15 c. Parking is permitted in a story that is partially above street-level and
16 partially below street-level in a structure permitted in a setback area under the provisions of
17 subsection 23.48.014.B.2.b.

18 2. Parking above the first story of a structure. The following provisions apply to
19 development in the SM 85/65-160, SM 160/85-240, SM/R 85-240, and SM 240/125-400 zones
20 within the South Lake Union Urban Center:

21 a. Except as provided in subsection 23.48.034.B for parking partially
22 above street-level and partially below street-level, parking within structures is permitted above
23 the first story under the following conditions:



1 1) One story of parking is permitted above the first story of a
2 structure for each story of parking provided below grade that is of at least equivalent capacity, up
3 to a maximum of two stories of parking above the first story.

4 2) For parking located on a story above the first story of a
5 structure, a minimum of 30 percent of the length of the parking area measured along each street
6 frontage shall be separated from the street by another use. On lots located at street intersections,
7 the separation of parking area by another use shall be provided at the corner portion(s) of the
8 structure.

9 3) The parking area on a story above the first story of the structure
10 that is not separated from the street by another use shall be screened from the street by an opaque
11 screen that is at least 3.5 feet high

12 b. The Director may permit more than two stories of parking above the
13 first story of the structure, or may permit other exceptions to subsection 23.48.034.B.2, as a Type
14 I decision, if the Director finds that locating parking below grade is infeasible due to physical
15 site conditions such as a high water table or proximity to a tunnel. In such cases, the Director
16 shall determine the maximum feasible amount of parking that can be provided below grade, if
17 any, and the amount of additional parking to be permitted above street level. Site size is not a
18 basis for granting an exception under this subsection 23.48.034.B.2.b.

19 ((B))C. Accessory surface parking is permitted under the following conditions:

20 1. All accessory surface parking shall be located at the rear or to the side of the
21 principal structure.

22 2. The amount of lot area allocated to accessory surface parking shall be limited
23 to 30 percent of the total lot area.

24 3. In the SM 85/65-160, SM 160/65-240, SM 160/85-240, SM/R 85-240, and SM
25 240/125-400 zones in the South Lake Union Urban Center, accessory surface parking is



1 prohibited unless separated from all street lot lines by another use within a structure.

2 ((C))D. Parking and Loading Access. ((When))If a lot abuts more than one right-of-way,
3 the location of access for parking and loading shall be determined by the Director, depending on
4 the classification of rights-of-way, as shown on Map ((B))A for 23.48.014, ((located at the end of
5 this Chapter,))according to the following:

6 1. Access to parking and loading shall be from the alley when the lot abuts an
7 alley improved to the standards of ((S))subsection 23.53.030.C and use of the alley for parking
8 and loading access would not create a significant safety hazard as determined by the Director.

9 ((2. If the lot fronts on an alley and an east/west-oriented street, parking and
10 loading access may be from the east/west oriented street if the alley is not improved to the
11 standards of Section 23.53.030.C or use of the alley for parking and loading access would create
12 a significant safety hazard as determined by the Director.))

13 ((3))2. If the lot does not abut an improved alley, or use of the alley for parking
14 and loading access would create a significant safety hazard as determined by the Director,
15 parking and loading access may be permitted from the street. If the lot abuts more than one
16 street, the location of access is determined by the Director, as a Type I decision, after consulting
17 with the Director of Transportation. Unless the Director otherwise determines under subsection
18 23.48.034.D.3.c, access is allowed only from a right-of-way in the category, determined by the
19 classifications shown on Map A for 23.48.014, that is most preferred among the categories of
20 rights-of-way abutting the lot, according to the ranking set forth below, from most to least
21 preferred (a portion of a street that is included in more than one category is considered as
22 belonging only to the least preferred of the categories in which it is included).

- 23 a. An undesignated street;
24 b. Class 2 Pedestrian Street;
25 c. Class 1 Pedestrian Street;
26



1 d. Designated neighborhood green street.

2 3. The Director may allow or require access from a right-of-way other than one
3 indicated by subsection 23.48.034.D.1 or subsection 23.48.034.D.2 if, after consulting with the
4 Director of Transportation on whether and to what extent alternative locations of access would
5 enhance pedestrian safety and comfort, facilitate transit operations, facilitate the movement of
6 vehicles, minimize the on-street queuing of vehicles, enhance vehicular safety, or minimize
7 hazards, the Director finds that an exception to the access requirement is warranted. Curb cut
8 controls on designated green streets shall be evaluated on a case-by-case basis, but generally
9 access from green streets is not allowed if access from any other right-of-way is possible.

10 E. Curb cut width and number

11 1. ~~((Such))~~Permitted access shall be limited to one two-way curbcut. In the event
12 the site is too small to permit one two-way curbcut, two one-way curbcuts shall be permitted.

13 ~~((4. The Director shall also determine whether the location of the parking and~~
14 ~~loading access will expedite the movement of vehicles, facilitate a smooth flow of traffic, avoid~~
15 ~~the on-street queuing of vehicles, enhance vehicular safety and pedestrian comfort, and will not~~
16 ~~create a hazard.))~~

17 ~~((5))~~2. Curbcut width and number of curbcuts shall satisfy the provisions of
18 Section 23.54.030~~((, Parking space standards))~~, except as modified in this ~~((s))~~Section 23.48.034.

19 Section 32. Section 23.48.035 of the Seattle Municipal Code, which section was enacted
20 by Ordinance 119238, is amended as follows:

21 **23.48.035 Assisted living facilities**~~((use and development standards.))~~

22 A. In addition to the requirements of subsection 23.48.035.B, a~~((A))~~ssisted living
23 facilities ~~((shall be))~~are subject to the development standards of the zone ~~((in which))~~where they
24 are located, except that density limits and amenity area requirements do not apply to assisted
25 living facilities.~~((as provided below:~~



1 ~~1. Density. Density limits do not apply to assisted living facilities; and~~

2 ~~2. Open Space. Open space requirements do not apply to assisted living~~
3 ~~facilities.))~~

4 B. Other ~~((R))~~requirements~~((r))~~

5 1. Minimum ~~((U))~~unit ~~((S))~~size. Assisted living units shall be designed to meet
6 the minimum square footage required by WAC 388-110-140.

7 2. Facility ~~((K))~~kitchen. ~~((There shall be provided a))~~An on-site kitchen that
8 serves ~~((on-site which services))~~the entire assisted living facility is required.

9 3. Communal ~~((A))~~area. Communal areas that are either interior or exterior
10 spaces, such as ~~((e.g.,))~~solariums, decks and porches, recreation rooms, dining rooms, living
11 rooms, foyers and lobbies, ~~((that are provided with comfortable seating,))~~ and gardens or other
12 outdoor landscaped areas ~~((that are accessible to wheelchairs and walkers))~~ with sufficient
13 accommodations for socialization and meeting with friends and family))shall be provided as
14 follows:

15 a. The total amount of communal area shall equal at least ~~((, at a~~
16 ~~minimum, equal twenty (2) 10((r))~~ percent of the total floor area in assisted living units. In
17 calculating the total floor area in assisted living units, all of the area of each ~~((of the individual))~~
18 unit(s), excluding the bathroom, shall be counted, including counters, closets and built-ins ~~((, but~~
19 ~~excluding the bathroom))~~;

20 b. ~~((No s))~~Service areas, including, but not limited to, the facility kitchen,
21 laundry, hallways and corridors, supply closets, operations and maintenance areas, staff areas
22 and offices, and rooms used only for counseling or medical services, shall not be counted as
23 ~~((toward the))~~required communal area ~~((requirement))~~; and

24 c. A minimum of ~~((four hundred (r))400((r))~~ square feet of the required
25 communal area shall be provided as an outdoor ~~((s,))~~ area with ~~((no))~~ a minimum dimension ~~((less~~



1 than) of ~~((ten-))~~10(~~(t))~~ feet. ~~((A departure from the required amount and/or dimension of~~
2 ~~outdoor communal space may be permitted as part of the design review process, pursuant to~~
3 ~~Section 23.41.012 A.))~~ Outdoor areas provided as required communal area shall be accessible to
4 people with disabilities.

5 d. Adequate seating for residents and guests shall be provided for required
6 communal areas.

7 Section 33. Section 23.48.036 of the Seattle Municipal Code, which section was last
8 amended by Ordinance 123668, is amended as follows:

9 **23.48.036 Pet ~~((D))~~daycare ~~((C))~~centers**

10 In addition to the development standards of the zone, pet daycare centers are subject to
11 the following requirements:

12 A. Pet daycare centers that were established of record before July 31, 2006, may
13 continue notwithstanding nonconformity with development standards, provided the provisions of
14 this Section 23.48.036 are met.

15 B. The pet daycare center ~~((must))~~ shall be permitted by the Public Health—Seattle and
16 King County, as required by ~~((SMC))~~ Section 10.72.020.

17 C. Facilities for the boarding of animals may occupy no more than 30 percent of the
18 gross floor area of the pet daycare center.

19 D. Required loading pursuant to Section 23.54.015 may be provided in a public right-of-
20 way if the applicant can demonstrate to the Director, in consultation with the Director of
21 Transportation, that pedestrian circulation or vehicle traffic will not be significantly impacted.

22 E. Applicants ~~((must))~~ shall submit at the time of permit application, written operating
23 procedures, such as those recommended by the American Boarding and Kennel Association
24 (ABKA) or the American Kennel Club (AKC). Such procedures shall be followed for the life of
25 the business and shall prevent animal behavior that impacts surrounding uses, including
26



1 excessive barking.

2 F. Violations of this Section 23.48.036((-))

3 1. The exemption in subsection 25.08.500.A of the Noise Control Ordinance to
4 uses permitted under Chapter 10.72, provisions for pet kennels and similar uses, does not apply
5 to pet daycare centers.

6 2. When a notice of violation is issued for animal noise, the Director may require
7 the pet daycare center to submit a report from an acoustical consultant that describes potential
8 measures to be taken by the pet daycare center to prevent or mitigate noise impacts. The Director
9 may require measures, including but not limited to: development or modification of operating
10 procedures; cessation of the use of outdoor area(s); closure of windows and doors; reduction in
11 hours of operation; and use of sound attenuating construction or building materials such as
12 insulation and noise baffles. The Director may order the pet daycare center to be closed on a
13 temporary or permanent basis.

14 Section 34. Section 23.48.038 of the Seattle Municipal Code, which section was
15 last amended by Ordinance 120293, is amended as follows:

16 **23.48.038 Relocating landmark structures**((-))

17 When an historic landmark structure is relocated, any nonconformities with respect to
18 development standards shall transfer with the relocated structure.

19 Section 35. Section 23.49.008 of the Seattle Municipal Code, which section was last
20 amended by Ordinance 123649, is amended as follows:

21 **23.49.008 Structure height**

22 The following provisions regulating structure height apply to all property in Downtown
23 zones except the DH1 zone. Structure height for PSM, IDM₁, and IDR zones is regulated by this
24 Section 23.49.008, and by Sections 23.49.178, 23.49.208, and 23.49.236.

25 A. Base and ~~((M))~~maximum ~~((H))~~height ~~((L))~~limits((-))



1 1. Except as otherwise provided in this Section 23.49.008, maximum structure
2 heights for Downtown zones are as designated on the Official Land Use Map.

3
4 In certain zones, as specified in this ((s))Section 23.49.008, the maximum structure height may
5 be allowed only for particular uses or only on specified conditions, or both. Where height limits
6 are specified for portions of a structure that contain specified types of uses, the applicable height
7 limit for the structure is the highest applicable height limit for the types of uses in the structure,
8 unless otherwise specified.

9 2. Except in the PMM zone, the base height limit for a structure is the lowest of
10 the maximum structure height or the lowest other height limit, if any, that applies pursuant to this
11 Title 23 based upon the uses in the structure, before giving effect to any bonus for which the
12 structure qualifies under this ((e))Chapter 23.49 and to any special exceptions or departures
13 authorized under this ((e))Chapter 23.49. In the PMM zone the base height limit is the maximum
14 height permitted pursuant to urban renewal covenants.

15 3. In zones listed below in this subsection 23.49.008.A.3, the applicable height
16 limit for portions of a structure that contain nonresidential and live-work uses is shown as the
17 first figure after the zone designation (except that there is no such limit in DOC1), and the base
18 height limit for portions of a structure in residential use is shown as the first figure following the
19 "/". The third figure shown is the maximum residential height limit. Except as stated in
20 subsection 23.49.008.D, the base residential height limit is the applicable height limit for
21 portions of a structure in use if the structure does not use the bonus available under Section
22 23.49.015, and the maximum residential height limit is the height limit for portions of a structure
23 in residential use if the structure uses the bonus available under Section 23.49.015:

24 DOC1 Unlimited/450 unlimited

25 DOC2 500/300-500



1 DMC 340/290-400

2 DMC 240/290-400.

3 4. A structure in a DMC 340/290-400 zone on a lot comprising a full block that
4 abuts a DOC1 zone along at least one street frontage may gain additional structure height of 30
5 percent above the maximum residential height limit if the structure uses the bonus available
6 under Section 23.49.015, or 35 percent above 340 feet if that bonus is not used, in either case on
7 the following conditions:

8 a. Only one tower is permitted on the lot;

9 b. Any additional floor area above the maximum height limit for
10 nonresidential or live-work use, as increased under this subsection 23.49.008.A.4, is occupied by
11 residential use;

12 c. The average residential gross floor area and maximum residential floor
13 area of any story in the portion of the tower permitted above the base residential height limit do
14 not exceed the limits prescribed in subsection 23.49.058.D.1;

15 d. Any residential floor area allowed above the base residential height
16 limit under this provision is gained through voluntary agreements to provide low-income or
17 moderate-income housing according to Section 23.49.015;

18 e. At least 35 percent of the lot area, or a minimum of 25,000 square feet,
19 whichever is greater, is in open space use substantially at street level meeting the following
20 standards, and subject to the following allowances for coverage:

21 1) The location and configuration of the space shall enhance solar
22 exposure, allow easy access to entrances to the tower serving all tenants and occupants from
23 streets abutting the open space, and allow convenient pedestrian circulation through all portions
24 of the open space. The open space shall be entirely contiguous and physically accessible. To
25 offset the impact of the taller structure allowed, the open space (~~must~~)shall have frontage at
26



1 grade abutting sidewalks, and be visible from sidewalks, on at least two streets. The elevation of
2 the space may vary, especially on sloping lots where terracing the space facilitates connections to
3 abutting streets, provided that grade changes are gradual and do not significantly disrupt the
4 continuity of the space, and no part of the open space is significantly above the grade of the
5 nearest abutting street. The Director may allow greater grade changes, as necessary, to facilitate
6 access to transit tunnel stations.

7 2) Up to 20 percent of the area used to satisfy the open space
8 condition to allowing additional height may be covered by the following features: permanent,
9 freestanding structures, such as retail kiosks, pavilions, or pedestrian shelters; structural
10 overhangs; overhead arcades or other forms of overhead weather protection; and any other
11 features approved by the Director that contribute to pedestrian comfort and active use of the
12 space. The following features within the open space area may count as open space and are not
13 subject to the percentage coverage limit: temporary kiosks and pavilions, public art, permanent
14 seating that is not reserved for any commercial use, exterior stairs and mechanical assists that
15 provide access to public areas and are available for public use, and any similar features approved
16 by the Director.

17 f. Open space used to satisfy the condition to allowing additional height in
18 this ((s))Section 23.49.008 is not eligible for a bonus under Section 23.49.013.

19 g. Open space used to satisfy the condition to allowing additional height
20 in this ((s))Section 23.49.008 may qualify as common recreation area to the extent permitted by
21 subsection 23.49.011.B and may be used to satisfy open space requirements in subsection
22 23.49.016.C.1 if it satisfies the standards of that subsection 23.49.016.C.1.

23 h. No increase in height shall be granted to any proposed development
24 that would result in significant alteration to any designated feature of a landmark structure,
25 unless a certificate of approval for the alteration is granted by the Landmarks Preservation
26



1 Board.

2 5. In a DRC zone, the base height limit is 85 feet, except that, subject to the
3 conditions in subsection 23.49.008.A.6:

4 a. The base height limit is 150 feet if any of the following conditions is
5 satisfied:

6 1) all portions of a structure above 85 feet contain only residential
7 use; or

8 2) at least 25 percent of the gross floor area of all structures on a
9 lot is in residential use; or

10 3) a minimum of 1.5 FAR of retail sales and service or
11 entertainment uses, or any combination thereof, is provided on the lot.

12 b. For residential floor area created by infill of a light well on a Landmark
13 structure, the base height limit is the lesser of 150 feet or the highest level at which the light well
14 is enclosed by the full length of walls of the structure on at least three sides. For the purpose of
15 this subsection 23.49.008.A.5.b a light well is defined as an inward modulation on a non-street
16 facing facade that is enclosed on at least three sides by walls of the same structure, and infill is
17 defined as an addition to that structure within the light well.

18 6. Restrictions on ~~((D))~~demolition and ~~((A))~~alteration of ~~((E))~~existing
19 ~~((S))~~structures.

20 a. Any structure in a DRC zone that would exceed the 85 foot base height
21 limit shall incorporate the existing exterior street front facade(s) of each of the structures listed
22 below, if any, located on the lot of that project. The City Council finds that these structures are
23 significant to the architecture, history and character of downtown. The Director may permit
24 changes to the exterior facade(s) to the extent that significant features are preserved and the
25 visual integrity of the design is maintained. The degree of exterior preservation required will
26



1 vary, depending upon the nature of the project and the characteristics of the affected structure(s).

2 b. The Director shall evaluate whether the manner in which the facade is
 3 proposed to be preserved meets the intent to preserve the architecture, character and history of
 4 the Retail Core. If a structure on the lot is a Landmark structure, approval by the Landmarks
 5 Preservation Board for any proposed modifications to controlled features is required prior to a
 6 decision by the Director to allow or condition additional height for the project. The Landmarks
 7 Preservation Board's decision shall be incorporated into the Director's decision. Inclusion of a
 8 structure on the list below is solely for the purpose of conditioning additional height under this
 9 subsection 23.49.008A.6.b, and shall not be interpreted in any way to prejudice the structure's
 10 merit as a Landmark:

11	Sixth and Pine Building	523 Pine Street
12	Decatur	1513((-)6th Avenue
13	Coliseum Theater	5th and Pike
14	Seaboard Building	1506 Westlake Avenue
15	Fourth and Pike Building	1424((-)4th Avenue
16	Pacific First Federal Savings	1400((-)4th Avenue
17	Joshua Green Building	1425((-)4th Avenue
18	Equitable Building	1415((-)4th Avenue
19	Mann Building	1411((-)3rd Avenue
20	Olympic Savings Tower	217 Pine Street
21	Fischer Studio Building	1519((-)3rd Avenue
22	Bon Marche (Macy's)	3rd and Pine
23	Melbourne House	1511((-)3rd Avenue
24	Former Woolworth's Building	1512((-)3rd Avenue

25 c. The restrictions in this subsection 23.49.008.A.6 are in addition to, and
 26



1 not in substitution for, the requirements of the Landmarks Ordinance, Chapter 25.12.

2 7. The applicable height limit for a structure is the base height limit plus any
3 height allowed as a bonus under this ~~((e))~~Chapter 23.49 and any additional height allowed by
4 special exception or departure, or by subsection 23.49.008.A.4. The height of a structure shall
5 not exceed the applicable height limit, except as provided in subsections 23.49.008.B,
6 23.49.008.C, and 23.49.008.D.

7 8. The height of rooftop features, as provided in subsection 23.49.008.D, is
8 allowed to exceed the applicable height limit.

9 9. On lots in the DMC 85/65-150 zone:

10 a. A height limit of 85 feet applies to the portions of a structure that
11 contain nonresidential or live-work uses.

12 b. A base height limit of 65 feet applies to the portions of a structure that
13 contain residential uses.

14 c. The applicable height limit for portions of a structure that contain
15 residential uses is 85 feet if the applicant qualifies for extra floor area on the lot under Section
16 23.49.023 and Chapter 23.58A, the structure has no nonresidential or live-work use above 85
17 feet, and the structure does not qualify for a higher limit for residential uses under subsection
18 23.49.008.A.9.d.

19 d. The applicable height limit is 150 feet if the applicant qualifies for
20 extra floor area on the lot under Section 23.49.023 and Chapter 23.58A; the structure has no
21 nonresidential or live-work use above 85 feet; the lot is at least 40,000 square feet in size and
22 includes all or part of a mid-block corridor that satisfies the conditions of ~~((subs))~~Section
23 23.58A.~~((016.C.4.d))~~040, except to the extent any waiver of such conditions is granted by the
24 Director; and the standards of Section 23.49.060 are satisfied.

25 B. Structures located in DMC 240/290-400 or DMC 340/290-400 zones may exceed the
26
27
28



1 maximum height limit for residential use, or if applicable the maximum height limit for
2 residential use as increased under subsection 23.49.008.A.4, by ~~((ten))~~10 percent of that limit, as
3 so increased if applicable, if:

4 1. the facades of the portion of the structure above the limit do not enclose an
5 area greater than 9,000 square feet, and

6 2. the enclosed space is occupied only by those uses or features otherwise
7 permitted in this Section 23.49.008 as an exception above the height limit. The exception in this
8 subsection 23.49.008.B shall not be combined with any other height exception for screening or
9 rooftop features to gain additional height.

10 C. Height in Downtown Mixed Residential (DMR) zones is regulated as follows:

11 1. A structure that contains only nonresidential or live-work uses may not exceed
12 the lowest height limit established on the Official Land Use Map, except for rooftop features
13 permitted by subsection 23.49.008.D.

14 2. In DMR zones for which only two height limits are established, only those
15 portions of structures that contain only residential uses may exceed the lower height limit, and
16 they may extend to the higher height limit established on the Official Land Use Map.

17 3. On lots in the DMR/C 65/65-150 zone, the base height limit is 65 feet, and it is
18 the applicable height limit for all structures, except that:

19 a. The applicable height limit is 85 feet if the applicant qualifies for extra
20 floor area under Section 23.49.023 and Chapter 23.58A, the structure has no nonresidential or
21 live-work use above 65 feet, and the structure does not qualify for a higher height limit under this
22 subsection 23.49.008.C.3.

23 b. The applicable height limit is 150 feet if the applicant qualifies for
24 extra floor area under Section 23.49.023 and Chapter 23.58A; the structure has no nonresidential
25 or live-work use above 65 feet; the lot includes all or part of a mid-block corridor that satisfies
26



1 the conditions of ~~((subs))~~Section 23.58A.~~((016.C.4.d))~~040, except to the extent any waiver of
2 such conditions is granted by the Director; and the standards of subsection 23.49.156.B and
3 Section 23.49.163 are satisfied.

4 4. On lots in the DMR/C 65/65-85 zone, the base height limit is 65 feet, and it is
5 the applicable height limit for all structures, except that the applicable height limit is 85 feet if
6 the applicant qualifies for extra floor area under Section 23.49.023 and Chapter 23.58A and the
7 structure has no nonresidential or live-work use above 65 feet.

8 ***

9 Section 36. Section 23.49.010 of the Seattle Municipal Code, which section was last
10 amended by Ordinance 122054, is amended as follows:

11 **23.49.010 General requirements for residential uses**~~((:))~~

12 * * *

13 C. Assisted ~~((L))~~living ~~((F))~~facilities~~((Use and Development Standards:))~~

14 1. In addition to the requirements of subsection 23.49.010.B, a~~((A))~~ssisted living
15 facilities are~~((shall be))~~ subject to the development standards of the zone where~~((in which))~~ they
16 are located, except that~~((as provided below:~~

17 a. ~~Density. Density limits do not apply to assisted living facilities; and~~

18 b. ~~Open Space and Common Recreation Area. Open space and))~~ common
19 recreation area requirements do not apply to assisted living facilities.

20 2. Other ~~((R))~~requirements~~((:))~~

21 a. Minimum ~~((U))~~unit ~~((S))~~size. Assisted living units shall be designed to
22 meet the minimum square footage required by WAC 388-110-140.

23 b. Facility ~~((K))~~kitchen. ~~((There shall be provided a))~~An on-site kitchen
24 that serves ~~((on-site which services))~~the entire assisted living facility is required.

25 c. Communal ~~((A))~~area. Communal areas that are either interior or



1 exterior spaces, such as~~((e.g.,))~~ solariums, decks and porches, recreation rooms, dining rooms,
2 living rooms, foyers and lobbies,~~((that are provided with comfortable seating,))~~ and gardens or
3 other outdoor landscaped areas ~~((that are accessible to wheelchairs and walkers) with sufficient~~
4 ~~accommodations for socialization and meeting with friends and family))~~ shall be provided as
5 follows:

6 ~~((1))~~1) The total amount of communal area shall equal at least ~~((;~~
7 ~~at a minimum, equal twenty-)~~20~~((;))~~ percent of the total floor area in assisted living units. In
8 calculating the total floor area in assisted living units, all of the area of each~~((of the individual))~~
9 unit~~((s)), excluding the bathroom,~~ shall be counted, including counters, closets and built-ins~~((;~~
10 ~~but excluding the bathroom));~~

11 ~~((2))~~2) ~~((No-))~~Service areas, including, but not limited to, the
12 facility kitchen, laundry, hallways and corridors, supply closets, operations and maintenance
13 areas, staff areas and offices, and rooms used only for counseling or medical services, shall not
14 be counted ~~((toward the))~~as required communal area~~((requirement));~~ and

15 ~~((3))~~3) A minimum of ~~((four hundred-))~~400~~((;))~~ square feet of the
16 required communal area shall be provided as an outdoor~~((s))~~ area~~((;))~~ with ~~((no))~~a minimum
17 dimension~~((s))~~of ~~((less than ten-))~~10~~((;))~~ feet. ~~((A departure from the required amount and/or~~
18 ~~dimension of outdoor communal space may be permitted as part of the design review process,~~
19 ~~pursuant to Section 23.41.012 A.))~~Outdoor areas provided as required communal area shall be
20 accessible to people with disabilities.

21 4) Adequate seating for residents and guests shall be provided for
22 required communal area.

23 Section 37. Section 23.49.011 of the Seattle Municipal Code, which section was last
24 amended by Ordinance 123589, is amended as follows:

25 **23.49.011 Floor area ratio**



A. General ((S))standards((-))

1. The base and maximum floor area ratio (FAR) for each zone is provided in Table A for 23.49.011.

((Table A for 23.49.011

Base and Maximum Floor Area Ratios (FARs)))

Table A for 23.49.011 Base and Maximum Floor Area Ratios (FARs)		
Zone Designation	Base FAR	Maximum FAR
Downtown Office Core 1 (DOC1)	6	20
Downtown Office Core 2 (DOC2)	5	14
Downtown Retail Core (DRC)	3	5
Downtown Mixed Commercial (DMC)	4 in DMC 65 4.5 in DMC 85 5 in DMC 125, DMC 160, DMC 240/290-400, and DMC 340/290-400 3 in DMC 85/65-150	4 in DMC 65 4.5 in DMC 85 7 in DMC 125, DMC 160, and DMC 240/290-400 10 in DMC 340/290-400 5 in DMC 85/65- 150
Downtown Mixed Residential/Residential (DMR/R)	1 in DMR/R 85/65 1 in DMR/R 125/65 1 in DMR/R 240/65	1 in DMR/R 85/65 2 in DMR/R 125/65 2 in DMR/R 240/65
Downtown Mixed Residential/Commercial (DMR/C)	1 in DMR/C 85/65 1 in DMR/C 125/65 2 in DMR/C 240/125 2.5 in DMR/C 65/65-85 2.5 in DMR/C 65/65-150	4 in DMR/C 85/65 4 in DMR/C 125/65 5 in DMR/C 240/125 4 in DMR/C 65/65-85 4 in DMR/C 65/65-150
Pioneer Square Mixed (PSM)	N.A.	N.A.
International District Mixed (IDM)	3, except as stated below* 6 for hotels** in IDM 75-85 and IDM 75/85-150	3, except as stated below* 6 for hotels** in IDM 75-85 and IDM 75/85-150 6 in IDM 150/85-150
International District Residential (IDR)	1	2 if 50((%))percent or more of the total gross floor area on the lot is in residential use



**Table A for 23.49.011
 Base and Maximum Floor Area Ratios (FARs)**

Zone Designation	Base FAR	Maximum FAR
International District Residential/Commercial (IDR/C)	3, except hotels 6 for hotels**	3, except hotels 6 for hotels**
Downtown Harborfront 1 (DH1)	N.A.	N.A.
Downtown Harborfront 2 (DH2)	2.5	Development standards regulate maximum FAR
Pike Market Mixed (PMM)	7	7

Footnotes: N.A. = Not Applicable.
 * In the IDM 150/85-150 zone, hotel uses are subject to the base FAR of 3 FAR.
 ** Hotel use may be combined with up to 3 FAR of other chargeable floor area, up to a total of 6 FAR.

2. Chargeable floor area shall not exceed the applicable base FAR except as expressly authorized pursuant to this ((e))Chapter 23.49.

a. In DOC1, DOC2, and DMC zones that are located outside of South Downtown, if chargeable floor area above the base FAR is allowed on a lot for development that includes a new structure and the project is located within an adopted Local Infrastructure Project Area, the first increment of chargeable floor area above the base FAR, shown for each zone in Table B for 23.49.011, shall be gained by ~~((making a commitment satisfactory to the Director that the proposed development will earn a LEED Silver rating or meet a substantially equivalent standard approved by the Director as a Type I decision. In these zones outside of South Downtown, no chargeable floor area above the base FAR is allowed for a project that includes chargeable floor area in a new structure unless the applicant makes such a commitment. If such a commitment is made, Section 23.49.020 applies. This subsection 23.49.011.A.2.a shall expire on May 12, 2011))~~ acquiring regional development credits pursuant to Section 23.58A.044.



Table B for 23.49.011

Zone	First increment of Far Above the base FAR achieved through LEED Silver Rating
All DOC1 zones	1.0
All DOC2 zones	0.75
DMC 340/290-400	0.50
DMC 124, DMC 150, DMC 240/290-400	0.25

b. In DOC1, DOC2, and DMC zones outside of South Downtown, additional chargeable floor area above the first increment of FAR that exceeds the base FAR may be obtained only by qualifying for floor area bonuses pursuant to Section 23.49.012 or 23.49.013, or by the transfer of transferable development rights pursuant to Section 23.49.014, or both, except as otherwise expressly provided in this subsection 23.49.011.A.2. ((After the expiration))If the requirements of subsection 23.49.011.A.2.a do not apply, the first increment of floor area that exceeds the base FAR shall be zero.

~~c. ((In a DOC1 zone additional chargeable floor area over 17 FAR may be obtained only through the transfer of rural development credits, except as provided below in this subsection 23.49.011.A.2.e. No chargeable floor area shall be allowed under this subsection 23.49.011.A.2.e unless, at the time of the Master Use Permit application for the project proposing such floor area, an agreement is in effect between the City and King County, duly authorized by City ordinance, for the implementation of a Rural Development Credits Program. If no such agreement is in effect, the chargeable floor area above 17 FAR may be obtained according to subsection 23.49.011.A.2.f.~~

~~d.))In no event shall the use of bonuses, TDR, or ((rural))regional development credits, or any combination of them, be allowed to result in chargeable floor area in~~



1 excess of the maximum as set forth in Table A for 23.49.011, except that a structure on a lot in a
2 planned community development pursuant to Section 23.49.036 or a combined lot development
3 pursuant to Section 23.49.041 may exceed the floor area ratio otherwise permitted on that lot,
4 provided the chargeable floor area on all lots included in the planned community development or
5 combined lot development as a whole does not exceed the combined total permitted chargeable
6 floor area.

7 ((e))d. Except as otherwise provided in this subsection
8 23.49.011.A.2.((e))d or subsections 23.49.011.A.2.((g))f or 23.49.011.A.2.((i))h, and except in
9 South Downtown, not less than ((five))5 percent of all floor area above the base FAR to be
10 gained on any lot, excluding any floor area gained under subsections 23.49.011.A.2.a,
11 23.49.011.A.2.((k))j, and 23.49.011.A.2.((l))k, shall be gained through the transfer of Landmark
12 TDR, to the extent that Landmark TDR are available. Landmark TDR shall be considered
13 "available" only to the extent that, at the time of the Master Use Permit application to gain the
14 additional floor area, the City of Seattle is offering Landmark TDR for sale, at a price per square
15 foot no greater than the total bonus contribution under Section 23.49.012 for a project using the
16 cash option for both housing and childcare facilities. An applicant may satisfy the minimum
17 Landmark TDR requirement in this ((s))Section 23.49.011 by purchases from private parties, by
18 transfer from an eligible sending lot owned by the applicant, by purchase from the City, or by
19 any combination of the foregoing. This subsection 23.49.011.A.2.((e))d does not apply to any lot
20 in a DMR zone.

21 ((f))e. Except as otherwise permitted under subsections
22 23.49.011.A.2.((h))g, 23.49.011.A.2.((i))h, or 23.49.011.A.2.((m))l, on any lot outside of South
23 Downtown except a lot in a DMR zone, the total amount of chargeable floor area gained through
24 bonuses under Section 23.49.012, together with any housing TDR and Landmark housing TDR
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1 used for the same project, shall equal 75 percent of the amount, if any, by which the total
2 chargeable floor area to be permitted on the lot exceeds the sum of

3 ~~((h))~~1) the base FAR, as determined under this section and
4 Section 23.49.032 if applicable, plus

5 ~~((h))~~2) any chargeable floor area gained on the lot pursuant to
6 subsections 23.49.011.A.2.a, ~~((23.49.011.A.2.e,))~~23.49.011.A.2.~~((h))~~g, 23.49.011.A.2.~~((i))~~h,
7 23.49.011.A.2.~~((k))~~j, and 23.49.011.A.2.~~((l))~~k. Except in South Downtown, at least half of the
8 remaining 25 percent shall be gained by using TDR from a sending lot with a major performing
9 arts facility, to the extent available, and the balance of the 25 percent shall be gained through
10 bonuses under Section 23.49.013 or through TDR other than housing TDR, or both, consistent
11 with this Chapter 23.49. TDR from a sending lot with a major performing arts facility shall be
12 considered “available” only to the extent that, at the time of the Master Use Permit application to
13 gain the additional floor area, the City of Seattle is offering such TDR for sale, at a price per
14 square foot not exceeding the prevailing market price for TDR other than housing TDR, as
15 determined by the Director.

16 ~~((g))~~f. In order to gain chargeable floor area on any lot in a DMR zone
17 outside of South Downtown, an applicant may

18 ~~((h))~~1) use any types of TDR eligible under this chapter in any
19 proportions, or

20 ~~((h))~~2) use bonuses under Section 23.49.012 or 23.49.013, or
21 both, subject to the limits for particular types of bonus under Section 23.49.013, or

22 ~~((h))~~3) combine such TDR and bonuses in any proportions.

23 ~~((h))~~g. On any lot in a DMC zone allowing a maximum FAR of
24 ~~((seven))~~7, in addition to the provisions of subsection 23.49.011.A.2.~~((f))~~e, an applicant may
25 gain chargeable floor area above the first increment of FAR above the base FAR through use of



1 DMC housing TDR, or any combination of DMC housing TDR with floor area gained through
2 other TDR and bonuses as prescribed in subsection 23.49.011.A.2.((f))e.

3 ((f))h. If the amount of bonus development sought in any permit
4 application does not exceed 5,000 square feet of chargeable floor area, the Director may permit
5 such floor area to be achieved solely through the bonus for housing and child care.

6 ((f))i. No chargeable floor area above the base FAR shall be granted to any
7 proposed development that would result in significant alteration to any designated feature of a
8 Landmark structure, unless a certificate of approval for the alteration is granted by the
9 Landmarks Preservation Board.

10 ((k))j. On a lot entirely in a DOC1 zone, additional chargeable floor area
11 equal to 1.0 FAR may be permitted above the increment achieved through a commitment as
12 prescribed in subsection 23.49.011.A.2.a, or above the base FAR after expiration of that
13 subsection 23.49.011.A.2.a, on a lot that includes one or more qualifying Landmarks, subject to
14 the following conditions:

15 1) the structure is rehabilitated to the extent necessary so that all
16 features and characteristics controlled or designated by ordinance pursuant to ((SMC))Chapter
17 25.12 or Ordinance 102229 are in good condition and consistent with the applicable ordinances
18 and with any certificates of approval issued by the Landmarks Preservation Board, all as
19 determined by the Director of Neighborhoods; and

20 2) a notice shall be recorded in the King County real estate records,
21 in form satisfactory to the Director, regarding the bonus allowed and the effect thereof under the
22 terms of this ((e))Chapter 23.49. For purposes of this Section 23.49.011, a "qualifying
23 Landmark" is a structure that

24 ((f))a) has a gross floor area above grade of at least 5,000
25 square feet;



1 a) the gross floor area of the structure above grade is a
2 minimum of 5,000 square feet and does not exceed 50,000 square feet;

3 b) the height of the structure is 125 feet or less, not
4 including rooftop features as specified in subsection 23.49.008.D;

5 c) the structure was not constructed or substantially
6 structurally modified since July 13, 1982; and

7 d) the structure is not occupied by parking above the
8 ground floor.

9 2) If the structure is removed from the lot or ceases to be a
10 qualifying small structure, then any development on the portion of the lot previously occupied by
11 the structure, defined by a rectangle enclosing the exterior walls of the structure as they exist at
12 the time the bonus is granted and extended to the nearest street frontage, shall be limited to a
13 maximum floor area of 50,000 square feet for all uses and a maximum height of 125 feet,
14 excluding any rooftop features as specified in subsection 23.49.008.D.

15 3) A notice shall be recorded in the King County real estate
16 records, in form satisfactory to the Director, regarding the bonus allowed and the effect thereof
17 under the terms of this ~~((e))~~Chapter 23.49.

18 4) Bonus floor area under this subsection 23.49.011.A.2.~~((4))~~k may
19 not be granted on the basis of a Landmark structure for which bonus floor area is allowed under
20 subsection 23.49.011.A.2.~~((k))~~j, but may be allowed on the basis of a different structure or
21 structures that are on the same lot as a Landmark structure for which such bonus floor area is
22 allowed.

23 ~~((m))~~l. Chargeable floor area in excess of the base FAR in the PSM 85-
24 120 zone may be gained only in accordance with Section 23.49.180.



1 ((n))m. In IDM, DMR and DMC zones within South Downtown,
2 chargeable floor area in excess of the base FAR may be obtained only by qualifying for floor
3 area bonuses pursuant to Sections 23.58A.024 and 23.49.013, or by the transfer of transferable
4 development rights pursuant to Section 23.49.014, or both, and except as permitted in subsection
5 23.49.011.A.2.((i))h, only if the conditions of this subsection 23.49.011.A.2.((n))m also are
6 satisfied:

7 1) For a new structure, the applicant makes a commitment,
8 approved by the Director as a Type I decision, that the proposed development will earn a LEED
9 Silver rating or meet a substantially equivalent standard. If such a commitment is made, Section
10 23.49.020 applies.

11 2) Seventy-five percent of the chargeable floor area in excess of
12 base FAR shall be gained through bonuses under Section 23.58A.024 or through use of Housing
13 TDR from within South Downtown.

14 3) Twenty-five percent of the chargeable floor area in excess of
15 base FAR shall be gained by one or any combination of transferable development rights or
16 public open space amenities, subject to the conditions and limits of this Section 23.49.011,
17 Section 23.49.013, and Section 23.49.014:

18 a) TDR that may be used on a lot in South Downtown are
19 limited to South Downtown Historic TDR, open space TDR from within South Downtown, or
20 any combination of these consistent with this ((e))Chapter 23.49.

21 b) Amenities eligible for a bonus on a lot in South
22 Downtown are limited to public open space amenities pursuant to Section 23.49.013.

23 3. The Master Use Permit application to establish any bonus development
24 under this ((s))Section 23.49.011.A.3 shall include a calculation of the amount of bonus
25 development sought and shall identify the manner in which the conditions to such bonus
26



1 development shall be satisfied. The Director shall, at the time of issuance of any Master Use
2 Permit decision approving any such bonus development, issue a Type I decision as to the amount
3 of bonus development to be allowed and the conditions to such bonus development, which
4 decision may include alternative means to achieve bonus development, at the applicant's option,
5 if each alternative would be consistent with this Section 23.49.011 and any other conditions of
6 the permit, including Design
7 Review if applicable.

8 ***

9 Section 38. Section 23.49.023 of the Seattle Municipal Code, which section was enacted
10 by Ordinance 123589, is amended as follows:

11 **23.49.023((=)) Extra residential floor area and hotel floor area in South Downtown;**
12 **transferable development potential (TDP); limits on TDP sending sites**

13 A. Zones where extra residential floor area may be allowed. In South Downtown, extra
14 residential floor area, as defined in subsection 23.58A.004.B, is permitted in DMC, DMR, IDM,
15 and IDR zones and in PSM zones except the PSM 100 and PSM 85-120 zones according to this
16 Section 23.49.023 and Chapter 23.58A.

17 B. Means to achieve extra residential floor area. If the maximum height limit for
18 residential use is 85 feet or lower, the applicant shall use housing bonus residential floor area, as
19 defined in subsection 23.58A.004.B, to achieve all extra residential floor area on the lot. If the
20 maximum height limit for residential use is greater than 85 feet, the applicant shall use housing
21 bonus residential floor area, as defined in subsection 23.58A.004.B, to achieve 60 percent of the
22 total extra residential floor area on the lot. To the extent permitted under the provisions of the
23 zone, the applicant shall achieve 40 percent of extra residential floor area through one or more of
24 the following programs:



1 1. bonus residential floor area for amenities pursuant to Section 3.58A.~~((016))~~040;
2 and/or

3 2. transfer of transferable residential development potential pursuant to Section
4 23.58A.~~((018))~~042; and/or

5 3. bonus residential floor area for contributing structures pursuant to subsection
6 23.49.023.C.

7 C. Bonus floor area for contributing structures in IDM and IDR zones. On a lot that is
8 located within an IDM or IDR zone and that includes one or more contributing structures under
9 Section 23.66.032, an amount of floor area up to the equivalent gross floor area within the
10 contributing structure or structures, including floor area below grade that is rehabilitated as part
11 of the structure, but not to exceed 40 percent of the total extra residential floor area to be gained
12 on the lot, is allowed as bonus floor area if all the following conditions are met:

13 1. No South Downtown Historic TDR or TDP has been previously transferred
14 from the lot of the contributing structure.

15 2. The structure has been determined to be contributing within no more than three
16 years prior to using the bonus residential floor area under this subsection 23.49.023.C.

17 3. As a condition to using the bonus residential floor area under this subsection
18 23.49.023.C, except from a City-owned sending lot, the fee owner of the lot shall execute and
19 record an agreement running with the land, in form and content acceptable to, and accepted in
20 writing by, the Director of Neighborhoods, providing for the rehabilitation and maintenance of
21 the historically significant structure or structures on the lot. The Director may require evidence
22 that each holder of a lien has effectively subordinated the lien to the terms of the agreement, and
23 that any holders of interests in the property have agreed to its terms. To the extent that the
24 contributing structure requires restoration or rehabilitation for the long-term preservation of the
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1 structure or its historically or architecturally significant features, the Director of Neighborhoods
2 may require, as a condition to acceptance of the necessary agreement, that the owner of the lot
3 apply for and obtain a certificate of approval from the Director of Neighborhoods after review by
4 the International Special Review District Board, as applicable, for the necessary work, or post
5 security satisfactory to the Director of Neighborhoods for the completion of the restoration or
6 rehabilitation, or both.

7 D. Transferable Development Potential (TDP)((-))

8
9 1. Open space TDP may be transferred from a lot in any zone in South
10 Downtown, subject to Section 23.58A.~~((018))~~040, but only to a lot in South Downtown that is
11 eligible to use TDP.

12 2. South Downtown Historic TDP may be transferred from a lot in any zone
13 within the Pioneer Square Preservation District or the International Special Review District,
14 subject to Section 23.58A.~~((018))~~040, but only to a lot in South Downtown that is eligible to use
15 TDP.

16 E. Limits on TDP ~~((S))~~ending ~~((S))~~sites.

17
18 1. Development on any lot from which TDP is transferred is limited pursuant to
19 Section 23.58A.~~((018))~~040, any other provision of this Title 23 notwithstanding.

20 2. Lot coverage on any lot from which open space TDP is transferred is limited
21 pursuant to ~~((subs))~~Section 23.58A.~~((018.E.3))~~040.

22 ***

23 Section 39. Section 23.50.026 of the Seattle Municipal Code, which section was last
24 amended by Ordinance 123589, is amended as follows:
25



1 **23.50.026 Structure height in IC zones**

2 A. Except as may be otherwise provided in this Title 23, the maximum structure height
3 in IC zones for all uses is as designated on the Official Land Use Map, Chapter 23.32. Maximum
4 structure height may be increased or reduced as provided in this Section 23.50.026 or Section
5 23.50.020. An overlay district may increase or reduce the maximum structure height.

6 B. Water-dependent uses within the Shoreline District are subject to only the height
7 limits of the applicable shoreline environment, Chapter 23.60A.

8 C. Within the area shown ~~((en))~~in Exhibit A for 23.50.026((-A)), areas zoned IC 45 are
9 subject to the following height regulations (See Exhibit A for 23.50.026((-A))):

10 1. Except as provided in subsection 23.50.026.C.2.c, structures with no story at
11 least 15 feet in height are limited to a maximum height of 40 feet.

12 2. A 65 foot structure height is permitted as a special exception provided that:

13 a. Provision is made for view corridor(s) looking from Elliott Avenue
14 toward Puget Sound;

15 1) The location of the view corridor(s) shall be determined by the
16 Director upon consideration of such factors as existing view corridors, the location of street
17 rights-of-way, and the configuration of the lot,

18 2) The view corridor(s) shall have a width not less than 35 percent
19 of the width of the lot,

20 3) The minimum width of each required view corridor shall be 30
21 feet measured at Elliott Avenue West,

22 4) Measurement, modification or waiver of the view corridor(s)
23 shall be according to the Seattle Shoreline Master Program measurement regulations, Chapter
24 23.60A. Where a waiver under these provisions is granted by the Director, the 65 foot structure
25 height shall still be permitted,



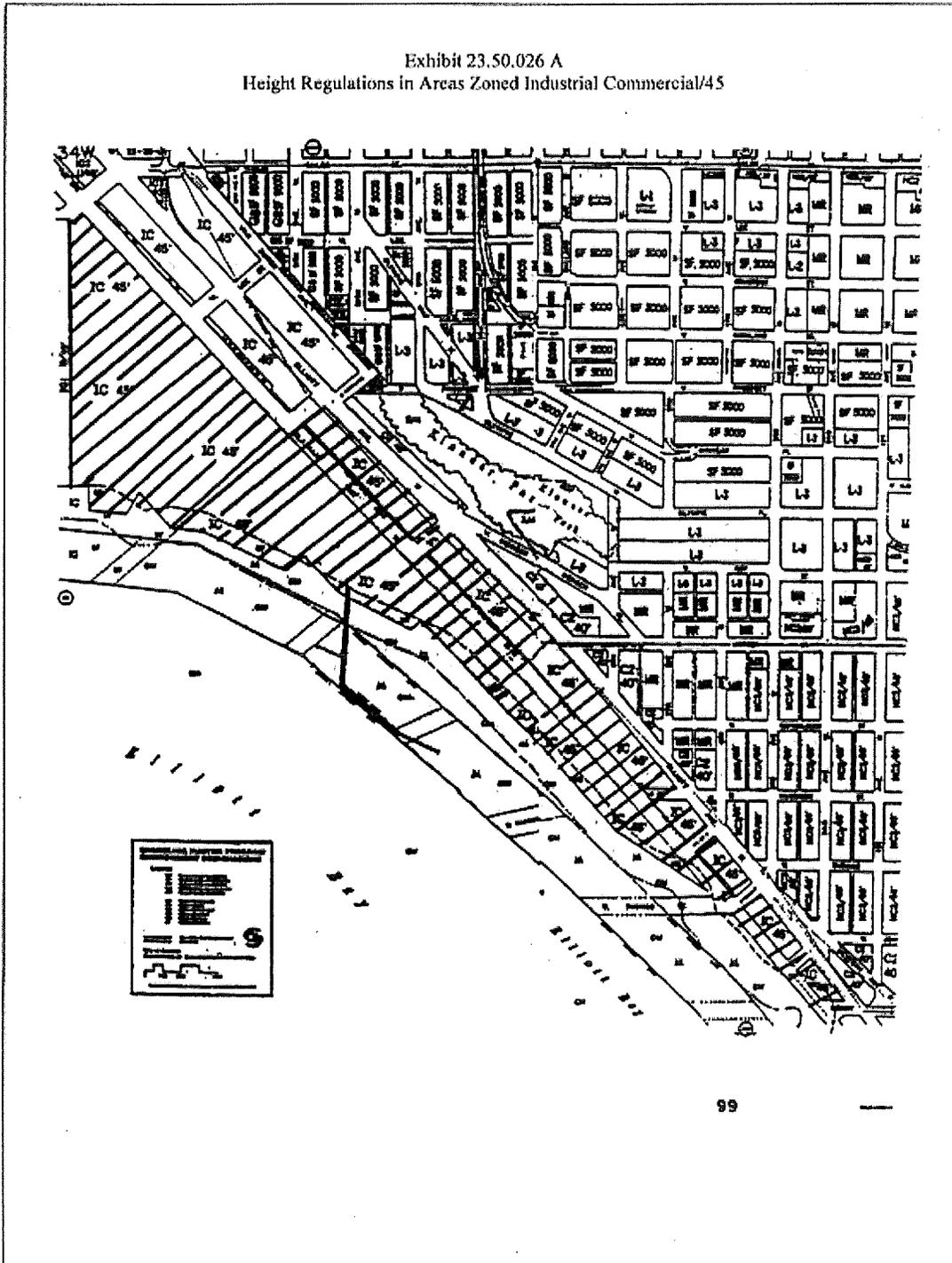
1 height limit for all uses, on a lot that includes extra floor area, for a structure that complies with
2 the conditions to extra floor area specified in ~~((subs))~~ Sections 23.50.028 and 23.50.033.

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Exhibit A for 23.50.026A

Height Regulation in Areas Zoned Industrial Commercial/45



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1 Section 40. Section 23.50.027 of the Seattle Municipal Code, which section was last
2 amended by Ordinance 123589, is amended as follows:

3 **23.50.027 Maximum ~~((S))~~size of ~~((N))~~nonindustrial ~~((U))~~use**

4 A. Applicability~~((:))~~

5 1. Except as otherwise provided in this Section 23.50.027, the maximum size of
6 use limits on gross floor area specified in Table A for 23.50.027 apply to principal uses on a lot,
7 and apply separately to the categories of uses. The total gross floor area occupied by uses limited
8 under Table A for 23.50.027 shall not exceed 2.5 times the area of the lot in an IG1, IG2, IB₁ or
9 IC zone~~((, or three times the lot area in IC zones with 65-foot or 85-foot height limits in the
10 South Lake Union Urban Center))~~.

11 2. The combined square footage of any one business establishment located on
12 more than one lot is subject to the size limitations on non-industrial uses specified on Table A for
13 23.50.027.

14 3. The maximum size of use limits in Table A for 23.50.027 do not apply to the
15 area identified in Exhibit A for 23.50.027~~((A))~~. In that area no single non-office use listed in
16 Table A for 23.50.027 may exceed 50,000 square feet in size.

17 ~~((4. There is no limit under this Section 23.50.027 on the size of uses in projects
18 that qualify for additional floor area under Section 23.50.051.))~~

19 **Table A for 23.50.027**

20 **Size of Use Limits in Industrial Zones**



Table A for 23.50.027
Size of Use Limits in Industrial Zones

Uses Subject to Size Limits	IG1	IG2	IB	IC Outside the Duwamish MIC	IC Within the Duwamish MIC
Animal Shelters and Kennels*	10,000 sq. ft.	10,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in IC 85-160 zone
Drinking establishments**	3,000 sq. ft.	3,000 sq. ft.	N.S.L.	N.S.L.	N.S.L.
Entertainment*	10,000 sq. ft.	10,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in IC 85-160 zone
Lodging Uses*	10,000 sq. ft.	10,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in IC 85-160 zone
Medical Services*	10,000 sq. ft.	10,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in IC 85-160 zone
Office	10,000 sq. ft.	25,000 sq. ft.	100,000 sq. ft.	N.S.L.	N.S.L.
Restaurants	5,000 sq. ft.	5,000 sq. ft.	N.S.L.	N.S.L.	N.S.L.
Retail Sales, Major Durables	10,000 sq. ft.	25,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 30,000 sq. ft. in IC 85-160 zone
Sales and Services, Automotive	10,000 sq. ft.	25,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L.



**Table A for 23.50.027
 Size of Use Limits in Industrial Zones**

Uses Subject to Size Limits	IG1	IG2	IB	IC Outside the Duwamish MIC	IC Within the Duwamish MIC
Sales and Services, General	10,000 sq. ft.	25,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 30,000 sq. ft. in IC 85-160 zone

Key for Table A for 23.50.027
 N.S.L. = No Size Limit
 * Where permitted under Table A for 23.50.012.
 ** The size limit for brew pubs applies to that portion of the pub that is not used for brewing purposes.

* * *

Section 41. Section 23.50.028 of the Seattle Municipal Code, which section was last amended by Ordinance 123589, is amended as follows:

23.50.028 Floor area limits

The applicable floor area ratio (FAR), as provided below, determines the permitted chargeable floor area on a lot, except as expressly otherwise provided.

A. General Industrial 1 and General Industrial 2, Floor Area Ratio. The maximum FAR in IG1 and IG2 zones is 2.5.

B. Industrial Buffer, Floor Area Ratio. The maximum FAR in IB zones is 2.5.

C. Industrial Commercial, Floor Area Ratio. The base and maximum FARs in IC zones are set forth on Table A for 23.50.028.



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**Table A for 23.50.028
 Floor Area Ratios**

Zone Designation	Base FAR	Maximum FAR
All IC zones except as otherwise stated in this table	2.5	2.5
((IC 65 and IC 85 zones within the South Lake Union Urban Center, except in the area designated in Exhibit 23.50.051A	3	3
IC 65 and IC 85 zones within the portion of the South Lake Union Urban Center designated in Exhibit 23.50.051A))	3	7 ¹
IC 65 and IC 85 zones within the Stadium Transition Area Overlay District	3	3
IC 85-160 zone	2.5 FAR for all permitted uses, except that the combined chargeable floor area of the following uses is limited to 1 FAR or 50,000 square feet, whichever is greater: entertainment uses; lodging uses; medical services; office; restaurant; major durables retail sales; automotive sales and services; religious facilities; and general sales and services	3.5 ¹ except that if the total chargeable floor area of uses identified in the base FAR column is greater than 3.5 FAR, that amount of floor area, not to exceed 50,000 square feet, is the maximum FAR.
Footnotes to Table A for 23.50.028		
¹ Additional floor area above the base FAR allowed according to subsection 23.50.028.D		



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D. Extra floor area((-))

~~((1. Within a portion of the South Lake Union Urban Center designated in Exhibit 23.50.051A, extra floor area above 3 FAR is allowed pursuant to Section 23.50.051.))~~

((2))1. In an IC 85-160 zone, extra nonresidential floor area as defined in Section 23.58A.004 may be added above the base FAR up to the maximum FAR allowed by Table A for 23.50.028 for development that satisfies all applicable conditions of Section 23.50.028, Section 23.50.033 and Chapter 23.58A.

a. Twenty-five percent of any extra nonresidential floor area shall be gained through the transfer of transferable development rights pursuant to ~~((subs))~~ Section 23.50.053.

b. Seventy-five percent of any extra nonresidential floor area shall be gained as bonus nonresidential floor area pursuant to Section 23.58A.024, or through the transfer of housing TDR under Section 23.50.053, or both.

~~((3))~~2. In an IC 85-160 zone, in addition to satisfying the conditions of subsection 23.50.028.D.~~((2))~~1, for development to exceed the base FAR on a lot that has an area of 50,000 square feet or more, the Director shall make an individual determination of project impacts on the need for pedestrian facilities and complete a voluntary agreement between the property owner and the City to mitigate identified impacts, if any. The Director may consider the following as impact mitigation:

a. Pedestrian walkways on a lot, including through-block connections on through lots, where appropriate, to facilitate pedestrian circulation by connecting structures to each other and abutting streets;

b. Sidewalk improvements, including sidewalk widening, to accommodate increased pedestrian volumes and streetscape improvements that will enhance



1 pedestrian comfort and safety; and

2 c. Measures that will contribute to the improvement of pedestrian
3 facilities, such as the following improvements applicable to the vicinity north of South Royal
4 Brougham Way and south of South Charles Street east of 4th Avenue South:

5 1) Improvements to 6th Avenue South as the primary pedestrian
6 and bicycle corridor connecting new development to the surrounding area and transit facilities;

7 2) Improvements to facilitate pedestrian wayfinding to and from
8 the Stadium Light Rail Station;

9 3) Improvements to enhance the pedestrian environment, such as
10 providing overhead weather protection, landscaping, and other streetscape improvements; and

11 4) Improved pedestrian and bicycle crossing of Airport Way South
12 at 6th Avenue South.

13 ((4))3. In an IC 85-160 zone, in addition to satisfying the conditions of
14 subsections 23.50.028.D.((2))1((5)) and 23.50.028.D.((3))2, if applicable, for development to
15 exceed the base FAR and include 85,000 or more square feet of gross office floor area, the
16 Director shall make an individual determination of project impacts on the need for open space
17 resources. The Director may limit floor area or allow floor area subject to conditions, which may
18 include a voluntary agreement between the property owner and the City to mitigate identified
19 impacts, if any. The Director shall take into account the findings of subsection 23.49.016.A in
20 assessing the demand for open space generated by a typical office project in an area permitting
21 high employment densities.

22 a. The Director may consider the following as mitigation for open space
23 impacts:

24 1) Open space provided on-site or off-site, consistent with the
25 provisions in subsection 23.49.016.C, or provided through payment in lieu, consistent with
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1. subsection 23.49.016.D, except that in all cases the open space shall be located on a lot in an IC
2 85-160 zone that is accessible to the project occupants, and

3 2) Additional pedestrian space through on-site improvements or
4 streetscape improvements provided as mitigation for project impacts on pedestrian facilities
5 pursuant to subsection 23.50.028.D.3.

6 b. The Director may determine that open space meeting standards
7 differing from those contained or referred to in subsection 23.49.016.C will mitigate project
8 impacts, based on consideration of relevant factors, including the following:

9 1) the density or other characteristics of the workers anticipated to
10 occupy the project compared to the presumed office employment population providing the basis
11 for the open space standards applicable under Section 23.49.016; and/or

12 2) characteristics or features of the project that mitigate the
13 anticipated open space impacts of workers or others using or occupying the project.

14 E. Exemptions from FAR ((€))calculations((-))

15 1. The following areas are exempt from FAR calculations in all industrial zones:

16 a. All gross floor area below grade;

17 b. All gross floor area used for accessory parking, except as provided in
18 subsection 23.50.028.F;

19 c. All gross floor area located on the rooftop of a structure and used for
20 any of the following: mechanical equipment, stair and elevator penthouses, and communication
21 equipment and antennas; and

22 d. All gross floor area used for covered rooftop recreational space of a
23 building existing as of December 31, 1998, in an IG1 or IG2 zone, if complying with subsection
24 23.50.012.D.

25 ~~((2. In addition to areas exempt from FAR calculations in subsection~~



1 ~~23.50.028.E.1, within the South Lake Union Urban Center, the following areas are also exempt~~
2 ~~from FAR calculations:~~

3 ~~a. Gross floor area occupied by mechanical equipment, up to a maximum~~
4 ~~of 15 percent of the floor area on the lot. The maximum is calculated on the gross floor area of~~
5 ~~the structure after all other exempt space permitted under this subsection 23.50.028.E is~~
6 ~~deducted.~~

7 ~~b. The following uses located at street level:~~

- 8 ~~1) General sales and service uses;~~
- 9 ~~2) Eating and drinking establishments;~~
- 10 ~~3) Entertainment uses;~~
- 11 ~~4) Public libraries; and~~
- 12 ~~5) Religious facilities.~~

13 ~~3))2.~~ In addition to areas exempt from FAR calculations in subsection
14 23.50.028.E.1, within an IC 85-160 zone, the following exemptions from FAR calculations
15 apply:

16 a. Three and one-half percent of the total chargeable gross floor area in a
17 structure, as an allowance for mechanical equipment. Calculation of the allowance is based on
18 the remaining gross floor area after all other exempt space permitted in subsection 23.50.028.E is
19 deducted.

20 b. For structures built prior to ~~((the effective date of this ordinance~~
21 ~~(introduced as Council Bill 117140)))~~ June 2, 2011, the area covered by new or replacement
22 mechanical equipment placed on the roof.

23 c. All gross floor area for solar collectors and wind-driven power
24 generators.

25 d. The gross floor area of the following uses located at street level,



1 provided that the conditions of Section 23.50.039 are satisfied:

- 2 1) General sales and service uses;
- 3 2) Eating and drinking establishments;
- 4 3) Entertainment use;
- 5 4) Public libraries;
- 6 5) Childcare facilities;
- 7 6) Religious facilities; and
- 8 7) Automotive sales and service.

9 ((4))3. In addition to areas exempt from FAR calculations in subsection
10 23.50.028.E.1, within IG1 and IG2 zones, the gross floor area of rooftop recreational space
11 accessory to office use meeting the standards of subsection 23.50.012.D is exempt from FAR
12 calculations.

13 F. Within ~~((the South Lake Union Urban Center and))~~ IC 85-160 zones, gross floor area
14 used for accessory parking within stories that are completely above finished grade is not exempt,
15 except that in an IC 85-160 zone, if the Director finds, as a Type I decision, that locating all
16 parking below grade is infeasible due to physical site conditions such as a high water table,
17 contaminated soils conditions, or proximity to a tunnel, and that the applicant has placed or will
18 place the maximum feasible amount of parking below or partially below grade, the Director may
19 exempt all or a portion of accessory parking that is above finished grade. If any exemption is
20 allowed under this subsection 23.50.028.F, all parking provided above grade shall be subject to
21 the screening requirements of subsection 23.50.038.B.6.

22 ~~((G. Election for Certain Projects. Anything in Section 23.76.026 notwithstanding, the
23 applicant for a Master Use Permit for a project in the South Lake Union Urban Center to which
24 the Land Use Code in effect prior to January 20, 2008 applies may, by written election, use the
25 exemptions in subsection 23.50.028.E.2.b, provided that subsection 23.50.028.F also applies.))~~



1 ~~((H))~~G. Mechanical ~~((E))~~Equipment. Area covered by mechanical equipment located on
2 the roof of a structure, whether enclosed or not, is included as part of the calculation of floor
3 area, unless expressly exempted by an applicable provision of this Section 23.50.028.

4 Section 42. Section 23.50.051 of the Seattle Municipal Code, which section was last
5 amended by Ordinance 123589, is hereby repealed.

6 ~~((23.50.051 Additional floor area in certain IC zoned areas in the South Lake Union
7 Urban Center~~

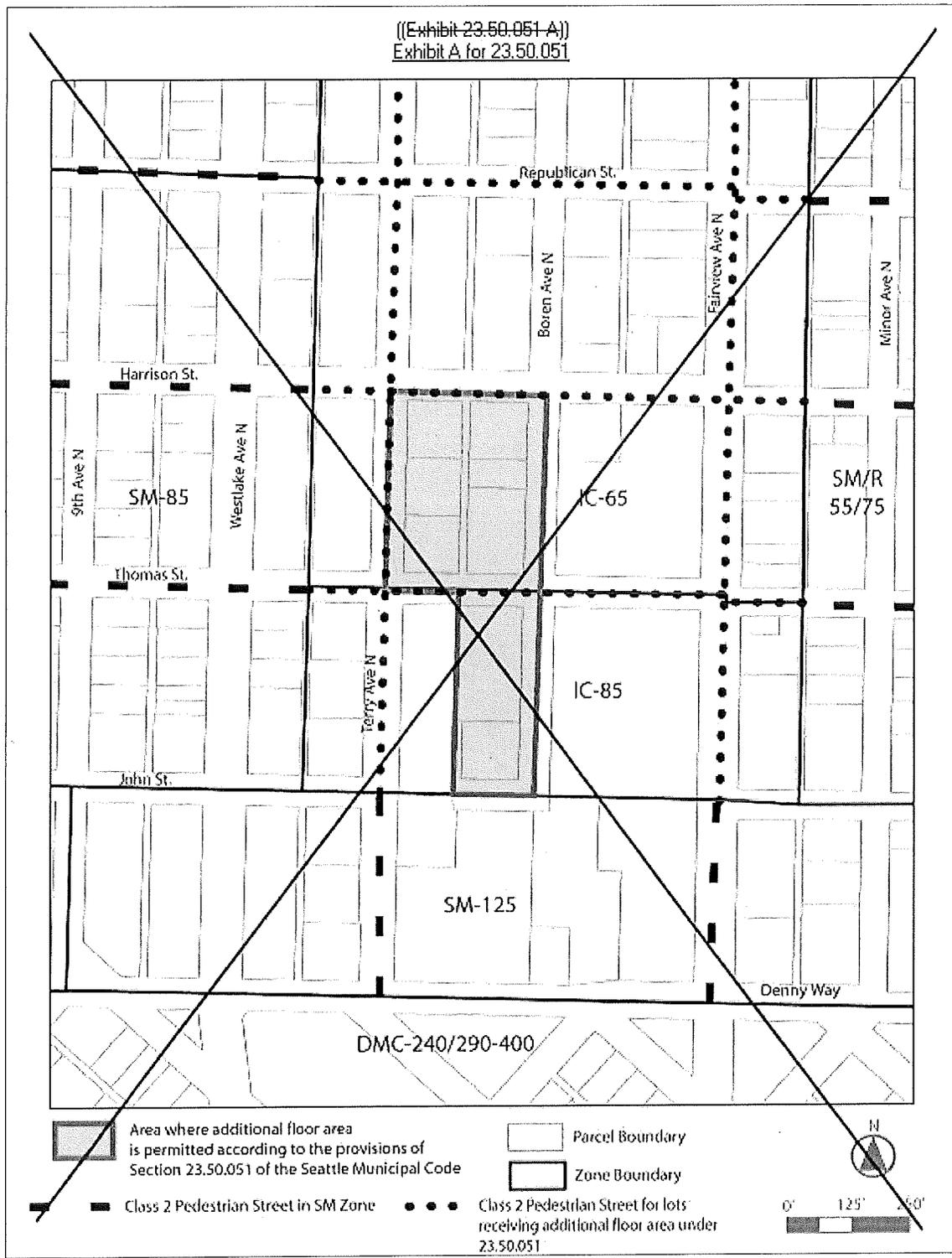
8 A. ~~Applicability; General Rules. This Section 23.50.051 applies only to IC zones in the
9 area shown on Exhibit 23.50.051 A. In IC zones in that area, floor area in addition to the base
10 FAR up to the applicable maximum FAR shown in Table A for 23.50.028 is permitted for
11 projects that satisfy all the conditions in this Section 23.50.051. For purposes of applying any
12 section of Chapter 23.48 referred to in this Section 23.50.051, Class 2 Pedestrian Streets are as
13 designated on Exhibit 23.50.051A. As a condition to any floor area above the base FAR, a
14 project must conform to all the provisions of subsections 23.50.051.C through 23.50.051.M of
15 this section, inclusive. As a further condition, any floor area above 4.5 FAR is allowed only to
16 the extent gained in accordance with the bonus and TDR provisions of subsection 23.50.051.N.~~

17 B. ~~Maximum FAR. The maximum chargeable floor area permitted on a lot pursuant to
18 this Section 23.50.051 is 7 FAR.~~

19 C. ~~Alteration of Landmark. No floor area above the base FAR shall be granted to any
20 proposed development that would result in a significant alteration to any designated feature of a
21 Landmark structure, unless a Certificate of Approval for the alteration is granted by the
22 Landmarks Preservation Board.~~



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1 ~~rating or better and make a commitment acceptable to the Director that the proposed~~
2 ~~development will earn at least a LEED Silver rating or meet a substantially equivalent standard,~~
3 ~~and shall demonstrate compliance with that commitment, all in accordance with the provisions of~~
4 ~~Section 23.49.020.~~

5 ~~E. Upper Level Setback. An upper level setback consistent with subsections B and C of~~
6 ~~Section 23.48.012 is provided along Thomas Street and Harrison Street for any portion of the~~
7 ~~structure above forty five (45) feet in height.~~

8 ~~F. Facades. Each structure satisfies the general facade requirements of Section~~
9 ~~23.48.014.~~

10 ~~G. Transparency. Each structure satisfies the transparency and blank facade requirements~~
11 ~~of Section 23.48.018.~~

12 ~~H. Solid waste and recycling. Each structure satisfies the solid waste and recyclable~~
13 ~~materials storage space requirements of Section 23.54.040.~~

14 ~~I. Parking and access. Each structure satisfies the parking and loading access~~
15 ~~requirements of Section 23.48.034. Parking for each structure is subject to the following~~
16 ~~limitations and requirements:~~

17 ~~(1) Parking is not permitted in stories that are completely above street level~~
18 ~~unless the parking is separated from the street by other uses:~~

19 ~~(2) Due to physical site conditions such as topographic or geologic conditions,~~
20 ~~parking is permitted in stories that are partially below street level and partially above street level~~
21 ~~without being separated from the street by other uses, if:~~

22 ~~a. the street front portion of the parking (excluding garage and loading~~
23 ~~doors and permitted access to parking) that is at or above street level is screened from view at the~~
24 ~~street level; and~~

25 ~~b. the street facade is enhanced by architectural detailing, artwork,~~
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1 landscaping, or similar visual interest features.

2 ~~J. Screening and Landscaping. Each structure satisfies the NC3 zone screening and~~
3 ~~landscaping requirements of Section 23.47A.016.~~

4 ~~K. Transportation Management Program. The Master Use Permit application shall~~
5 ~~include a Transportation Management Program (TMP) consistent with requirements for TMPs in~~
6 ~~Director's Rule 14-2002. The TMP shall be approved by the Director only if, after consulting~~
7 ~~with Seattle Department of Transportation, the Director determines that no more than forty (40)~~
8 ~~percent of trips to and from the project will be made using single-occupant vehicles (SOV).~~

9 ~~1. For purposes of measuring attainment of single-occupant vehicle (SOV) goals~~
10 ~~contained in the TMP, the number of SOV trips shall be calculated for the p.m. hour in which an~~
11 ~~applicant expects the largest number of vehicle trips to be made by employees at the site (the~~
12 ~~p.m. peak hour of the generator).~~

13 ~~2. Compliance with this section does not affect the responsibility of any employer~~
14 ~~to comply with Seattle's Commute Trip Reduction (CTR) Ordinance.~~

15 ~~L. Energy Management Plan. The Master Use Permit application shall include an energy~~
16 ~~management plan, approved by the Superintendent of Seattle City Light, containing specific~~
17 ~~energy conservation or alternative energy generation methods or on-site electrical systems that~~
18 ~~together can ensure that the existing electrical system can accommodate the projected loads from~~
19 ~~the project. The Director, after consulting with the Superintendent of Seattle City Light, may~~
20 ~~condition the approval of the Master Use Permit on the implementation of the energy~~
21 ~~management plan.~~

22 ~~M. Parking Quantity. For development permitted according to Sec. 23.50.051, the~~
23 ~~Director shall set a maximum number of parking spaces based on the expected number of~~
24 ~~employees in the project and the TMP goals for single-occupant vehicle use, with an allowance~~
25 ~~for additional short-term parking spaces to serve retail uses and visitors.~~



1 N. ~~Bonus floor area and TDR. A minimum of 75 percent of floor area above 4.5 FAR~~
2 ~~may be gained only through bonuses under Section 23.50.052. The remaining 25 percent may be~~
3 ~~gained either through TDR consistent with Section 23.50.053 or bonuses under Section~~
4 ~~23.50.052, provided that the condition in subsection 23.50.051.N is satisfied if applicable. The~~
5 ~~Master Use Permit application to establish any floor area above 4.5 FAR under this section shall~~
6 ~~include a calculation of the amount of floor area and shall identify the manner in which the~~
7 ~~conditions to added floor area will be satisfied.~~

8 O. ~~Landmark TDR. If Landmark TDR is available, not less than 5 percent of floor area~~
9 ~~on a lot above 4.5 FAR shall be gained through the transfer of Landmark TDR. Landmark TDR~~
10 ~~shall be considered "available" if, at the time of the Master Use Permit application to gain the~~
11 ~~additional floor area, the City of Seattle is offering Landmark TDR eligible for use on the lot for~~
12 ~~sale at a price per square foot no greater than the total bonus contribution under Section~~
13 ~~23.50.052 for a project using the cash option for both housing and childcare facilities. An~~
14 ~~applicant may satisfy the condition in this section by purchases of Landmark TDR from private~~
15 ~~parties, by transfer of Landmark TDR from an eligible sending lot owned by the applicant, by~~
16 ~~purchase of Landmark TDR from the City, or by any combination of the foregoing.))~~

17 Section 43. Section 23.50.052 of the Seattle Municipal Code, which section was last
18 amended by Ordinance 122611, is hereby repealed.

19 ~~((23.50.052 Bonus floor area for housing and child care.~~

20 A. ~~General Provisions~~

21 1. ~~This Section applies only to projects seeking floor area above four and a half~~
22 ~~(4.5) FAR pursuant to Section 23.50.051. The purpose of this section is to encourage~~
23 ~~development in addition to that authorized by basic zoning regulations, provided that portions of~~
24 ~~certain adverse impacts from the additional development are mitigated. Two (2) impacts from~~
25 ~~such development are an increased need for housing in the South Lake Union Urban Center to~~



1 ~~house the families of workers having lower paid jobs, and an increased need for child care for~~
2 ~~workers in the South Lake Union Urban Center.~~

3 ~~2. The mitigation may be provided by building the requisite housing or child care~~
4 ~~facilities (the "performance option"), by making a contribution to be used by the City to build or~~
5 ~~provide the housing and child care facilities (the "payment option"), or by a combination of the~~
6 ~~performance and payment options.~~

7 ~~3. For the purposes of this section, chargeable floor area that is earned under the~~
8 ~~provisions of this section is called "bonus floor area."~~

9 ~~B. Housing and Child Care Bonus. For each square foot of bonus floor area, the applicant~~
10 ~~shall provide or make payments for both housing and child care in amounts determined as~~
11 ~~follows:~~

12 ~~1. Housing.~~

13 ~~a. For each square foot of bonus floor area, either 0.15575807 square feet~~
14 ~~of housing affordable to and serving households with incomes up to 80% of median King County~~
15 ~~household income based on household size (referred to as the "income limit" in this section), or~~
16 ~~an alternative voluntary cash contribution of \$18.75 for such housing. The Housing Director may~~
17 ~~adjust the cash contribution alternative, no more frequently than annually, approximately in~~
18 ~~proportion to the change in the Consumer Price Index, All Urban Consumers, Seattle-Tacoma~~
19 ~~metropolitan area, All Items (1982-84=100), as determined by the U.S. Department of Labor,~~
20 ~~Bureau of Labor Statistics, or successor index, or any other cost index that such Director may~~
21 ~~deem appropriate. The base year for the first such adjustment shall be 2007. Any such~~
22 ~~adjustment to the cash contribution amounts may be implemented through a rule-making~~
23 ~~process.~~

24 ~~b. For purposes of this subsection, a housing unit serves households with~~
25 ~~incomes up to 80% of median King County household income only if all of the following are~~
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1 satisfied for a period of fifty (50) years beginning upon the issuance of a final certificate of
2 occupancy for the housing unit by the Department of Planning and Development:

3 (1) ~~For rental units:~~

4 i. ~~The housing unit is used as rental housing solely for~~
5 ~~households with incomes, at the time of each household's initial occupancy, not exceeding the~~
6 ~~income limit; and~~

7 ii. ~~The monthly rent charged for the housing unit, together~~
8 ~~with a reasonable allowance for any basic utilities that are not included in the rent, does not~~
9 ~~exceed one-twelfth (1/12) of thirty (30) percent of the income limit for the estimated average size~~
10 ~~of household corresponding to the size of unit, as determined by the Housing Director;~~

11 iii. ~~There are no charges for occupancy other than rent; and~~

12 iv. ~~The housing unit and the structure in which it is located~~
13 ~~are maintained in decent and habitable condition, including adequate basic appliances, for such~~
14 ~~fifty (50) year period.~~

15 (2) ~~For homeownership units:~~

16 i. ~~The housing unit is used as homeownership housing~~
17 ~~solely for households with incomes at the time of each household's initial occupancy, not~~
18 ~~exceeding the income limit;~~

19 ii. ~~The sales price is restricted so that estimated monthly~~
20 ~~housing costs, according to a method prescribed or approved by the Housing Director, including~~
21 ~~mortgage payment, taxes, insurance, and condominium dues, do not exceed 40% of household~~
22 ~~monthly income at the income limit for the estimated average size of household corresponding to~~
23 ~~the size of unit as determined by the Housing Director; and~~

24 iii. ~~The housing unit is subject to recorded instruments~~
25 ~~satisfactory to the Housing Director providing for sales prices on any resale consistent with~~
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1 ~~affordability on the same basis, for such fifty (50) year period.~~

2 ~~e. If housing provided under the performance option is not yet~~
3 ~~constructed, or is not ready for occupancy, at the time when a cash contribution would be due~~
4 ~~pursuant to subsection C of this Section if the applicant had elected the cash option, the applicant~~
5 ~~may commit to complete such housing on terms acceptable to the Housing Director, which terms~~
6 ~~shall require that within three (3) years of the issuance of the first building permit for the project~~
7 ~~using the bonus floor area, the applicant shall obtain a final certificate of occupancy for such~~
8 ~~housing. Any applicant seeking to qualify for bonus floor area based on such housing shall~~
9 ~~provide to the City, prior to the date when a contribution would be due for the cash option under~~
10 ~~subsection C of this section, an irrevocable bank letter of credit or other sufficient security~~
11 ~~approved by the Housing Director, and a related voluntary agreement, so that at the end of the~~
12 ~~three (3) year period, if the housing does not qualify or is not provided in a sufficient amount to~~
13 ~~satisfy the terms of this section, the City shall receive (i) a cash contribution for housing in the~~
14 ~~amount determined pursuant to this section after credit for any qualifying housing then provided,~~
15 ~~plus (ii) an amount equal to interest on such contribution, at the rate equal to the prime rate~~
16 ~~quoted from time to time by Bank of America, or its successor, plus three (3) percent per annum,~~
17 ~~from the date of issuance of the first building permit for the project using the bonus. If and when~~
18 ~~the City becomes entitled to realize on any such security, the Housing Director shall take~~
19 ~~appropriate steps to do so, and the amounts realized, net of any costs to the City, shall be used in~~
20 ~~the same manner as cash contributions for housing made under this section. In the case of any~~
21 ~~project proposing to use bonus floor area for which no building permit is required, references to~~
22 ~~the building permit in this subsection shall mean the master use permit allowing establishment or~~
23 ~~expansion of the use for which bonus floor area is sought.~~

24 ~~d. The Housing Director shall review the design and proposed~~
25 ~~management plan for any housing proposed under the performance option to determine whether~~
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1 it will comply with the terms of this section.

2 e. ~~The Housing Director is authorized to accept a voluntary agreement for~~
3 ~~the provision of housing and related agreements and instruments consistent with this section.~~

4 f. ~~It shall be a continuing permit condition, whether or not expressly~~
5 ~~stated, for each project obtaining bonus floor area based on the provision of housing under this~~
6 ~~subsection, that the housing units shall continue to satisfy the requirements of this subsection~~
7 ~~throughout the required fifty (50) year period and that such compliance shall be documented~~
8 ~~annually to the satisfaction of the Housing Director, and the owner of any project using such~~
9 ~~bonus floor area shall be in violation of this title if any such housing unit does not satisfy such~~
10 ~~requirements, or if satisfactory documentation is not provided to the Housing Director, at any~~
11 ~~time during such period. The Housing Director may provide by rule for circumstances in which~~
12 ~~housing units may be replaced if lost due to casualty or other causes, and for terms and~~
13 ~~conditions upon which a cash contribution may be made in lieu of continuing to provide housing~~
14 ~~units under the terms of this subsection.~~

15 g. ~~Housing units provided to qualify for a bonus should include a range of~~
16 ~~unit sizes, including units suitable for families with children. The Housing Director is authorized~~
17 ~~to prescribe by rule minimum requirements for the range of unit sizes, by numbers of bedrooms,~~
18 ~~in housing provided to qualify for a bonus. The Housing Director shall take into account, in any~~
19 ~~such rule, estimated distributions of household sizes among households with incomes up to 80%~~
20 ~~of median King County household income.~~

21 h. ~~Housing units provided to qualify for a bonus shall be located within~~
22 ~~the South Lake Union Urban Center, except that if the Director, after consultation with the~~
23 ~~Housing Director, finds that it would be impracticable to provide the housing in the South Lake~~
24 ~~Union Urban Center within the time specified in this Section, the Director may allow the housing~~
25 ~~to be provided at one or more other locations within the City from which workers can easily~~



1 commute by public transit to and from the lot using the bonus floor area.

2 i. ~~Housing units provided to qualify for a bonus shall be newly~~
3 ~~constructed, converted from nonresidential use, or renovated in a residential building that was~~
4 ~~vacant as of December 1, 2007.~~

5 j. ~~For purposes of this section, "median King County household income"~~
6 ~~for any household size means the estimated median income among households of that size in~~
7 ~~King County as most recently published or reported by a source considered reliable by the~~
8 ~~Housing Director. If such data are not published or reported for a household size, the Housing~~
9 ~~Director may estimate the median King County household income for that household size by~~
10 ~~adjusting available data in such manner as the Housing Director shall determine. For purposes of~~
11 ~~maximum rents or sale prices, if the estimated average household size corresponding to a unit~~
12 ~~size includes a fraction, the Housing Director shall estimate the median King County household~~
13 ~~income for that household size by interpolation using the next higher and lower integral~~
14 ~~household sizes.~~

15 ~~2. Child Care.~~

16 a. ~~For each square foot of bonus floor area allowed under this section, in~~
17 ~~addition to providing housing or an alternative cash contribution pursuant to subsection B1, the~~
18 ~~applicant shall provide fully improved child care facility space sufficient for 0.000127 of a child~~
19 ~~care slot, or a cash contribution to the City of Three Dollars and Twenty five Cents (\$3.25), to be~~
20 ~~administered by the Human Services Department. The Director of the Human Services~~
21 ~~Department may adjust the alternative cash contribution, no more frequently than annually,~~
22 ~~approximately in proportion to the change in the Consumer Price Index, All Urban Consumers,~~
23 ~~Seattle Tacoma metropolitan area, All Items (1982-84=100), as determined by the U.S.~~
24 ~~Department of Labor, Bureau of Labor Statistics, or successor index, or any other cost index that~~
25 ~~such Director may deem appropriate. The base year for the first such adjustment is 2007. The~~



1 ~~minimum interior space in the child care facility for each child care slot shall comply with all~~
2 ~~applicable state and local regulations governing the operation of licensed childcare providers.~~
3 ~~Child care facility space shall be deemed provided only if the applicant causes the space to be~~
4 ~~newly constructed or newly placed in child care use after the submission of a permit application~~
5 ~~for the project intended to use the bonus floor area, except as provided in subsection B2b(6). If~~
6 ~~any contribution or subsidy in any form is made by any public entity to the acquisition,~~
7 ~~development, financing or improvement of any child care facility, then any portion of the space~~
8 ~~in such facility determined by the Director of the Human Services Department to be attributable~~
9 ~~to such contribution or subsidy shall not be considered as provided by any applicant other than~~
10 ~~that public entity.~~

11 ~~b. Child care space shall be provided on the same lot as the project using~~
12 ~~the bonus floor area or on another lot in the South Lake Union Urban Center and shall be~~
13 ~~contained in a child care facility satisfying the following standards:~~

14 ~~(1) The child care facility and accessory exterior space must be~~
15 ~~approved for licensing by the State of Washington Department of Social and Health Services and~~
16 ~~any other applicable state or local governmental agencies responsible for the regulation of~~
17 ~~licensed childcare providers.~~

18 ~~(2) At least twenty (20) percent of the number of child care slots~~
19 ~~for which space is provided as a condition of bonus floor area must be reserved for, and~~
20 ~~affordable to, families with annual incomes at or below the U.S. Department of Housing and~~
21 ~~Urban Development Low Income Standard for Section 8 Housing based on family size (or, if~~
22 ~~such standard shall no longer be published, a standard established by the Human Services~~
23 ~~Director based generally on eighty (80) percent of the median family income of the Metropolitan~~
24 ~~Statistical Area, or division thereof, that includes Seattle, adjusted for family size). Child care~~
25 ~~slots shall be deemed to meet these conditions if they serve, and are limited to, (a) children~~

1 ~~receiving child care subsidy from the City of Seattle, King County or State Department of Social~~
2 ~~and Health Services, and/or (b) children whose families have annual incomes no higher than the~~
3 ~~above standard who are charged according to a sliding fee scale such that the fees paid by any~~
4 ~~family do not exceed the amount it would be charged, exclusive of subsidy, if the family were~~
5 ~~enrolled in the City of Seattle Child Care Subsidy Program.~~

6 ~~(3) Child care space provided to satisfy bonus conditions shall be~~
7 ~~dedicated to child care use, consistent with the terms of this section, for twenty (20) years. The~~
8 ~~dedication shall be established by a recorded covenant, running with the land, and enforceable by~~
9 ~~the City, signed by the owner of the lot where the child care facility is located and by the owner~~
10 ~~of the lot where the bonus floor area is used, if different from the lot of the child care facility.~~
11 ~~The child care facility shall be maintained in operation, with adequate staffing, at least eleven~~
12 ~~(11) hours per day, five (5) days per week, fifty (50) weeks per year.~~

13 ~~(4) Exterior space for which a bonus is or has been allowed under~~
14 ~~any other section of this title or under former Title 24 shall not be eligible to satisfy the~~
15 ~~conditions of this section.~~

16 ~~(5) Unless the applicant is the owner of the child care space and is~~
17 ~~a duly licensed and experienced child care provider approved by the Director of the Human~~
18 ~~Services Department, the applicant shall provide to the Director a signed agreement, acceptable~~
19 ~~to such Director, with a duly licensed child care provider, under which the child care provider~~
20 ~~agrees to operate the child care facility consistent with the terms of this section and of the~~
21 ~~recorded covenant, and to provide reports and documentation to the City to demonstrate such~~
22 ~~compliance.~~

23 ~~(6) One (1) child care facility may fulfill the conditions for a~~
24 ~~bonus for more than one (1) project if it includes sufficient space, and provides sufficient slots~~
25 ~~affordable to limited income families, to satisfy the conditions for each such project without any~~
26



1 ~~space or child care slot being counted toward the conditions for more than one (1) project. If the~~
2 ~~child care facility is located on the same lot as one of the projects using the bonus, then the~~
3 ~~owner of that lot shall be responsible for maintaining compliance with all the requirements~~
4 ~~applicable to the child care facility; otherwise responsibility for such requirements shall be~~
5 ~~allocated by agreement in such manner as the Director of the Human Services Department may~~
6 ~~approve. If a child care facility developed to qualify for bonus floor area by one applicant~~
7 ~~includes space exceeding the amount necessary for the bonus floor area used by that applicant,~~
8 ~~then to the extent that the voluntary agreement accepted by the Director of the Human Services~~
9 ~~Department from that applicant so provides, such excess space may be deemed provided by the~~
10 ~~applicant for a later project pursuant to a new voluntary agreement signed by both such~~
11 ~~applicants and by any other owner of the child care facility, and a modification of the recorded~~
12 ~~covenant, each in form and substance acceptable to such Director.~~

13 ~~e. The Director of the Human Services Department shall review the~~
14 ~~design and proposed management plan for any child care facility proposed to qualify for bonus~~
15 ~~floor area to determine whether it will comply with the terms of this section. The allowance of~~
16 ~~bonus floor area is conditioned upon approval of the design and proposed management plan by~~
17 ~~the Director. The child care facility shall be constructed consistent with the design approved by~~
18 ~~such Director and shall be operated for the minimum twenty (20) year term consistent with the~~
19 ~~management plan approved by such Director, in each case with only such modifications as shall~~
20 ~~be approved by such Director. If the proposed management plan includes provisions for payment~~
21 ~~of rent or occupancy costs by the provider, the management plan must include a detailed~~
22 ~~operating budget, staffing ratios, and other information requested by the Director to assess~~
23 ~~whether the child care facility may be economically feasible and able to deliver quality services.~~

24 ~~d. The Director of the Human Services Department is authorized to accept~~
25 ~~a voluntary agreement for the provision of a child care facility to satisfy bonus conditions and~~
26
27
28



1 ~~related agreements and instruments consistent with this section. The voluntary agreement may~~
2 ~~provide, in case a child care facility is not maintained in continuous operation consistent with~~
3 ~~this subsection B2 at any time within the minimum twenty (20) year period, for the City's right to~~
4 ~~receive payment of a prorated amount of the alternative cash contribution that then would be~~
5 ~~applicable to a new project seeking bonus floor area. Such Director may require security or~~
6 ~~evidence of adequate financial responsibility, or both, as a condition to acceptance of an~~
7 ~~agreement under this subsection.~~

8 ~~C. Cash Option Payments.~~

9 ~~1. Cash payments under voluntary agreements for bonuses shall be made prior to~~
10 ~~issuance of any building permit after the first building permit for a project, and in any event~~
11 ~~before any permit for any construction activity other than excavation and shoring is issued, or if~~
12 ~~the bonus is for use of existing floor area, the cash payment shall be made prior to issuance of~~
13 ~~any permit or modification allowing for use of such space as bonus floor area.~~

14 ~~2. Such payments shall be deposited in special accounts established solely to fund~~
15 ~~capital expenditures for child care facilities and housing as set forth in this section, including the~~
16 ~~City's costs to administer projects, not to exceed 10% of the contributions.~~

17 ~~3. Housing that is funded with cash contributions shall be located within the~~
18 ~~South Lake Union Urban Center, except that if the Housing Director finds that it would be~~
19 ~~impracticable to provide the housing in the South Lake Union Urban Center within the time~~
20 ~~specified for the performance option under this Section or any time limit under applicable law,~~
21 ~~then the housing may be located at one or more other locations within the City from which~~
22 ~~workers can easily commute by public transit to and from the lot using the bonus floor area.~~

23 ~~4. The Housing Director may allow contributions of property in lieu of cash~~
24 ~~payments if the Director finds that the value of the property equals or exceeds cash payment that~~
25 ~~otherwise would be made, subject to acceptance of any real property by ordinance.~~

1 D. ~~No Subsidies for Bonused Housing: Exception.~~

2 1. ~~Intent. Housing provided through the bonus system is intended to mitigate a~~
3 ~~portion of the additional housing needs resulting from increased density, beyond those needs that~~
4 ~~would otherwise exist, which the City and other governmental and charitable entities attempt to~~
5 ~~meet through various subsidy programs. Allowing bonus floor area under the performance option~~
6 ~~for housing that uses such subsidy programs therefore could undermine the intent of this section.~~

7 2. ~~Agreement Concerning Subsidies. The Housing Director may require, as a~~
8 ~~condition of any bonus floor area for housing under the performance option, that the owner of~~
9 ~~the lot upon which the housing is located agree not to seek or accept any subsidies, including~~
10 ~~without limitation those items referred to in subsection D3 of this section, related to the housing,~~
11 ~~except for any subsidies that may be allowed by the Housing Director under that subsection. The~~
12 ~~Director may require that such agreement provide for the payment to the City of the value of any~~
13 ~~subsidies received in excess of any amounts allowed by such agreement.~~

14 3. ~~No Bonus for Subsidized or Restricted Housing. In general, no bonus may be~~
15 ~~earned by providing housing if:~~

16 a. ~~Any person is receiving or will receive with respect to the housing any~~
17 ~~charitable contributions or public subsidies for housing development or operation, including, but~~
18 ~~not limited to, tax exempt bond financing, tax credits, federal loans or grants, City of Seattle~~
19 ~~housing loans or grants, county housing funds, State of Washington housing funds, or property~~
20 ~~tax exemptions except as allowed pursuant to RCW Chapter 84.14, or other special tax~~
21 ~~treatment; or~~

22 b. ~~Independent of the requirements for the bonus, the housing is or would~~
23 ~~be subject to any restrictions on the use, occupancy or rents; or~~

24 c. ~~The housing was required to be built by the City of Seattle as a~~
25 ~~requirement of the purchase and sale of property or for any other purpose.~~



1 4. ~~Exceptions by Rule. The Housing Director of may provide, by rule~~
2 ~~promulgated after December 31, 2007, for terms and conditions on which exceptions to the~~
3 ~~restriction on subsidies in this subsection may be allowed. Such rule may provide that, as a~~
4 ~~condition to any exception, the Housing Director shall increase the amount of housing floor area~~
5 ~~per bonus square foot, as set forth in subsection B1 of this section, to an amount that allows~~
6 ~~credit for only the Director's estimate of the incremental effect, in meeting the City's housing~~
7 ~~needs for the next fifty (50) years, of the net financial contribution that is being made by the~~
8 ~~applicant pursuant to the voluntary agreement and not funded or reimbursed, directly or~~
9 ~~indirectly, from any other source.-))~~

10 Section 44. Section 23.50.053 of the Seattle Municipal Code, which section was last
11 amended by Ordinance 123589, is amended as follows:

12 **23.50.053 Transfer of development rights ((~~within the South Lake Union Urban Center~~**
13 **~~and~~))~~within an IC 85-160 zone~~**

14 ((~~A. General Standards for the transfer of development rights to lots in the South Lake~~
15 ~~Union Urban Center.~~

16 1. ~~In order to achieve a portion of the floor area above five FAR that may be~~
17 ~~allowed in an IC zone within the South Lake Union Urban Center pursuant to Section 23.50.051,~~
18 ~~an applicant may use transferable development rights to the extent permitted in Table A for~~
19 ~~23.50.053, subject to the limits and conditions in this Chapter 23.50~~

20 **Table A for 23.50.053**

21 **Eligibility for TDR Sending and Receiving in IC and SM Zones**



Zones	Types of TDR			
	Within-block TDR	Landmark TDR	Arts Facility TDR	Housing TDR
IC	S, R	S, R	S, R	S, R
SM with a mapped height limit lower than 85 feet	X	X	X	X
SM/R	X	X	X	X
SM/85	S	S	S	S
SM/125	S	S	S	S

Key for Table A for 23.50.053
 S =Eligible sending lot, if in the South Lake Union Urban Center.
 R =Eligible receiving lot, if in the area eligible for added floor area under Section 23.50.051
 X = Not permitted.

2. TDR may be transferred as within-block TDR only from a lot to another lot on the same block that is eligible for added floor area under Section 23.50.051, to the extent permitted in Table A for 23.50.053, subject to limits and conditions in this Chapter 23.50.

3. The eligibility of a lot in the South Lake Union Urban Center to be either a sending or receiving lot is regulated by Table A for 23.50.053.

4. TDR eligible to be transferred from a major performing arts facility under subsection 23.49.014.G may be transferred from a Downtown zone to a lot eligible as a receiving site for arts facility TDR under Table A for 23.50.053. No other TDR from a Downtown zone may be used in the South Lake Union Urban Center under this Section 23.50.053.

5. Except as expressly permitted pursuant to this Chapter 23.50, development rights or potential floor area may not be transferred from one lot to another.

6. No permit after the first building permit, and in any event, no permit for any construction activity other than excavation and shoring or for occupancy of existing floor area by any use based upon TDR, will be issued for development that includes TDR until the applicant's



1 ~~possession of TDR is demonstrated to the satisfaction of the Director.~~

2 ~~7. For purposes of this Section 23.50.053, the base FAR and maximum FAR are~~
3 ~~as identified in Table A for 23.50.028, or pursuant to Chapter 23.48, as applicable to the sending~~
4 ~~lot, in each case not including any additional FAR that may be permitted pursuant to any~~
5 ~~exception, departure or waiver.~~

6 ~~8. The Director may promulgate rules to implement this section.~~

7 ~~B. Standards for Sending Lots in the South Lake Union Urban Center.~~

8 ~~1. This subsection 23.50.053.B applies to sending lots in the South Lake Union~~
9 ~~Urban Center. Eligibility as a sending lot for a type of TDR is specified by zone in Table A for~~
10 ~~23.50.053.~~

11 ~~a. The maximum amount of floor area that may be transferred from a~~
12 ~~sending lot in the South Lake Union Urban Center is the amount by which the product of the~~
13 ~~eligible lot area times the base FAR of the sending lot exceeds the sum of any chargeable floor~~
14 ~~area on the lot plus any TDR previously transferred from the sending lot.~~

15 ~~b. For purposes of this subsection 23.50.053.B.1, the eligible lot area is~~
16 ~~the total area of the sending lot, reduced by the excess, if any, of the total of accessory surface~~
17 ~~parking over one-quarter of the total area of the footprints of all structures on the sending lot.~~

18 ~~2. If TDR are transferred from a sending lot in a zone with a FAR limit that~~
19 ~~applies to nonresidential uses, the amount of chargeable floor area that may then be built on the~~
20 ~~sending lot shall be equal to the area of the lot multiplied by the base FAR, minus the total of:~~

21 ~~a. The chargeable floor area on the lot; plus~~

22 ~~b. The amount of chargeable floor area transferred from the lot.~~

23 ~~3. Chargeable floor area allowed above the base FAR under any provisions of~~
24 ~~this Title 23, or allowed under any exceptions or waivers of development standards, may not be~~
25 ~~transferred. TDR may be transferred from a lot that contains chargeable floor area exceeding the~~



1 ~~base FAR only to the extent, if any, that:~~

2 ~~a. TDR were previously transferred to such lot in compliance with the~~
3 ~~Land Use Code provisions and applicable rules then in effect;~~

4 ~~b. Those TDR, together with the base FAR set forth in subsection~~
5 ~~23.48.016.B or in Section 23.50.028, exceed the chargeable floor area on the lot and any~~
6 ~~additional chargeable floor area for which any permit has been issued or for which any permit~~
7 ~~application is pending; and~~

8 ~~c. The excess amount of TDR previously transferred to such lot would~~
9 ~~have been eligible for transfer from the original sending lot under this Section 23.50.053 at the~~
10 ~~time of their original transfer from that lot.~~

11 ~~4. Landmark structures on sending lots from which Landmark TDR are~~
12 ~~transferred shall be restored and maintained as required by the Landmarks Preservation Board.~~

13 ~~5. Housing on lots from which housing TDR are transferred shall be rehabilitated~~
14 ~~to the extent required to provide decent, sanitary and habitable conditions, in compliance with~~
15 ~~applicable codes, and so as to have an estimated minimum useful life of at least 50 years from~~
16 ~~the time of the TDR transfer, as approved by the Director of Housing. If housing TDR are~~
17 ~~proposed to be transferred prior to the completion of work necessary to satisfy this subsection~~
18 ~~23.50.053.B.5, the Director of Housing may require, as a condition to such transfer, that security~~
19 ~~be deposited with the City to ensure the completion of such work.~~

20 ~~6. The housing units on a lot from which housing TDR are transferred, and that~~
21 ~~are committed to low income housing as a condition to eligibility of the lot as a TDR sending~~
22 ~~site, shall be generally comparable in their average size and quality of construction to other~~
23 ~~housing units in the same structure, in the judgment of the Director of Housing, after completion~~
24 ~~of any rehabilitation or construction undertaken in order to qualify as a TDR sending lot.~~

25 ~~7. Structures on an arts facility TDR site shall be built or rehabilitated to the~~



1 ~~extent required to be in compliance with applicable codes, and so as to have an estimated~~
2 ~~minimum useful life of at least 50 years from the time of the TDR transfer.~~

3 ~~(E))A.~~ General standards for the transfer of transferable development rights to lots in an
4 IC 85-160 zone(~~outside the South Lake Union Urban Center.~~)

5 1. To achieve extra nonresidential floor area above the base FAR that may be
6 allowed in an IC 85-160 zone pursuant to subsection 23.50.028.D, an applicant may use TDR to
7 the extent permitted under this subsection 23.50.053.~~((E))A.~~

8 2. South Downtown Historic TDR, open space TDR from zones within South
9 Downtown, and housing TDR eligible to be transferred from a lot under Section 23.49.014 may
10 be transferred from a Downtown zone to a lot eligible as a receiving site in an IC 85-160 zone.
11 No other TDR may be used in an IC 85-160 zone under this Section 23.50.053.

12 3. Except as expressly permitted pursuant to subsection 23.50.053.~~((E))A.~~,
13 development rights or potential floor area may not be transferred to a lot in an IC 85-160 zone.

14 4. No permit after the first building permit, ~~((and in any event,))~~no permit for any
15 construction activity other than excavation and shoring, ~~((or))~~and no permit for occupancy of
16 existing floor area by any use based upon TDR~~((,))~~ will be issued for development that includes
17 TDR until the applicant's possession of TDR is demonstrated to the satisfaction of the Director.

18 ~~((D. Limit on within-block TDR. Any receiving lot may use TDR from sending lots that~~
19 ~~are eligible to send TDR solely because they are on the same block as the receiving lot for a~~
20 ~~maximum of 15 percent of all floor area gained through bonus and TDR on the receiving lot.))~~

21 ~~((E))B.~~ Transfer of Transferable Development Rights ~~((D))~~deeds and ~~((A))~~agreements.
22 This subsection 23.50.053.~~((E))B~~ applies to sending lots in IC zones, and to the use of TDR on
23 receiving lots in IC zones regardless of whether the TDR are from a sending lot in an IC zone. If
24 TDR from other zones are used on a receiving lot in an IC zone, then the provisions applicable to
25 sending lots in the chapter(s) of this Title 23 for the zone(s) in which the sending lots are located

1 apply.

2 1. The fee owners of the sending lot shall execute a deed, and shall obtain the
3 release of the TDR from all liens of record and the written consent of all holders of
4 encumbrances on the sending lot other than easements and restrictions, unless such release or
5 consent is waived by the Director for good cause. The deed shall be recorded in the King County
6 real property records. If TDR are conveyed to the owner of a receiving lot described in the deed,
7 then unless otherwise expressly stated in the deed or any subsequent instrument conveying such
8 lot or the TDR, the TDR shall pass with the receiving lot whether or not a structure using such
9 TDR shall have been permitted or built prior to any conveyance of the receiving lot. Any
10 subsequent conveyance of TDR previously conveyed to a receiving lot shall require the written
11 consent of all parties holding any interest in or lien on the receiving lot from which the
12 conveyance is made. If the TDR are transferred other than directly from the sending lot to the
13 receiving lot using the TDR, then after the initial transfer, all subsequent transfers also shall be
14 by deed, duly executed, acknowledged and recorded, each referring by King County recording
15 number to the prior deed.

16 2. Any person may purchase any TDR that are eligible for transfer by complying
17 with the applicable provisions of this Section 23.50.053, whether or not the purchaser is then an
18 applicant for a permit to develop real property. Any purchaser of such TDR (including any
19 successor or assignee) may use such TDR to obtain floor area above the applicable base on a
20 receiving lot to the extent such use of TDR is permitted under the Land Use Code provisions in
21 effect on the date of vesting, under applicable law, of such person's rights with respect to the
22 issuance of permits for development of the project intended to use such TDR. The Director may
23 require, as a condition of processing any permit application using TDR or for the release of any
24 security posted in lieu of a deed for TDR to the receiving lot, that the owner of the receiving lot
25 demonstrate that the TDR have been validly transferred of record to the receiving lot, and that



1 such owner has recorded in the real estate records a notice of the filing of such permit
2 application, stating that such TDR are not available for retransfer.

3 3. For transfers of Landmark TDR, the owner of the sending lot shall execute and
4 record an agreement in form and content acceptable to the Landmarks Preservation Board
5 providing for the restoration and maintenance of the historically significant features of the
6 structure or structures on the lot.

7 ~~((4. For transfers of arts facility TDR from an arts facility TDR site, the owner of
8 the sending lot shall execute and record an agreement in form and content acceptable to the
9 Director of the Office of Arts and Cultural Affairs providing for the construction, improvement
10 and/or maintenance of structure(s) on the lot and the use of the arts facility sending site for at
11 least 50 years by one or more non-profit organizations dedicated to the creation, display,
12 performance or screening of art by or for members of the general public. Such agreements shall
13 commit to improvements, maintenance, limits on occupancy and other measures to maintain the
14 long term use of the structure(s) for artistic activities consistent with the definition of arts facility
15 TDR site and acceptable to the Director of the Office of Arts and Cultural Affairs.))~~

16 ~~((5))~~4. For transfers of housing TDR, the owner of the sending lot shall execute
17 and record an agreement, with the written consent of all holders of encumbrances on the sending
18 lot, unless such consent is waived by the Director ~~((of the Office))~~ of Housing for good cause, to
19 provide for the maintenance of the required housing on the sending lot for a minimum of 50
20 years. Such agreement shall commit to limits on rent and occupancy consistent with the
21 definition of housing TDR site and acceptable to the Director of Housing.

22 ~~((6))~~5. A deed conveying TDR may require or permit the return of the TDR to
23 the sending lot under specified conditions, but notwithstanding any such provisions:

24 a. The transfer of TDR to a receiving lot shall remain effective so long as
25 any portion of any structure for which a permit was issued based upon such transfer remains on
26



1 the receiving lot; and

2 b. The City shall not be required to recognize any return of TDR unless it
3 is demonstrated that all parties in the chain of title have executed, acknowledged and recorded
4 instruments conveying any interest in the TDR back to the sending lot and any lien holders have
5 released any liens thereon.

6 ~~((7))~~6. Any agreement governing the use or development of the sending lot shall
7 provide that its covenants or conditions shall run with the land and shall be specifically
8 enforceable by ~~((F))~~the City of Seattle.

9 ~~((F))~~C. Time of ~~((D))~~determination of TDR Eligible for ~~((F))~~transfer. The eligibility of a
10 sending lot to transfer TDR, and the amount transferable from a sending lot, shall be determined
11 as of the date of transfer from the sending lot and shall not be affected by the date of any
12 application, permit decision or other action for any project seeking to use such TDR.

13 ~~((G))~~D. Use of ~~((P))~~previously ~~((F))~~transferred TDR by ~~((N))~~new ~~((P))~~projects. Any
14 project using TDR according to applicable limits on TDR in this Section~~((s 23.50.051 and))~~
15 23.50.053 may use TDR that were transferred from the sending lot consistent with the provisions
16 of this Title 23 in effect at the time of such transfer.

17 ~~((H))~~E. Rules. The Director may promulgate rules to implement this Section 23.50.053.

18 Section 45. Section 23.57.005 of the Seattle Municipal Code, which section was last
19 amended by Ordinance 120928, is amended as follows:

20 **23.57.005 Permitted and prohibited locations~~((:))~~**

21 A. Single Family, Residential Small Lot, Lowrise, Midrise, Highrise, Neighborhood
22 Commercial 1, 2 and 3, and ~~((the-))~~Seattle ~~((Caseade-))~~Mixed zones~~((:))~~

23 1. New major communication utilities are prohibited.

24 2. Physical expansion of existing major communication utilities may be permitted
25 by Council Conditional Use under the criteria listed in Section 23.57.006 and according to



1 development standards in Section 23.57.008.

2 3. The following activities ~~((shall be))~~ are permitted outright for existing
3 communication utilities and accessory communication devices: structural alteration to meet
4 safety requirements, replacement on-site, maintenance, renovation, or repair. The addition of
5 new accessory communication devices or new minor communication utilities to an existing
6 tower ~~((shall be))~~ is permitted outright, except as follows: No more than a total of ~~((fifteen~~
7 ~~))~~15~~(())~~ horn and dish antennas ~~((which))~~ that are over ~~((four))~~4~~(())~~ feet in any dimension may
8 be located on an existing tower, unless the applicant submits copies of Federal Communications
9 Commission licenses, as provided in ~~((S))~~ subsection 23.57.008, ~~(())~~G, showing that all of the
10 existing ~~((fifteen))~~15~~(())~~ horn and dish antennas over ~~((four))~~4~~(())~~ feet in any dimension, plus
11 any proposed additional such horn or dish antennas, are accessory to the communication utility.

12 B. Commercial 1 and 2 ~~((Z))~~ zones~~(())~~

13 1. New ~~((M))~~ major ~~((C))~~ communication ~~((U))~~ utilities~~(())~~

14 a. Single-occupant major communication utilities may be permitted by
15 Council Conditional Use under the criteria listed in Section 23.57.006 and according to the
16 development standards in Section 23.57.008.

17 b. Shared-use major communication utilities may be permitted by
18 Administrative Conditional Use under the criteria listed in Section 23.57.007 and according to
19 development standards in Section 23.57.008.

20 2. Physical expansion of existing major communication utilities may be permitted
21 by Council Conditional Use under the criteria listed in Section 23.57.006 and according to
22 development standards in Section 23.57.008.

23 3. The following activities ~~((shall be))~~ are permitted outright for existing
24 communication utilities and accessory communication devices: structural alteration to meet
25 safety requirements, replacement on-site, maintenance, renovation, or repair. The addition of
26



1 new accessory communication devices or new minor communication utilities to an existing
2 tower ~~((shall be))~~is permitted outright, except as follows: No more than a total of ~~((fifteen~~
3 ~~))15(())~~ horn and dish antennas ~~((which))~~that are over ~~((four))4(())~~ feet in any dimension may
4 be located on an existing tower, unless the applicant submits copies of Federal Communications
5 Commission licenses, as provided in ~~((S))~~subsection 23.57.008~~((-))~~G, showing that all of the
6 existing ~~((fifteen))15(())~~ horn and dish antennas over ~~((four))4(())~~ feet in any dimension, plus
7 any proposed additional such horn or dish antennas, are accessory to the communication utility.

8 C. Downtown ~~((Z))~~zones~~((-))~~

9 1. In Pioneer Square Mixed, International District Mixed, International District
10 Residential and Pike Market Mixed Zones, new major communication utilities ~~((shall be))~~are
11 prohibited.

12 2. In all other downtown zones, establishment or physical expansion of major
13 communication utilities may be permitted, whether single-occupant or shared, by Administrative
14 Conditional Use under the evaluation criteria listed in Section 23.57.007 and according to
15 development standards in Section 23.57.008.

16 3. The following activities ~~((shall be))~~are permitted outright for existing
17 communication utilities and accessory communication devices: structural alteration to meet
18 safety requirements, replacement on-site, maintenance, renovation, or repair. The addition of
19 new accessory communication devices or new minor communication utilities to an existing
20 tower ~~((shall be))~~is permitted outright, except as follows: No more than a total of ~~((fifteen~~
21 ~~))15(())~~ horn and dish antennas ~~((which))~~that are over ~~((four))4(())~~ feet in any dimension may
22 be located on an existing tower, unless the applicant submits copies of Federal Communications
23 Commission licenses, as provided in ~~((S))~~subsection 23.57.008~~((-))~~G, showing that all of the
24 existing ~~((fifteen))15(())~~ horn and dish antennas over ~~((four))4(())~~ feet in any dimension, plus
25 any proposed additional such horn or dish antennas, are accessory to the communication utility.



1 D. Industrial (~~(Z)~~) zones (~~(-)~~)

2 Establishment or physical expansion of major communication utilities, whether single-
3 occupant or shared, may be permitted by Administrative Conditional Use under the criteria listed
4 in Section 23.57.007 and the development standards in Section 23.57.008. The following
5 activities (~~(shall be)~~) are permitted outright for existing communication utilities and accessory
6 communication devices: structural alteration to meet safety requirements, replacement on-site,
7 maintenance, renovation, or repair. The addition of new accessory communication devices or
8 new minor communication utilities to an existing tower (~~(shall be)~~) is permitted outright, except
9 as follows: No more than a total of (~~(fifteen-)~~)15(~~(-)~~) horn and dish antennas (~~(which)~~) that are
10 over (~~(four-)~~)4(~~(-)~~) feet in any dimension may be located on an existing tower, unless the
11 applicant submits copies of Federal Communications Commission licenses, as provided in
12 (~~(S)~~) subsection 23.57.008, (~~(-)~~)G, showing that all of the existing (~~(fifteen-)~~)15(~~(-)~~) horn and dish
13 antennas over (~~(four-)~~)4(~~(-)~~) feet in any dimension, plus any proposed additional such horn or
14 dish antennas, are accessory to the communication utility.

15 Section 46. Section 23.57.008 of the Seattle Municipal Code, which section was last
16 amended by Ordinance 122311, is amended as follows:

17 **23.57.008 Development standards** (~~(-)~~)

18 A. In Single Family, Residential Small Lot, Lowrise, Midrise, Highrise, Neighborhood
19 Commercial, and Seattle (~~(Caseade)~~) Mixed zones, physical expansion of a major communication
20 utility may be permitted only when:

21 1. The expanded facility will be a shared-use utility, and another broadcaster has
22 contracted to relocate its transmitter to the expanded facility; and

23 2. A different existing tower of similar size in the immediate vicinity will be
24 removed within six (~~(6-))~~ months of issuance of the certificate of occupancy.

25 B. Access to sites containing major communication utilities (~~(shall be)~~) is restricted to
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1 authorized personnel by fencing or other means of security. This fencing or other barrier shall be
2 incorporated into the landscaping and/or screening to reduce visual impact of the facility.

3 C. Setbacks and ~~(L)~~landscaping~~(-)~~

4 1. Major communication utility structures, including accessory structures, shall
5 be set back at least ~~((twenty-))~~20~~(-))~~ feet from all lot lines.

6 2. ~~((Landscaping in t))~~The required setback shall be landscaped as follows:

7 a. A ~~((five-))~~5~~(-))~~ foot deep setback measured perpendicular to the
8 ~~((property))~~lot lines shall be planted with ground cover.

9 b. The area between ~~((five-))~~5~~(-))~~ feet and ~~((ten-))~~10~~(-))~~ feet in from all
10 lot lines shall be planted with continuous vegetation consisting of bushes.

11 c. The area between ~~((ten-))~~10~~(-))~~ feet and ~~((twenty-))~~20~~(-))~~ feet in
12 from all lot lines shall be planted with view-obscuring vegetation consisting of evergreen
13 hedges~~(,))~~ and evergreen trees ~~((which are))~~a minimum of ~~((ten-))~~10~~(-))~~ feet tall at the time of
14 planting and ~~((are))~~expected to reach at least ~~((thirty-))~~30~~(-))~~ feet at maturity.

15 d. All landscaping shall conform to the Director's Rule on Landscape
16 Standards.

17 3. Exceptions to ~~(L)~~landscaping and ~~(S)~~setback ~~(R)~~requirements.

18 a. The setback requirement of subsection 23.57.008.C.1 may be reduced
19 for any particular frontage of the utility site which is adjacent to, or across a street or alley from,
20 a commercially zoned lot and the Director finds that an alternate plan for screening and
21 landscaping would result in the same screening and mitigation of visual impacts as would result
22 from the provision of the requirements of subsections 23.57.008.C.1 and 23.57.008.C.2, and
23 would result in an appearance compatible with the commercial area. Alternative screening
24 devices could include decorative walls, fences, or murals. The screening may be provided by a
25 structure if the appearance is compatible with the commercial area and if it results in the
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1 screening of the base of the transmission tower from adjacent uses.

2 b. The setback and landscaping requirements of subsection 23.57.008.C
3 shall not apply when the lot is adjacent to, or across a street or alley from, an industrially zoned
4 lot.

5 c. Landscaping requirements of subsection 23.57.008.C.2 may be waived
6 or reduced if the distance from the ~~((property))~~lot line to the structure is far enough to
7 substantially diminish the impact of the height of the structure or if the topography or existing
8 vegetation provides a visual barrier comparable to the requirements of subsection 23.57.008.C.2.

9 D. The maximum height limit for all major communication utilities is is ~~((shall be one~~
10 ~~thousand one hundred ()))1,100((+))~~ feet above mean sea level. These structures are also subject to
11 Chapter 23.64, Airport Height District. Accessory structures are subject to the height limits of
12 the zone.

13 E. The applicant shall use material, shape, color and lighting to minimize to the greatest
14 extent practicable the visual impact, as long as these measures are not inconsistent with the
15 requirements of the Federal Aviation Administration.

16 F. The applicant shall submit and follow a construction and maintenance plan to control
17 or eliminate off-site impacts from construction or maintenance debris and icefall. This plan shall
18 include a requirement to notify residents and business owners on properties immediately adjacent
19 to or across a street or alley from the site when maintenance work such as sandblasting or
20 painting is to occur.

21 G. When a horn or dish antenna over ~~((four(=))4((+))~~ feet in any dimension is proposed to
22 be added to an existing tower ~~((which))~~that already contains ~~((fifteen(=))15((+))~~ such antennas,
23 per Section 23.57.003 or Section 23.57.005, the applicant ~~((must))~~shall submit copies of Federal
24 Communications Commission licenses for auxiliary broadcast service, showing that all of the
25 existing ~~((fifteen(=))15((+))~~ horn and dish antennas ~~((which))~~that are over ~~((four(=))4((+))~~ feet in
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1 any dimension, plus any proposed additional such horn or dish antenna, are accessory to the
2 communication utility.

3 H. Equipment shelters and other accessory structures shall comply with the development
4 standards of this ~~((s))~~Section 23.57.008 whether or not physical expansion, as defined in Section
5 23.84A.006, is proposed.

6 Section 47. Section 23.57.012 of the Seattle Municipal Code, which section was last
7 amended by Ordinance 123564, is amended as follows:

8 **23.57.012 Commercial zones**

9 A. Uses ~~((P))~~permitted ~~((O))~~outright~~((r))~~

10 1. In Neighborhood Commercial, Commercial, and ~~((the))~~Seattle ~~((Caseade))~~
11 Mixed zones, minor communication utilities other than freestanding transmission towers and
12 accessory communication devices are~~((shall be))~~ permitted outright when meeting the height
13 limit of the zone as modified by subsection 23.57.012.C~~((of this section))~~.

14 2. Minor communication utilities that do not meet the height limit of the zone are
15 permitted outright on existing freestanding major or minor telecommunication utility towers.
16 Minor communication utilities locating on major communication utility towers are subject to the
17 limitations of Sections 23.57.003 and 23.57.005.

18 B. Uses ~~((P))~~permitted by ~~((A))~~administrative ~~((C))~~conditional ~~((U))~~use. In
19 Neighborhood Commercial, Commercial, and ~~((the))~~Seattle ~~((Caseade))~~Mixed zones, an
20 ~~((A))~~administrative ~~((C))~~conditional ~~((U))~~use shall be required for the establishment or
21 expansion of a free standing transmission tower, regardless of height, and for minor
22 communication utilities and accessory communication devices that exceed the height limit of the
23 underlying zone as modified by subsection 23.57.012.C~~((of this section))~~. Approval shall be
24 pursuant to the following criteria, as applicable:

25 1. The proposal ~~((shall))~~does not result in a significant change in the pedestrian
26



1 or retail character of the commercial area.

2 2. If the minor communication utility is proposed to exceed the zone height limit
3 as modified by subsection 23.57.012.C~~((of this section))~~, the applicant shall demonstrate that the
4 requested height is the minimum necessary for the effective functioning of the minor
5 communication utility.

6 3. If the proposed minor communication utility is proposed to be a new
7 freestanding transmission tower, the applicant shall demonstrate that it is not technically feasible
8 for the proposed facility to be on another existing transmission tower or on an existing building
9 in a manner that meets the applicable development standards. The location of a facility on a
10 building on an alternative site or sites, including construction of a network that consists of a
11 greater number of smaller, less obtrusive utilities, shall be considered.

12 C. Development standards~~((:-))~~

13 1. Location and height. Facilities in special review, historic, and landmark
14 districts are subject to the standards of Section 23.57.014. On sites that are not in special review,
15 historic, or landmark districts, antennas may be located on the rooftops of buildings, including
16 sides of parapets and equipment penthouses above the roofline, subject to the height limits in
17 subsections 23.57.012.C.1.a and 23.57.012.C.1.b, as limited by subsection 23.57.012.C.1.c~~((:-))~~
18 below:

19 a. Utilities and devices located on a rooftop of a building nonconforming
20 as to height may extend up to 15 feet above the height of the building legally existing as of the
21 effective date of ~~((Ordinance 120928.¹))~~ September 23, 2002.

22 b. Utilities and devices located on a rooftop of a building that conforms to
23 the height limit may extend up to 15 feet above the zone height limit or above the highest portion
24 of a building, whichever is less.

25 c. Any height above the underlying zone height limit permitted under
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1 subsections 23.57.012.C.1.a and 23.57.012.C.1.b, shall be allowed only if the combined total
2 coverage by communication utilities and accessory communication devices, in addition to the
3 roof area occupied by rooftop features listed in ~~((S))~~subsection 23.47A.012.C.4, does not exceed
4 20 percent of the total rooftop area, or 25 percent of the rooftop area if mechanical equipment is
5 screened.

6 d. The following rooftop areas shall not be counted towards amenity area
7 requirements:

8 1) The area 8 feet from and in front of a directional antenna and
9 the area 2 feet from and in back of a directional antenna.

10 2) The area within 8 feet in any direction from an omnidirectional
11 antenna.

12 3) Such other areas in the vicinity of paging facilities as
13 determined by the Seattle-King County Health Department after review of the Non-Ionizing
14 Electromagnetic Radiation (NIER) report.

15 2. Access and ~~((S))~~signage. Access to minor communication utilities and
16 transmitting accessory communication devices is~~((shall be))~~ restricted to authorized personnel by
17 fencing or other means of security. Warning signs at every point of access to the rooftop or
18 common area shall be posted with information on the existence of radiofrequency radiation.

19 3. Height of ~~((A))~~amateur ~~((R))~~radio ~~((F))~~tower. The maximum height of an
20 amateur radio tower is~~((shall be no more than))~~ 50 feet above grade in zones ~~((where))~~with a
21 ~~((the))~~maximum height limit ~~((is))~~of 50 feet or less. Cages and antennas may extend to a
22 maximum additional 15 feet. In zones with a maximum permitted height over 50 feet, the height
23 above grade of the amateur radio tower shall not exceed the maximum height limit of the zone.

24 4. Visual ~~((F))~~impacts. All minor communication utilities and accessory
25 communication devices, except for facilities located on buildings designated by the Seattle
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1 Landmarks Preservation Board, facilities governed by Section 23.57.014, and amateur radio
2 towers, shall meet the standards set forth in Section 23.57.016.

3 5. Reception ~~((W))~~ window ~~((Θ))~~ obstruction. When, in the case of an accessory
4 communications device or minor communications utility that would otherwise comply with this
5 ~~((s))~~ Section 23.57.012, the strict adherence to all development standards would result in
6 reception window obstruction in all permissible locations on the subject lot, the Director may
7 grant a waiver from the development standards of this ~~((s))~~ Section 23.57.012 and Section
8 23.57.016, subject to the following criteria:

9 a. The applicant shall demonstrate that obstruction of the reception
10 window is due to factors beyond the control of the property owner, taking into account potential
11 permitted development on adjacent and neighboring lots with regard to reception window
12 obstruction.

13 b. The applicant shall use material, shape and color to minimize visual
14 impact.

15 Section 48. Subsection A of Section 23.58A.002 of the Seattle Municipal Code, which
16 section was last amended by Ordinance 123770 is amended as follows:

17 **23.58A.002 Scope of chapter; general rules**

18 A. This chapter contains rules for ~~((workforce housing and other))~~ incentive programs in
19 areas for which the provisions of the zone specifically refer to this ~~((e))~~ Chapter 23.58A or in
20 zones having an incentive zoning suffix. This chapter does not apply to Downtown zones, except
21 in South Downtown. The provisions in this ~~((e))~~ Chapter 23.58A specify conditions under which
22 extra floor area may be allowed, as exceptions to the otherwise applicable floor area or base
23 height limit, or both, subject to the maximum limits stated in the provisions of the zone and to all
24 other applicable requirements and approvals. Nothing in this ~~((e))~~ Chapter 23.58A authorizes
25 allowance of extra floor area, or the construction or use of any structure, contrary to any other
26



1 provisions of this Title 23 or Title 25. (~~Projects~~)Developments for which extra floor area is
2 sought may be subject to conditions under other chapters and titles of (~~this Code~~)the Seattle
3 Municipal Code, including without limitation conditions imposed pursuant to Chapter 25.05,
4 Environmental Policies and Procedures.

5 ***

6 Section 49. A new section 23.58A.003 of the Seattle Municipal Code is added as
7 follows:

8 **23.58A.003 Affordable housing incentive programs: purpose and findings**

9 A. Purpose. The provisions of this Chapter 23.58A that relate to affordable housing are
10 intended to implement affordable housing incentive programs authorized by RCW 36.70A.540,
11 as it may be amended.

12 B. State law controlling. In case of any irreconcilable conflict with the terms of this
13 Chapter 23.58A related to an affordable housing incentive program, the provisions of RCW
14 36.70A.540, as amended, shall supersede and control.

15 C. Findings(~~(-)~~)

16 1. Pursuant to the authority of RCW 36.70A.540, the City finds that higher
17 income levels are needed to address local housing market conditions throughout the city. The
18 terms of the affordable housing incentive program in this Chapter 23.58A take into account that,
19 for affordable housing not receiving public subsidies, the higher income levels specified in the
20 definition of "income-eligible households" in this Chapter 23.58A, rather than the levels stated
21 for renter and owner occupancy program purposes in the definition of "low-income households"
22 in RCW 36.70A.540, are needed to address local housing market conditions..

23 2. The "general area of the development for which a bonus or incentive is
24 provided" under RCW 36.70A.540 is deemed to be the Seattle city limits for all development
25 within the Seattle city limits.



1 Section 50. Section 23.58A.004 of the Seattle Municipal Code, which section was last
2 amended by Ordinance 123589 is amended as follows:

3 **23.58A.004 Definitions**

4 ***

5 "Affordable housing" means a unit or units of ~~((low-income))~~ housing provided as a
6 condition to bonus floor area that are affordable to and reserved solely for "income-eligible
7 households".

8 ***

9 "Income-eligible households" means:

10 1. In the case of rental housing units, households with incomes no higher than the
11 lower of

12 ~~((f))a((f))~~, 80 percent of median income as defined in Section 23.84A.025;

13 or

14 ~~((f))b((f))~~, the maximum level permitted for rental housing by RCW
15 36.70A.540 as in effect when the agreement for the housing to serve as ~~((low-income))~~ affordable
16 housing is executed.

17 2. In the case of owner-occupied~~((occupancy))~~ housing units, households with
18 incomes no higher than the lesser of

19 ~~((f))a((f))~~, median income, as defined in Section 23.84A.025, or

20 ~~((f))b((f))~~, the maximum level permitted for owner-occupied housing by
21 RCW 36.70A.540 as in effect when the agreement for the housing to serve as ~~((low-~~
22 ~~income))~~ affordable housing is executed.

23 ***

24 ~~(("Landmark TDP" means TDP transferred from, or transferable from, a Landmark TDP~~
25 ~~site.~~



1 ~~"TDP Site, South Downtown Historic" means a lot within the Pioneer Square~~
2 ~~Preservation District or the International Special Review District that satisfies the conditions to~~
3 ~~be a sending lot for South Downtown Historic TDP under Section 23.58A.018.))~~

4 Section 51. Section 23.58A.012 of the Seattle Municipal Code, which section was last
5 amended by Ordinance 123589, is amended as follows:

6 **23.58A.012 Methods to achieve extra residential floor area**

7 ~~((All or a percentage of the extra residential floor area on a lot shall be housing bonus~~
8 ~~residential floor area pursuant to Section 23.58A.014.))~~Unless otherwise expressly provided in
9 the provisions of the zone:

10 A. If the maximum height limit for residential use is 85 feet or ~~((lower))~~less, all extra
11 residential floor area shall be housing bonus residential floor area pursuant to Section
12 23.58A.014.

13 B. If the maximum height limit for residential use is higher than 85 feet, the applicant
14 shall use housing bonus residential floor area pursuant to Section 23.58A.014 to achieve at least
15 60 percent of the total extra residential floor area on the lot, and, to the extent permitted under
16 the provisions of the zone or this ~~((subchapter II of))~~Chapter 23.58A, may use ~~((other))~~bonus
17 residential floor area for amenities pursuant to Section 23.58A.~~((016))~~040 or transfer of
18 ~~((residential))~~transferable development potential pursuant to Section 23.58A.~~((018))~~042, or both,
19 for the balance of the extra residential floor area.

20 Section 52. Section 23.58A.013 of the Seattle Municipal Code, which section was last
21 amended by Ordinance 123209, is repealed.

22 ~~**((23.58A.013 Affordable housing incentive programs: purpose and findings.**~~

23 ~~A. Purpose; Scope of provisions; State Law Controlling. The provisions of this~~
24 ~~subchapter 23.58A related to housing bonus residential floor area are intended to implement~~
25 ~~affordable housing incentive programs authorized by RCW 36.70A.540, as it may be amended.~~



1 In case of any irreconcilable conflict between the terms of this subchapter 23.58A related to
2 housing bonus residential floor area and the authority granted in RCW 36.70A.540, as it may be
3 amended, the provisions of RCW 36.70A.540, as it may be amended, shall supersede and
4 control. Unless the context otherwise clearly requires, references to RCW 36.70A.540 in this
5 subchapter 23.58A mean that section as in effect on the date as of which the provisions of this
6 title apply to the application for a use permit for the project using the bonus floor area.

7 B. Findings. Pursuant to the authority of RCW 36.70A.540, the City finds that the higher
8 income levels specified in the definition of "income eligible households" in Section 23.58A.004,
9 rather than those stated in the definition of "low income households" in RCW 36.70A.540, are
10 needed to address local housing market conditions throughout the City.))

11 Section 53. Section 23.58A.014 of the Seattle Municipal Code, which section was last
12 amended by Ordinance 123589 is amended as follows:

13 **23.58A.014 Bonus residential floor area for affordable housing((:))**

14 A. Scope; ((G))general ((R))rule. This ((s))Section 23.58A.014 applies to bonus
15 residential floor area for affordable housing allowed on lots for which applicable sections of this
16 ((t))Title 23 expressly refer to this ((e))Chapter 23.58A. To obtain b((B))onus residential floor
17 area for affordable housing, ((may be allowed when))the applicant ((qualifies by using))may use
18 the performance option, the payment option, or a combination of these options, in accordance
19 with this ((s))Section 23.58A.014 and subject to the provisions of the zone. However, where the
20 maximum allowable height under the applicable provisions of the zone is 85 feet or less, the
21 applicant may only use the performance option.

22 B. Performance ((O))option

23 1. Amount of affordable housing. An applicant using the performance option shall
24 provide ((low income))affordable housing with a gross floor area at least equal to the greatest of
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1 ((f))a((g)). ~~((17.5))~~14 percent of the ~~((net))~~gross bonus residential floor
2 area obtained through the performance option, except that an applicant may elect to provide
3 ~~((low-income))~~affordable housing equal to ~~((10))~~8 percent of the ~~((net))~~gross bonus residential
4 floor area obtained through the performance option if the housing is affordable to, and restricted
5 to occupancy by, households with incomes no higher than 50~~((%))~~percent of median income as
6 defined by Section 23.84A.025; or

7 ((f))b((g)). 300 net residential square feet; or

8 ((f))c((g)). any minimum floor area specified in the provisions of the zone.

9 The percentage of ~~((net))~~gross bonus residential floor area obtained through the
10 performance option to be provided as ~~((low-income))~~affordable housing may be reduced by the
11 Council below ~~((17.5))~~14 percent of the ~~((net))~~gross bonus residential floor area to no less than
12 ~~((15))~~12 percent of the ~~((net))~~gross bonus residential floor area as a Type V decision on an
13 official land use map amendment or text amendment when the Council determines that the
14 reduction is needed to accomplish Comprehensive Plan goals and policies or to reflect economic
15 conditions of the area. Applicants may provide ~~((low-income))~~affordable housing as part of the
16 ~~((project))~~development using extra floor area, or by providing or contributing to ~~((a low-~~
17 ~~income))~~affordable housing ~~((project))~~at another location, subject to requirements in subsection
18 23.58A.014.B.~~((5 of this section))~~8 and approval in writing by the Director of Housing prior to
19 issuance of any permit after the first building permit for the development using the bonus
20 residential floor area and before any permit for any construction activity other than excavation
21 and shoring for the development using the bonus residential floor area is issued.

22 2. Agreement. The City and the affordable housing owner shall enter into an
23 agreement specifying the affordable housing requirements under this subsection 23.58A.014.B.
24 This agreement shall be executed and recorded prior to issuance and as a condition to issuance of
25 any permit after the first building permit for the development using the bonus residential floor



1 area and before any permit for any construction activity other than excavation and shoring for the
2 development using the bonus residential floor area is issued.

3 3. Duration. Affordable housing shall serve only income-eligible households for a
4 minimum period of 50 years from the later of the date when the agreement between the housing
5 owner and the City(~~(, as referenced in subsection 23.58A.014.B.5,)~~) is recorded, or the date when
6 the affordable housing becomes available for occupancy as determined by the City.

7 4. Unit size and distribution. Affordable housing shall be provided in a range of
8 sizes comparable to those units that are available to other residents. To the extent practicable, the
9 number of bedrooms in affordable units must be in the same proportion as the number of
10 bedrooms in units within the entire development. The affordable units shall generally be
11 distributed throughout the development and have substantially the same functionality as the other
12 units in the development.

13 5. Additional standards for rental housing. For rental housing(~~(,):~~):
14 a. monthly rent(~~(shall be limited so that housing costs)~~), including (~~(rent~~
15 ~~and)~~)basic utilities, shall not exceed 30 percent of the income limit for the unit (~~(under this~~
16 ~~section)~~), all as determined by the Director of Housing, for a minimum period of 50 years(~~(,):~~);
17 and

18 b. the housing owner shall submit a report to the Office of Housing
19 annually that documents how the affordable housing meets the terms of the recorded agreement.

20 6. Additional standards for owner-occupied housing. For owner-occupied
21 housing, the initial sale price of the unit and subsequent sale prices upon resale of the unit during
22 the 50-year affordability period shall be restricted to an amount determined by the Director of
23 Housing to be affordable to an income-eligible household, such that the annualized housing
24 payment for the unit does not exceed 35 percent of the annual income of an income-eligible
25 household, adjusted by the household size expected to occupy the unit based on the number of



1 bedrooms. The method to determine the sale price of the unit, subject to approval by the Director
2 of Housing, includes mortgage principal and interest payments as calculated by prevailing
3 interest rates, real estate taxes, insurance, homeowner association dues and any other housing
4 cost deemed reasonable by the Director of Housing, and requirements relating to down-payment
5 amount and homebuyer contributions. The unit shall be subject to recorded instruments
6 satisfactory to the Director of Housing providing for sale prices on any resale consistent with the
7 affordability restriction on the same basis for a minimum period of 50 years.((shall not exceed an
8 amount determined by the Director of Housing to be consistent with affordable housing for an
9 income eligible household with the average family size expected to occupy the unit based on the
10 number of bedrooms, and the units shall be subject to recorded instruments satisfactory to the
11 Director of Housing providing for sales prices on any resale consistent with affordability on the
12 same basis for at least 50 years.

13 3. — Affordable housing shall be provided in a range of sizes consistent with
14 RCW 36.70A.540. The affordable housing shall comply with all requirements of RCW
15 36.70A.540.

16 4.))7. Additional standards for on-site performance. If the affordable housing is
17 ((developed))provided within the ((project))development using the bonus residential floor
18 area((:

19 a. — The affordable housing must serve income eligible households for the
20 minimum time period referred to in this section.

21 b. — T)), the affordable housing shall be completed and ready for occupancy at
22 or before the time when a certificate of occupancy is issued for any other units in the((project))
23 development using the bonus residential floor area, and as a condition to any right of the
24 applicant to such a certificate of occupancy.



1 ~~((5-))~~8. Additional standards for off-site performance. If the affordable housing is
2 not ~~((being developed))~~provided within the ~~((project))~~development using the bonus residential
3 floor area, it may be provided off-site according to the following standards:

4 a. ~~((Proposals for affordable housing at a location other than within the~~
5 ~~project using the bonus floor area are subject to approval by the Director of Housing. Approval~~
6 ~~requires a determination by the Director of Housing that the affordable housing will (1) be~~
7 ~~located within the same neighborhood where the development using the bonus residential floor~~
8 ~~area is located, except as otherwise provided in subsection 23.58A.014.B.5.b; (2) provide a~~
9 ~~public benefit; and (3) be more affordable than market rents or sale prices, as applicable, for~~
10 ~~housing in the neighborhood in which the affordable housing is located.~~

11 b. ~~If))~~ Development that uses bonus residential floor area within the South
12 Lake Union Urban Center must provide off-site affordable housing within the South Lake Union
13 Urban Center. Outside the South Lake Union Urban Center, the applicant shall demonstrate((s))
14 to the satisfaction of the Director of Housing that the off-site affordable housing is located within
15 the same urban center or village as the development using the bonus residential floor area or
16 within 1 mile of the development using the bonus residential floor area or that it is infeasible for
17 the off-site affordable housing to be located within ((the same neighborhood where the
18 development using the bonus residential floor area is located, then (1) the Director of Housing
19 may allow the affordable housing to be provided elsewhere within the Seattle city limits, which
20 is deemed within the general area of the development using the bonus residential floor area in
21 accordance with RCW 36.70A.540, provided that the affordable housing is))this area. If the
22 affordable housing is not located within the same urban center or village as the development
23 using the bonus residential floor area or within 1 mile of the development using the bonus
24 residential floor area, it shall be:



1 1) located within Seattle city limits and within 0.5 mile of a light
2 rail or bus rapid transit station((§)); or

3 ((f))2 if the applicant demonstrates that providing the affordable
4 housing in such a location is also infeasible, then the Director of Housing may allow the
5 affordable housing to be provided within the Seattle city limits and within 0.25 mile of a bus or
6 streetcar stop.

7 ~~((e. The affordable housing must serve income-eligible households for the~~
8 ~~minimum time period referred to in this section pursuant to an agreement between the housing~~
9 ~~owner and the City.~~

10 ~~d. The agreement required by subsection 23.58A.014.B.5.c must be~~
11 ~~executed and recorded prior to issuance, and as a condition to issuance, of the first building~~
12 ~~permit for the project using the bonus residential floor area, and in any event before any permit~~
13 ~~for any construction activity other than excavation and shoring is issued.~~

14 e.)b. The applicant shall provide to the City an irrevocable letter of credit,
15 or other sufficient security approved by the Director of Housing, prior to issuance and as a
16 condition of issuance of any permit after the first building permit for the development using the
17 bonus residential floor area and before any permit for any construction activity((§)) other than for
18 ((grading))excavation and shoring((§)) for the ((project using the bonus residential floor
19 area))development is issued, unless completion of the affordable housing has already been
20 documented to the satisfaction of the Director of Housing and the affordable housing is subject
21 to recorded restrictions satisfactory to the Director of Housing. The letter of credit or other
22 security shall be in an amount equal to the Payment Option amount calculated according to
23 provisions in subsection 23.58A.014.C, plus an amount equal to interest on such payment. The
24 Director of Housing is authorized to adopt, by rule, terms and conditions of such security
25 including the amount of security and rate of annual interest, conditions on which the City shall



1 have a right to draw on the letter of credit or other security, and terms should the City become
2 entitled to realize on any such security. ((, at the rate equal to the prime rate quoted by Bank of
3 America or its successor at the time the letter of credit or other security is provided, plus 3
4 percent per annum, from the date of issuance of the first building permit, other than for
5 excavation and shoring, for the project using the bonus residential floor area. The letter of credit
6 or other security shall be on terms such that when a certificate of occupancy is issued for the
7 project using the bonus residential floor area, or on any earlier date 30 days before the letter of
8 credit or other security will expire, if the required quantity of affordable housing is not
9 completed and ready for occupancy or the affordable housing is not all subject to a recorded
10 agreement sufficient to satisfy the terms of this Section 23.58A.014, the City shall have a right to
11 draw on the letter of credit or other security. If and when the City becomes entitled to realize on
12 any such security, the Director of Housing shall take appropriate steps to collect the amount
13 calculated pursuant to the Payment Option provisions in subsection 23.58A.014.C of this section
14 (after allowing credit for any affordable housing then provided and accepted by the Director of
15 Housing), with interest for the period and at the rate determined pursuant to this subsection, and
16 the amounts realized, net of any costs to the City, shall be used in the same manner as cash
17 payments for housing made under this section. To the extent the City receives payment through a
18 letter of credit or other security, the obligation of the applicant to provide affordable housing will
19 be deemed satisfied and the applicant shall be deemed to have elected the payment option. The
20 applicant shall not be entitled to any refund based on later completion of affordable housing.))

21 ((f)c. Any failure of the affordable housing to satisfy the requirements of
22 this subsection 23.58A.014.B shall not affect the right to maintain or occupy the bonus
23 residential floor area if((H) the Director of Housing certifies to the Director that either:

24 ((f)1) the applicant has provided the City with a letter of credit or
25 other sufficient security pursuant to subsection 23.58A.014.B.((5-e))8.b; or
26



1 ((f))2 there have been recorded one or more agreements or
2 instruments satisfactory to the Director of Housing providing for occupancy and affordability
3 restrictions on affordable housing with the minimum floor area determined under this Section
4 23.58A.014, all affordable housing ~~((have))~~has been completed, and the affordable housing is on
5 a different lot from the bonus residential floor area or ~~((are))~~is in one or more condominium units
6 separate from the bonus residential floor area under condominium documents acceptable to the
7 Director of Housing~~((, then any failure of the affordable housing to satisfy the requirements of~~
8 ~~subsection 23.58A.014.B shall not affect the right to maintain or occupy the bonus residential~~
9 ~~floor area))~~.

10 ((g))d. Unless and until the Director of Housing shall certify as set forth in
11 ~~((clause (1) or (2) of))~~subsection 23.58A.014.B.~~((5.f))~~8.c, it shall be a continuing permit
12 condition, whether or not expressly stated, for each ~~((project))~~development obtaining bonus
13 residential floor area based on the provision of housing to which this section 23.58A.014 applies,
14 that the affordable housing shall be maintained in compliance with the terms of this Section
15 23.58A.014 and any applicable provisions of the zone, as documented to the satisfaction of the
16 Director of Housing.

17 ((6))9. ~~((No))~~Limits on subsidies for ~~((bonused))~~affordable housing~~((;~~
18 ~~Exception))~~.

19 a. ~~((The Director of Housing may require, as a condition of any bonus~~
20 ~~residential floor area under the performance option, that the owner of the lot upon which the~~
21 ~~affordable housing is located agree not to seek or accept any subsidies, including without~~
22 ~~limitation those items referred to subsection 23.58A.014.B.6.b.1, related to housing, except for~~
23 ~~any subsidies that may be allowed by the Director of Housing under subsection~~
24 ~~23.58A.014.B.6.d. The Director may require that such agreement provide for the payment to the~~



1 City, for deposit in an appropriate subfund or account, of the value of any subsidies received in
2 excess of any amounts allowed by such agreement.

3 b. In general, and except as may be otherwise required by applicable
4 federal or state law,))Except as allowed in subsections 23.58A.014.B.9.b and 23.58A.014.B.9.c,
5 no bonus residential floor area may be earned by providing affordable housing if:

6 1) Any person is receiving or will receive with respect to the
7 affordable housing any charitable contributions or public subsidies for ((housing))development
8 or operation, including, but not limited to, tax exempt bond financing, tax credits, federal loans
9 or grants, City of Seattle housing loans or grants, county housing funds, and State of Washington
10 housing funds; or

11 2) The housing is or would be, independent of the requirements for
12 the bonus residential floor area and Chapter 5.73, subject to any restrictions on the income of
13 occupants, rents or sale prices.

14 ((e))b. For the purpose of this subsection 23.58A.014.B.((6))9, the
15 qualification for and use of property tax exemptions pursuant to Chapter 5.73 ((SMC)), or any
16 other program implemented pursuant to RCW ((Chapter))84.14((-RCW)), does not constitute a
17 subsidy((;)) and any related conditions regarding incomes, rent or sale prices do not constitute
18 restrictions.

19 ((d))c. As an exception to ((the restrictions on subsidies))subsection
20 23.58A.014.B.9.a, the Director of Housing may allow the building or buildings in which the
21 affordable housing is located to be financed in part with subsidies based on the determination
22 that:

23 ((f))1) the total amount of affordable housing is at least 300 net
24 residential square feet greater than the amount otherwise required through the performance
25 option under this ((s))Section 23.58A.014;



1 ((f)2) the public benefit of the affordable housing (~~net of any~~
2 subsidies)), as measured through an economic analysis, exceeds the amount of the payment-in-
3 lieu that would otherwise be paid by at least the value of any subsidies; and

4 ((f)3) the subsidies being allowed would not be sufficient to
5 leverage private funds for production of the affordable housing, under restrictions as required for
6 the performance option, without additional City subsidy in an amount greater than the payment-
7 in-lieu amount that would otherwise be paid.

8 ~~((7. The Director of Housing is authorized to accept and execute agreements and~~
9 ~~instruments to implement this Section 23.58A.014. Issuance of the certificate of occupancy for~~
10 ~~the project using the bonus residential floor area may be conditioned on such agreements and~~
11 ~~instruments.))~~

12 ((8)10. ~~((The housing owner, in the case of rental housing, shall provide annual~~
13 ~~reports and pay an annual monitoring fee to the Office of Housing for each affordable housing~~
14 ~~unit.))~~ Fees shall be paid by the applicant and owner of affordable housing to the Department of
15 Planning and Development and the Office of Housing as specified under Chapter 22.900G. ((In
16 the case of affordable housing for owner occupancy, the applicant shall pay an initial monitoring
17 fee to the Office of Housing as specified under Chapter 22.900G, and the recorded resale
18 restrictions shall include a provision requiring payment to the City, on any sale or other transfer
19 of a unit after the initial sale, of a fee in the amount of \$500, to be adjusted in proportion to
20 changes in the consumer price index from 2008 to the year in which the sale or transfer is made,
21 for the review and processing of documents to determine compliance with income and
22 affordability restrictions.))

23 C. Payment option. The payment option is available only where the maximum height for
24 residential use under the provisions of the zone is more than 85 feet and only if the Director
25 determines that the payment achieves a result equal to or better than providing the affordable
26



1 housing on-site and the payment does not exceed the approximate cost of developing the same
2 number and quality of housing units that would otherwise be developed; or for development of a
3 single purpose commercial structure in zones with an incentive zoning suffix.

4 1. Amount of payments. In lieu of all or part of the performance option, an
5 applicant may pay to the City \$~~((18.94))~~15.15 per square foot of ~~((net))~~gross bonus residential
6 floor area.

7 2. Timing of payments. Cash payments shall be made prior to issuance~~((;))~~ and as
8 a condition to issuance~~((;))~~ of any ~~((building))~~permit after the first building permit for a
9 ~~((project))~~development~~((;))~~ and ~~((in any event))~~before any permit for any construction activity
10 other than excavation and shoring is issued, unless the applicant elects in writing to defer
11 payment. If the applicant elects to defer payment, then the issuance of any certificate of
12 occupancy for the ~~((project))~~development shall be conditioned upon payment of the full amount
13 of the cash payment determined under this Section 23.58A.014, plus an interest factor equal to
14 that amount multiplied by the increase, if any, in the Consumer Price Index, All Urban
15 Consumers, West Region, All Items, 1982-84=100, as published monthly, from the last month
16 prior to the date when payment would have been required if deferred payment had not been
17 elected, to the last month for which data are available at the time of payment. If the index
18 specified in this subsection 23.58A.014.C.2 is not available for any reason, the Director shall
19 select a substitute cost of living index. In no case shall the interest factor be less than zero.

20 3. Deposit and use of payments. Payments in lieu of affordable housing shall be
21 deposited in a special account established solely to support the development of ~~((low income))~~
22 housing for income-eligible households as defined in this ~~((e))~~Chapter 23.58A. Earnings on
23 balances in the special account shall accrue to that account. The Director of Housing shall use
24 cash payments and any earnings thereon to support the development of ~~((low income))~~housing
25 for income-eligible households in any manner now or hereafter permitted by RCW



1 36.70A.540(~~(, including renter or owner housing for income-eligible households)~~). Uses of funds
2 may include the City's costs to administer (~~(projects)~~)housing for income-eligible households,
3 not to exceed 10 percent of the payments into the special account. (~~(Affordable h)~~)Housing for
4 income-eligible households funded wholly or in part with cash payments shall be located
5 (~~(within eligible areas)~~)within the Seattle city limits(~~(, which is deemed the general area of the~~
6 ~~development using the bonus residential floor area in accordance with RCW 36.70A.540)~~).
7 (~~(Eligible areas shall be prioritized in the following order: (1) within the same neighborhoods~~
8 ~~where the developments using the bonus residential floor area are located; (2) within 0.5 mile of~~
9 ~~light rail or bus rapid transit stations; and (3) within 0.25 mile of a bus or streetcar stop.)~~)

10 D. If a Master Use Permit application includes establishment of bonus residential floor
11 area and the proposed development entails demolition of a building containing four or more
12 dwelling units occupied as rental housing within 18 months prior to that Master Use Permit
13 application, then the amount of (~~(low-income)~~)affordable housing to be provided under
14 subsection 23.58A.014.B.1 is increased by the number of units within the building or buildings
15 to be demolished that were rented to tenants who received or are eligible to receive a tenant
16 relocation assistance payment under Chapter 22.210. The additional (~~(low-income)~~)affordable
17 housing is subject to the following requirements:

18 1. For the first 50 (~~(calendar)~~)years of operation, the (~~(low-income)~~)affordable
19 housing shall be affordable to households with incomes at or below 50 percent of median income
20 as defined by Section 23.84A.025.

21 2. A cash payment in lieu of the additional (~~(low-income)~~)affordable housing is
22 not permitted.

23 3. If the additional (~~(low-income)~~)affordable housing is not being provided in the
24 (~~(project)~~)development using the bonus residential floor area, the additional(~~(low-income)~~)
25 affordable housing units shall be completed, (~~(and)~~)including issuance of a certificate of
26



1 occupancy(~~shall be issued~~), within three years from the time when a certificate of occupancy is
2 issued for any units in the (~~project~~)development seeking bonus residential floor area, except
3 that the Director may extend the time for completion if Director finds that:

4 ~~((a))~~a. The failure to complete the (~~low-income~~)affordable housing is
5 due to circumstances beyond the applicant's control;

6 ~~((b))~~b. The applicant has been acting and may reasonably be expected to
7 continue to act in good faith and with due diligence; and

8 ~~((c))~~c. The (~~low-income~~)affordable housing will be completed within a
9 reasonable time.

10 E. The Director and the (~~Housing~~)Director of Housing are authorized jointly to adopt
11 rules to interpret and implement the provisions of this (~~s~~)Section 23.58A.014.

12 Section 54. Section 23.58A.016 of the Seattle Municipal Code, which section was last
13 amended by Ordinance 123589, is repealed.

14 ~~**(23.58A.016 – Bonus residential floor area for amenities**~~

15 A. Findings. The City Council finds that:

16 1. ~~Amenities, including public open space, are an important aspect of livability in~~
17 ~~areas targeted in the Comprehensive Plan for concentrated housing and employment growth. To~~
18 ~~address this need, the Comprehensive Plan establishes goals for the amount and distribution of~~
19 ~~open space. These goals are consistent with national standards developed to assist communities~~
20 ~~with planning to provide adequate open space serving specified population needs.~~

21 2. ~~Projects that add density will increase demand for public open space. If~~
22 ~~additional public open space is voluntarily provided to offset additional demand, the impacts on~~
23 ~~available open space resources will be mitigated.~~

24 3. ~~The average amount of public open space, including breathing room open~~
25 ~~space, needed to accommodate residential development is at least 0.14 square feet of open space~~



1 ~~per gross square foot of residential floor area in a project.~~

2 ~~B. Voluntary agreements for amenities. Where expressly permitted by the provisions of~~
3 ~~the zone, an applicant may achieve bonus residential floor area in part through a voluntary~~
4 ~~agreement for provision of amenities to mitigate impacts of the project, subject to the limits in~~
5 ~~this chapter.~~

6 ~~1. Amenities that may be provided for bonus residential floor area include:~~

- 7 ~~a. neighborhood open space,~~
- 8 ~~b. green street setbacks on lots abutting designated green streets,~~
- 9 ~~c. mid-block corridor, and~~
- 10 ~~d. residential hillside terrace.~~

11 ~~2. The amenities listed in subsection 23.58A.016.B.1 are referred to as "open~~
12 ~~space amenities" in this Section 23.58A.016. Mitigation of impacts identified in subsection~~
13 ~~23.58A.016.A above may be achieved by the performance option, by the payment option, or by a~~
14 ~~combination of the performance and payment options.~~

15 ~~C. Performance option.~~

16 ~~1. General provisions.~~

17 ~~a. An applicant electing to use the performance option shall provide the~~
18 ~~amenity on the same lot as the development using the bonus floor area, except to the extent a~~
19 ~~combined lot development is expressly permitted by the provisions of the zone. The maximum~~
20 ~~area of any amenity or combination of amenities provided on a lot eligible for a bonus is~~
21 ~~established in this subsection 23.58A.016.C and may be further limited by Section 23.58A.012 or~~
22 ~~the provisions of the zone. Open space amenities must meet the standards of this subsection~~
23 ~~23.58A.016.C in order to qualify for bonus residential floor area, except as may be authorized by~~
24 ~~the Director under subsection 23.58A.016.C.4. An open space amenity may also qualify as a~~
25 ~~required residential amenity to the extent permitted by the provisions of the zone.~~



1 ~~b. characteristics or features of the project mitigate the impacts that the~~
2 ~~anticipated population using or occupying the structure(s) in which bonus residential floor area~~
3 ~~will be located would otherwise have on open space needs.~~

4 ~~3. Bonus Ratio. Neighborhood amenities may be used to gain bonus residential~~
5 ~~floor area according to the following ratios and subject to the limits of this Section 23.58A.016:~~

6 ~~a. For a neighborhood open space, 7 square feet of bonus residential floor~~
7 ~~area per 1 square foot of qualifying neighborhood open space area (7:1).~~

8 ~~b. For a green street setback, 5 square feet of bonus residential floor area~~
9 ~~per 1 square foot of qualifying green street setback area (5:1).~~

10 ~~c. For a mid block corridor, 7 square feet of bonus residential floor area~~
11 ~~per 1 square foot of qualifying mid block corridor area (7:1).~~

12 ~~d. For a residential hillside terrace, 5 square feet of bonus residential floor~~
13 ~~area per 1 square foot of qualifying residential hillside terrace area (5:1).~~

14 ~~4. Standards for open space amenities. The following standards apply to all open~~
15 ~~space amenities identified in this subsection 23.58A.016.C.4 except as otherwise specifically~~
16 ~~stated in this subsection 23.58A.016.C.4 or in the provisions of the zone.~~

17 ~~a. Public Access:~~

18 ~~1) Public access for open space amenities in Downtown zones is~~
19 ~~regulated pursuant to subsection 23.58A.016.C.1.b.~~

20 ~~2) Open space amenities not in Downtown zones must be open to~~
21 ~~the public, without charge, each day of the year for a minimum of ten hours each day for a~~
22 ~~neighborhood open space and 24 hours each day of the year for a green street setback. The hours~~
23 ~~of public access identified above shall be during daylight hours, unless there are insufficient~~
24 ~~daylight hours, in which case the open space shall also be open during nighttime hours for the~~
25 ~~balance of the hours the open space is to remain open. Public access may be limited temporarily~~



1 ~~during hours that are otherwise required to be open to the public for necessary maintenance or~~
2 ~~for reasons of public safety.~~

3 ~~3) Within the open space, property owners, tenants and their~~
4 ~~agents shall allow members of the public to engage in activities allowed in the public sidewalk~~
5 ~~environment, except that those activities that would require a street use permit if conducted on~~
6 ~~the sidewalk may be excluded or restricted. Free speech activities such as hand billing, signature~~
7 ~~gathering, and holding signs, all without obstructing access to the space, any building, or other~~
8 ~~adjacent features, and without unreasonably interfering with the enjoyment of the space by~~
9 ~~others, shall be allowed. While engaged in allowed activities, members of the public may not be~~
10 ~~asked to leave for any reason other than conduct that unreasonably interferes with the enjoyment~~
11 ~~of the space by others unless the space is being closed to the general public consistent with this~~
12 ~~subsection 23.58A.016.C. No parking, storage or other use may be established on or above the~~
13 ~~surface of the open space except as provided in subsection 23.58A.016.C.4.b.6. Use by motor~~
14 ~~vehicles of open space for which bonus residential floor area is granted is not permitted. The~~
15 ~~open space shall be identified clearly with the City's public open space logo on a plaque placed at~~
16 ~~a visible location at each street entrance providing access to the amenity. The plaque shall~~
17 ~~indicate, in letters legible to passersby, the nature of the bonus amenity, its availability for~~
18 ~~general public access, and additional directional information as needed.~~

19 ~~b. Standards for Neighborhood Open Space.~~

20 ~~1) Neighborhood open space in Downtown zones in South~~
21 ~~Downtown are regulated pursuant to subsection 23.58A.016.C.1.b.~~

22 ~~2) Neighborhood open space not in Downtown zones used to~~
23 ~~qualify for bonus floor area must meet the conditions in this subsection 23.58A.016.C.4.b.2),~~
24 ~~unless an exception is granted by the Director as a Type I decision, based on the Director's~~
25 ~~determination that, relative to the strict application of the standards, the exception will result in~~



1 ~~improved public access and use of the space or a better integration of the space with surrounding~~
2 ~~development.~~

3 a) ~~The open space must be improved in compliance with~~
4 ~~the applicable provisions of this Section 23.58A.016. The open space must consist of one~~
5 ~~continuous area with a minimum of 3,000 square feet and a minimum horizontal dimension of 10~~
6 ~~feet.~~

7 b) ~~A minimum of 35 percent of the open space must be~~
8 ~~landscaped with grass, ground cover, bushes and/or trees.~~

9 c) ~~Either permanent or movable seating in an amount~~
10 ~~equivalent to 1 lineal foot for every 200 square feet of open space shall be available for public~~
11 ~~use during hours of public access.~~

12 d) ~~The open space shall be located and configured to~~
13 ~~maximize solar exposure to the space, allow easy access from streets or other abutting public~~
14 ~~spaces, including access for persons with disabilities, and allow convenient pedestrian circulation~~
15 ~~through all portions of the open space. The open space must have a minimum frontage of 30 feet~~
16 ~~at grade abutting a sidewalk, and be visible from sidewalks on at least one street.~~

17 e) ~~The open space shall be provided at ground level, except~~
18 ~~that in order to provide level open spaces on steep lots, some separation of multiple levels may~~
19 ~~be allowed, provided they are physically and visually connected.~~

20 f) ~~Up to 20 percent of the open space may be covered by~~
21 ~~elements accessory to public use of the open space, including: permanent, freestanding~~
22 ~~structures, such as retail kiosks, pavilions, or pedestrian shelters; structural overhangs; overhead~~
23 ~~arcades or other forms of overhead weather protection; and any other features approved by the~~
24 ~~Director that contribute to pedestrian comfort and active use of the space. The following~~
25 ~~elements within the open space area may count as open space and are not subject to the~~



1 ~~percentage coverage limit; temporary kiosks and pavilions, public art, permanent seating that is~~
2 ~~not reserved for any commercial use, exterior stairs and mechanical assists that provide access to~~
3 ~~public areas and are available for public use, and any similar features approved by the Director.~~
4 ~~Seating or tables, or both, may be provided and reserved for customers of restaurants or other~~
5 ~~uses abutting the open space, but the area reserved for customer seating shall not exceed 15~~
6 ~~percent of the open space area or 500 square feet, whichever is less.~~

7 ~~c. Standards for Green street setbacks.~~

8 ~~1) Green street setbacks in Downtown zones in South Downtown~~
9 ~~are regulated pursuant to subsection 23.58A.016.C.1.b.~~

10 ~~2) Green street setbacks not in Downtown zones shall meet the~~
11 ~~following standards:~~

12 ~~a) Where permitted by the provisions of the zone, bonus~~
13 ~~residential floor area may be gained for green street setbacks by development on lots abutting~~
14 ~~those street segments that are listed or shown as green streets in the provisions of the zone.~~

15 ~~b) A green street setback must be provided as a setback~~
16 ~~from a lot line abutting a designated green street. The setback must be continuous for the length~~
17 ~~of the frontage of the lot abutting the green street, and a minimum of 50 percent of the setback~~
18 ~~area eligible for a bonus shall be landscaped. The area of any driveways in the setback area is not~~
19 ~~included in the bonusable area. For area eligible for a bonus, the average setback from the~~
20 ~~abutting green street lot line shall not exceed 10 feet, with a maximum setback of 15 feet. The~~
21 ~~design of the setback area shall allow for public access, such as access to street level uses in~~
22 ~~abutting structures or access to areas for seating. The Director may grant an exception to the~~
23 ~~standards in this subsection 23.58A.016.C.4.e as a Type I decision, based on the Director's~~
24 ~~determination that the exception is consistent with a green street concept plan, if one exists,~~
25 ~~established in accordance with DR 11-2007, or a successor rule.~~



1 ~~d. Standards for Mid-Block Corridor. Mid-block corridors used to qualify~~
2 ~~for bonus floor area in Downtown zones in South Downtown are regulated pursuant to~~
3 ~~subsection 23.58A.016.C.1.b.~~

4 ~~e. Standards for Residential Hillside Terrace. A residential hillside terrace~~
5 ~~used to qualify for bonus floor area in Downtown zones in South Downtown are regulated~~
6 ~~pursuant to subsection 23.58A.016.C.1.b.~~

7 ~~f. Declaration. If open space is to be provided for purposes of obtaining~~
8 ~~bonus residential floor area, the owner(s) of the lot using the bonus residential floor area, and of~~
9 ~~the lot where the open space is provided, if different, shall execute and record a declaration and~~
10 ~~voluntary agreement in a form acceptable to the Director identifying the bonus amenities;~~
11 ~~acknowledging that the right to develop and occupy a portion of the gross floor area on the lot~~
12 ~~using the bonus residential floor area is based upon the long term provision and maintenance of~~
13 ~~the open space and that development is restricted in the open space; and committing to provide~~
14 ~~and maintain the open space.~~

15 ~~g. Identification.~~

16 ~~1) Amenities in Downtown zones in South Downtown shall meet~~
17 ~~the identification conditions of the Downtown Amenity Standards.~~

18 ~~2) Open space amenities not in Downtown zones shall be~~
19 ~~identified clearly with the City's public open space logo on a plaque placed at a visible location~~
20 ~~at each street entrance providing access to the amenity. The plaque shall indicate, in letters~~
21 ~~legible to passersby, the nature of the bonus amenity, its availability for general public access,~~
22 ~~and additional directional information as needed.~~

23 ~~h. Duration; Alteration. Except as provided for in this subsection~~
24 ~~23.58A.016.C.4.h, the owners of the lot using the bonus residential floor area and of the lot~~
25 ~~where the open space amenity is located, if different, including all successors, shall provide and~~
26



1 ~~maintain the open space amenities for which bonus residential floor area is granted, in~~
2 ~~accordance with the applicable provisions of this Section 23.58A.016, for as long as the bonus~~
3 ~~residential floor area gained by the open space amenities exists. An open space amenity for~~
4 ~~which bonus residential floor area has been granted may be altered or removed only to the extent~~
5 ~~that either or both of the following occur, and alteration or removal may be further restricted by~~
6 ~~the provisions of the zone and by conditions of any applicable permit:~~

7 ~~1) The bonus residential floor area permitted in return for the~~
8 ~~specific open space amenity is removed or converted to a use for which bonus residential floor~~
9 ~~area is not required under the provisions of the zone; or~~

10 ~~2) An amount of bonus residential floor area equal to that allowed~~
11 ~~for the open space amenity that is to be altered or removed is provided through alternative means~~
12 ~~consistent with the provisions of the zone and provisions for allowing bonus residential floor~~
13 ~~area in this Chapter 23.58A.~~

14 ~~D. Payment option.~~

15 ~~1. There is no payment in lieu option for open space amenities other than~~
16 ~~neighborhood open space.~~

17 ~~2. Payment in lieu of providing neighborhood open space.~~

18 ~~a. In lieu of all or part of the performance option for neighborhood open~~
19 ~~space, an applicant may pay to the City an amount determined pursuant to this subsection if the~~
20 ~~Director determines, as a Type 1 decision, that the payment will contribute to public open space~~
21 ~~improvements abutting the lot or in the vicinity; that the improvements will meet the additional~~
22 ~~need for open space caused by the project and are feasible within a reasonable time; and that the~~
23 ~~applicant agrees to the specific improvements or to the general nature and location of the~~
24 ~~improvements.~~

25 ~~b. The amount of the payment is determined by multiplying the number of~~
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27
28



1 ~~square feet of land that would be provided as neighborhood open space, by the sum of an~~
2 ~~estimated land value per square foot based on recent transactions in the area and an average~~
3 ~~square foot cost for open space improvements. The dollar amount per square foot shall be~~
4 ~~determined by the Director based on any relevant information submitted by the applicant, and~~
5 ~~any other data related to land values and costs that the Director considers reliable.~~

6 ~~e. Cash payments shall be made prior to issuance, and as a condition to~~
7 ~~issuance, of the first building permit for a project, and in any event before any permit for any~~
8 ~~construction activity other than excavation and shoring is issued.~~

9 ~~d. Any payment in lieu of providing neighborhood open space shall be~~
10 ~~deposited in a dedicated fund or account solely to support acquisition or development of public~~
11 ~~open space within 0.25 mile of the lot using the bonus floor area, or within another area~~
12 ~~prescribed by the provisions of the zone, or at another location where the applicant and the~~
13 ~~Director agree that it will mitigate the direct impacts of the project, and the payment shall be~~
14 ~~expended within five years of receipt for such purposes.))~~

15 Section 55. Section 23.58A.018 of the Seattle Municipal Code, which section was last
16 amended by Ordinance 123589, is repealed.

17 ~~**((23.58A.018 – Transfer of residential development potential**~~

18 ~~A. Scope and Applicability.~~

19 ~~1. This Section 23.58A.018 contains rules for transfer of residential development~~
20 ~~potential to lots in areas for which other provisions of this Title 23 specifically refer to provisions~~
21 ~~of this Section 23.58A.018. The provisions of this Section 23.58A.018 are subject to the~~
22 ~~applicable provisions of the zone.~~

23 ~~2. Whether a lot may be eligible as a TDP sending site is determined by the~~
24 ~~provisions of the zone in which the lot is located. To be eligible as a sending lot for a specific~~
25 ~~category of TDP defined in this Chapter 23.58A, the lot must satisfy the applicable conditions of~~



1 ~~this Section 23.58A.018 except to the extent otherwise expressly stated in the provisions of the~~
2 ~~zone. Whether a lot is eligible as a TDP receiving lot, and whether the lot may receive TDP from~~
3 ~~another lot, and what categories of TDP the lot may receive, are determined by the provisions of~~
4 ~~the zone. The transfer of TDP and use of TDP on any receiving lot is subject to the limits and~~
5 ~~conditions in this Chapter 23.58A, the provisions of the zone, and all other applicable provisions~~
6 ~~of this title.~~

7 ~~B. TDP Required Before Construction. No permit after the first building permit, and in~~
8 ~~any event, no permit for any construction activity other than excavation and shoring, and no~~
9 ~~permit for occupancy of existing floor area by any use based upon TDP, will be issued for~~
10 ~~development that includes TDP until the applicant's possession of TDP is demonstrated to the~~
11 ~~satisfaction of the Director.~~

12 ~~C. General Standards for Sending Lots.~~

13 ~~1. TDP Calculation. The maximum amount of floor area that may be transferred~~
14 ~~is the amount by which the base residential floor area of the sending lot exceeds the sum of:~~

15 ~~a. any nonexempt residential floor area existing on the sending lot; plus~~
16 ~~b. any existing floor area of uses accessory to nonexempt residential uses,~~
17 ~~except to the extent that floor area is exempt from floor area limits under the provisions of the~~
18 ~~zone; plus~~

19 ~~e. any TDP previously transferred from the sending lot.~~

20 ~~2. Floor Area Limit After Transfer. Except as provided in subsection~~
21 ~~23.58A.018.C.3, after TDP is transferred from a sending lot the amount of residential floor area~~
22 ~~that may then be established on the sending lot, other than floor area exempt from limits on~~
23 ~~residential floor area under the provisions of the zone, shall be equal to the base residential floor~~
24 ~~area, plus any net amount of TDP previously transferred to that lot, minus the total of (a) the~~
25 ~~existing residential floor area on the lot, plus (b) the amount of TDP transferred from the lot.~~



1 3. ~~Sending Lot in Zone Without Base Residential FAR. If TDP are sent from a~~
2 ~~sending lot in a zone without a base residential FAR limit, the maximum residential floor area~~
3 ~~that may then be established on the sending lot shall be equal to the excess, if any, of~~
4 ~~a. the total residential floor area that could have been built on the sending lot under the base~~
5 ~~height limit consistent with applicable development standards as determined by the Director had~~
6 ~~no TDP been transferred, less~~

7 b. ~~the sum of~~

8 1) ~~the existing residential floor area on the lot; plus~~

9 2) ~~the amount of TDP that was transferred from the lot.~~

10 D. ~~Standards for Landmark TDP Sending Lots. Landmark structures on sending lots~~
11 ~~from which Landmark TDP is transferred shall be rehabilitated and maintained as required by the~~
12 ~~Landmarks Preservation Board.~~

13 E. ~~Standards for Open Space TDP Sites. The following standards apply unless provisions~~
14 ~~of the zone state otherwise:~~

15 1. ~~General conditions. Open space TDP sites must meet the conditions of the~~
16 ~~subsection 23.58A.018.E.1, unless an exception is granted by the Director:~~

17 a. ~~Each portion of the open space shall be accessible from each~~
18 ~~other portion of the open space without leaving the open space.~~

19 b. ~~The open space shall have a minimum area of 5,000 square feet.~~

20 c. ~~The open space shall be directly accessible from the sidewalk or~~
21 ~~another public open space, including access for persons with disabilities.~~

22 d. ~~The open space shall be at ground level, except that in order to~~
23 ~~provide level open spaces on steep lots, some separation of multiple levels may be allowed,~~
24 ~~provided they are physically and visually connected.~~

25 e. ~~No more than 20 percent of the open space may be occupied by~~



1 ~~any above-grade structures.~~

2 ~~f. A minimum of 35 percent of the open space must be landscaped~~
3 ~~with grass, ground cover, bushes, or trees.~~

4 ~~g. Either permanent or movable seating in an amount equivalent to~~
5 ~~1 lineal foot for every 200 square feet of open space shall be available for public use during~~
6 ~~hours of public access.~~

7 ~~h. The open space shall be located and configured to maximize~~
8 ~~solar exposure to the space, allow easy access from streets or other abutting public spaces,~~
9 ~~including access for persons with disabilities, and allow convenient pedestrian circulation~~
10 ~~through all portions of the open space.~~

11 ~~i. The lot shall be located a minimum of 0.25 mile from the closest~~
12 ~~lot approved by the Director as a separate open space TDP site, unless the lot is abutting another~~
13 ~~TDP site and is designed to integrate with the other TDP site.~~

14 ~~j. The open space shall be open to the public, without charge, each~~
15 ~~day of the year for a minimum of ten hours each day during daylight hours, unless there are~~
16 ~~insufficient daylight hours, in which case the open space shall also be open during nighttime~~
17 ~~hours for the balance of the hours the open space is to remain open. Public access may be limited~~
18 ~~temporarily during hours that are otherwise required to be open to the public for necessary~~
19 ~~maintenance or for reasons of public safety.~~

20 ~~k. Within the open space, property owners, tenants and their~~
21 ~~agents shall allow members of the public to engage in activities allowed in the public sidewalk~~
22 ~~environment, except that those activities that would require a street use permit if conducted on~~
23 ~~the sidewalk may be excluded or restricted. Free speech activities such as hand billing, signature~~
24 ~~gathering, and holding signs, all without obstructing access to the space, any building, or other~~
25 ~~adjacent features, and without unreasonably interfering with the enjoyment of the space by~~



1 ~~others, shall be allowed. While engaged in allowed activities, members of the public may not be~~
2 ~~asked to leave for any reason other than conduct that unreasonably interferes with the enjoyment~~
3 ~~of the space by others unless the space is being closed to the general public consistent with this~~
4 ~~subsection 23.58A.018.E.1.k.~~

5 ~~1. The open space shall be identified clearly with the City's public~~
6 ~~open space logo on a plaque placed at a visible location at each street entrance providing access~~
7 ~~to the amenity. The plaque shall indicate, in letters legible to passersby, the nature of the bonus~~
8 ~~amenity, its availability for general public access, and additional directional information as~~
9 ~~needed.~~

10 ~~m. Unless the open space will be in public ownership, the~~
11 ~~applicant shall make adequate provision to ensure the permanent maintenance of the open space.~~

12 ~~2. Special exception for open space TDP sites. The Director may grant, or grant~~
13 ~~with conditions, an exception to the standards for open space TDP sites in this subsection~~
14 ~~23.58A.018.E and any applicable Director's Rule(s), as a special exception pursuant to Chapter~~
15 ~~23.76, Procedures for Master Use Permit and Council Land Use Decisions. In determining~~
16 ~~whether to grant, grant with conditions, or deny a request for special exception under this~~
17 ~~subsection 23.58A.018.E.2, the Director shall consider:~~

18 ~~a. the extent to which the exception would result in an open space TDP~~
19 ~~site that better meets the intent of the provisions of this subsection 23.58A.018.E; and~~

20 ~~b. the extent to which the exception would allow the design of the open~~
21 ~~space to take advantage of unusual site characteristics or conditions in the surrounding area, such~~
22 ~~as views and relationship to surroundings.~~

23 ~~3. After any TDP is transferred from an open space TDP site, lot coverage by~~
24 ~~structures shall be permanently limited to 20 percent, or any greater amount that was allowed as~~
25 ~~a special exception prior to the transfer, and no development shall be permitted that would be~~



1 inconsistent with the standards under which it was approved as an open space TDP sending site.

2 F. Standards and Limits for TDP Sending Lots in South Downtown. This subsection
3 23.58A.018.F applies to TDP sending lots in South Downtown, in addition to the general
4 provisions in this Section 23.58A.018.

5 1. Limit on Open Space TDP. The maximum amount of open space TDP that
6 may be transferred from a sending lot is the amount by which three times the lot area exceeds the
7 total gross floor area of all uses on the lot.

8 2. South Downtown Historic TDP.

9 a. Only lots in the Pioneer Square Preservation District or the
10 International Special Review District may qualify as sending lots for South Downtown Historic
11 TDP.

12 b. In order to be eligible to send South Downtown Historic TDP, a lot
13 must contain a structure that includes at least 5,000 gross square feet in above-grade floor area
14 and has been finally determined to be a contributing structure under Section 23.66.032 within no
15 more than three years prior to the recording of the deed conveying the TDP from the sending lot.

16 c. Contributing structures on a sending lot from which South Downtown
17 Historic TDP are transferred shall be rehabilitated and maintained in accordance with an
18 agreement pursuant to subsection 23.58A.018.I.3.

19 d. South Downtown Historic TDP shall not be transferred from a lot from
20 which South Downtown Historic TDR have been transferred or from a lot on which any bonus
21 floor area has been established based on the presence of a contributing structure.

22 3. Limit on Combined TDR and TDP. A cumulative combination of TDR and
23 TDP exceeding a total of six times the lot area may not be transferred from any lot.

24 G. Time of Determination of TDP Eligible for Transfer. The eligibility of a sending lot
25 to transfer TDP, and the amount transferable from a sending lot, shall be determined as of the
26



1 ~~date of transfer from the sending lot and shall not be affected by the date of any application,~~
2 ~~permit decision or other action for any project seeking to use the TDP.~~

3 ~~H. Reservation in Deed. Any TDP eligible for transfer may instead be reserved in the~~
4 ~~conveyance of title to an eligible sending lot, by the express terms of the deed or other~~
5 ~~instrument of conveyance reserving a specified amount of TDP, provided that an instrument~~
6 ~~acceptable to the Director is recorded binding the lot to the terms and conditions for eligibility to~~
7 ~~send TDP under this Section 23.58A.018. Any TDP so reserved shall be considered transferred~~
8 ~~from that lot and later may be conveyed by deed without participation of the owner of the lot.~~

9 ~~I. TDP Deeds and Agreements.~~

10 ~~1. The fee owners of the sending lot shall execute a deed, and shall obtain the~~
11 ~~release of the TDP from all liens of record and the written consent of all holders of~~
12 ~~encumbrances on the sending lot other than easements and restrictions, unless the requirement~~
13 ~~for a release or consent is waived by the Director for good cause. The deed shall be recorded in~~
14 ~~the King County real property records. If TDP is conveyed to the owner of a receiving lot~~
15 ~~described in the deed, then unless otherwise expressly stated in the deed or any subsequent~~
16 ~~instrument conveying the lot or the TDP, the TDP shall pass with the receiving lot whether or not~~
17 ~~a structure using the TDP shall have been permitted or built prior to any conveyance of the~~
18 ~~receiving lot. Any subsequent conveyance of TDP previously conveyed to a receiving lot shall~~
19 ~~require the written consent of all parties holding any interest in or lien on the receiving lot from~~
20 ~~which the conveyance is made. If the TDP is transferred other than directly from the sending lot~~
21 ~~to the receiving lot using the TDP, then after the initial transfer, all subsequent transfers also~~
22 ~~shall be by deed, duly executed, acknowledged and recorded, each referring by King County~~
23 ~~recording number to the prior deed.~~

24 ~~2. Any person may purchase any TDP that is eligible for transfer by complying~~
25 ~~with the applicable provisions of this Section 23.58A.018, whether or not the purchaser is then~~
26



1 ~~an applicant for a permit to develop real property or is the owner of any potential receiving lot.~~
2 ~~Any purchaser of the TDP (including any successor or assignee) may use the TDP to obtain floor~~
3 ~~area above the applicable base height limit or base floor area limit on a receiving lot to the extent~~
4 ~~that use of TDP is permitted under the Land Use Code provisions applicable with respect to the~~
5 ~~issuance of permits for development of the project intended to use the TDP. The Director may~~
6 ~~require, as a condition of processing any permit application using TDP or for the release of any~~
7 ~~security posted in lieu of a deed for TDP to the receiving lot, that the owner of the receiving lot~~
8 ~~demonstrate that the TDP has been validly transferred of record to the receiving lot, and that the~~
9 ~~owner has recorded in the real estate records a notice of the filing of such permit application,~~
10 ~~stating that the TDP is not available for retransfer.~~

11 ~~3. As a condition to the effective transfer of Landmark TDP or South Downtown Historic TDP,~~
12 ~~except from a City owned sending lot, the fee owner of the sending lot shall execute and record~~
13 ~~an agreement running with the land, in form and content acceptable to, and accepted in writing~~
14 ~~by, the Director of Neighborhoods, providing for the rehabilitation and maintenance of the~~
15 ~~historically significant or other relevant features of the structure or structures on the lot and~~
16 ~~acknowledging the restrictions on future development resulting from the transfer. The Director~~
17 ~~may require evidence that each holder of a lien has effectively subordinated the lien to the terms~~
18 ~~of the agreement, and that any holders of interests in the property have agreed to its terms. To the~~
19 ~~extent that a Landmark structure on the sending lot, or a contributing structure on a sending lot in~~
20 ~~a special review district, the presence of which is a condition to eligibility to transfer TDP under~~
21 ~~the provisions of the zone, requires restoration or rehabilitation for the long term preservation of~~
22 ~~the structure or its historically or architecturally significant features, the Director of~~
23 ~~Neighborhoods may require, as a condition to acceptance of the necessary agreement, that the~~
24 ~~owner of the sending site apply for and obtain a certificate of approval from the Landmarks~~
25 ~~Preservation Board, or from the Director of Neighborhoods after review by the Pioneer Square~~



1 ~~Preservation Board or International Special Review District Board, as applicable, for the~~
2 ~~necessary work, or post security satisfactory to the Director of Neighborhoods for the completion~~
3 ~~of the restoration or rehabilitation, or both))~~

4 Section 56. Section 23.58A.022 of the Seattle Municipal Code, which section was last
5 amended by Ordinance 123589 is amended as follows:

6 **SMC 23.58A.022 Methods to achieve extra nonresidential floor area**

7 ~~((A. All or a percentage of the extra nonresidential floor area on a lot shall be housing~~
8 ~~and child care bonus nonresidential floor area pursuant to Section 23.58A.024, or housing TDR,~~
9 ~~or a combination of the foregoing u))Unless otherwise expressly provided in the provisions of~~
10 ~~the zone((-):~~

11 ~~((B))A. If the maximum height limit for nonresidential use is 85 feet or less, all extra~~
12 ~~nonresidential floor area shall be housing and child care bonus nonresidential floor area pursuant~~
13 ~~to Section 23.58A.024, or housing TDR pursuant to Section 23.58A.042, or ((any combination~~
14 ~~of))both.~~

15 ~~((C))B. If the maximum height limit for nonresidential use is greater than 85 feet, the~~
16 ~~applicant shall use housing and child care bonus nonresidential floor area pursuant to Section~~
17 ~~23.58A.024, or housing TDR pursuant to Section 23.58A.042, or ((any combination~~
18 ~~thereof))both, to achieve 75 percent of total extra nonresidential floor area on the lot, and, to the~~
19 ~~extent permitted under the provisions of the zone and this ((sube))Chapter 23.58A, shall use~~
20 ~~((ether))bonus nonresidential floor area for amenities pursuant to Section 23.58A.040, or TDR~~
21 ~~pursuant to Section 23.58A.042, or both, for the balance of the extra nonresidential floor area.~~

22 Section 57. Section 23.58A.023 of the Seattle Municipal Code, which section was last
23 amended by Ordinance 123589, is repealed.

24 ~~((23.58A.023—Affordable housing incentive programs: purpose and findings~~

25 ~~A. Purpose; Scope of Provisions; State Law Controlling. The provisions of this Chapter~~
26
27
28



1 ~~23.58A related to housing and child care bonus nonresidential floor area, except to the extent~~
2 ~~they relate to child care, are intended to implement affordable housing incentive programs~~
3 ~~authorized by RCW 36.70A.540, as it may be amended. In case of any irreconcilable conflict~~
4 ~~between the terms of this Chapter 23.58A related to the housing bonus and child care bonus~~
5 ~~nonresidential floor area, except to the extent they relate to child care, and the authority granted~~
6 ~~in RCW 36.70A.540, as it may be amended, the provisions of RCW 36.70A.540, as it may be~~
7 ~~amended, shall supersede and control. Unless the context otherwise clearly requires, references~~
8 ~~to RCW 36.70A.540 in this subchapter mean that section as in effect on the date as of which the~~
9 ~~provisions of this title apply to the application for a use permit for the project using the bonus~~
10 ~~floor area.~~

11 ~~B. Findings. Pursuant to the authority of RCW 36.70A.540, the City finds that the higher~~
12 ~~income levels specified in the definition of "income eligible households" in Section 23.58A.004,~~
13 ~~rather than those stated in the definition of "low income households" in RCW 36.70A.540, are~~
14 ~~needed to address local housing market conditions throughout the city for purposes of affordable~~
15 ~~housing incentive programs implemented through this subchapter.))~~

16 Section 58. Section 23.58A.024 of the Seattle Municipal Code, which section was last
17 amended by Ordinance 123589 is amended as follows:

18 **23.58A.024 - Bonus nonresidential floor area for ~~((low-income))~~affordable housing and**
19 **child care**

20 A. Scope; ~~((G))~~general ~~((R))~~rule. This Section 23.58A.024 applies to bonus
21 nonresidential floor area for affordable housing and child care allowed on lots for which
22 applicable sections of this Title 23 expressly refer to this Chapter 23.58A. To obtain b~~((B))~~onus
23 nonresidential floor area for affordable housing and child care, ~~((may be allowed if))~~the applicant
24 ~~((qualifies by using))~~may use the performance option, the payment option, or a combination of
25 these options, in accordance with this Section 23.58A.024 and subject to the provisions of the
26
27
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1 zone.

2 B. Performance ~~((Θ))~~option for housing~~((:))~~

3 1. ~~((Housing.~~

4 a. ~~))~~Amount of affordable housing. An applicant using the housing
5 performance option shall provide affordable housing ~~((serving income-eligible households in an~~
6 ~~amount))~~with a gross floor area at least equal to 15.6 percent of gross bonus nonresidential floor
7 area obtained ~~((under))~~through the performance option~~((pursuant to this Section 23.58A.024.~~

8 b. ~~An applicant may provide low-income housing as part of the project~~
9 ~~using extra floor area or by providing or contributing to a low-income housing project at another~~
10 ~~location, subject to the requirements in subsection 23.58A.024.B.1.e and subject to approval of~~
11 ~~the low-income housing project in writing by the Director of Housing prior to issuance of the~~
12 ~~first building permit for the development using the bonus nonresidential floor area)).~~

13 2. Agreement. The City and the affordable housing owner shall enter into an
14 agreement specifying the affordable housing requirements under this subsection 23.58A.024.B.
15 This agreement shall be executed and recorded prior to issuance and as a condition to issuance of
16 any permit after the first building permit for the development using the bonus nonresidential
17 floor area and before any permit for any construction activity other than excavation and shoring
18 for the development is issued.

19 ~~((e. The low-income))~~3. Duration. Affordable housing shall serve only income-
20 eligible households for a minimum period of 50 years from the later of the date when the
21 agreement between the housing owner and the City~~((, as required by subsection~~
22 ~~23.58A.024.B.1.e.3 and described in subsection 23.58A.024.B.1.e, if applicable,))~~ is recorded, or
23 the date when the ~~((low-income))~~affordable housing becomes available for occupancy as
24 determined by the City.

25 4. Unit size and distribution. Affordable housing shall be provided in a range of
26



1 sizes comparable to those units that are available to other residents. To the extent practicable, the
2 number of bedrooms in affordable units must be in the same proportion as the number of
3 bedrooms in units within the entire development. The affordable units shall generally be
4 distributed throughout the development and have substantially the same functionality as the other
5 units in the development.

6 5. Additional standards for rental housing. For rental housing((~~5~~):

7 a. monthly rent(~~(shall be limited so that housing costs~~)), including ((rent
8 and))basic utilities, shall not exceed 30 percent of the income limit for ((~~income-eligible~~
9 households))the unit, all as determined by the Director of Housing, for a minimum period of 50
10 years(~~(-)~~); and

11 b. the housing owner shall submit a report to the Office of Housing
12 annually that documents how the affordable housing meets the terms of the recorded agreement.

13 6. Additional standards for owner-occupied housing. For owner-occupied
14 housing, the initial sale price of the unit and subsequent sale prices upon resale of the unit during
15 the 50-year affordability period shall be restricted to an amount determined by the Director of
16 Housing to be affordable to an income-eligible household, such that the annualized housing
17 payment for the unit does not exceed 35 percent of the annual income of an income-eligible
18 household, adjusted by the household size expected to occupy the unit based on the number of
19 bedrooms. The method to determine the sale price of the unit, subject to approval by the Director
20 of Housing, includes mortgage principal and interest payments as calculated by prevailing
21 interest rates, real estate taxes, insurance, homeowner association dues and any other housing
22 cost deemed reasonable by the Director of Housing, and requirements relating to down-payment
23 amount and homebuyer contributions. The unit shall be subject to recorded instruments
24 satisfactory to the Director of Housing providing for sale prices on any resale consistent with the
25 affordability restriction on the same basis for a minimum period of 50 years.~~((shall not exceed an~~



1 amount determined by the Director of Housing to be consistent with low income housing for an
2 income eligible household with the average family size expected to occupy the unit based on the
3 number of bedrooms, and the units shall be subject to recorded instruments satisfactory to the
4 Director of Housing providing for sales prices on any resale consistent with affordability on the
5 same basis for at least 50 years. The low income housing shall be provided in a range of sizes
6 consistent with RCW 36.70A.540 and shall comply with all requirements of RCW 36.70A.540.)

7 ~~((d))~~ 7. Additional standards for on-site performance. If the ~~((low income))~~
8 affordable housing is ~~((developed))~~ provided within the ~~((project))~~ development using the bonus
9 nonresidential floor area ~~((:~~

10 1) ~~The low income housing must serve income eligible households for the~~
11 ~~minimum time period referred to in this Section 23.58A.024.~~

12 2) ~~T)~~, the ~~((low income))~~ affordable housing shall be completed and ready for
13 occupancy at or before the time when a certificate of occupancy is issued for any chargeable
14 floor area in the ~~((project))~~ development using the bonus nonresidential floor area, and as a
15 condition to any right of the applicant to such a certificate of occupancy.

16 ~~((e))~~ 8. Additional standards for off-site performance. If the ~~((low income))~~
17 affordable housing is not ~~((being developed))~~ provided within the ~~((project))~~ development using
18 the bonus nonresidential floor area, it may be provided off-site according to the following
19 standards:

20 ~~((1))~~ Proposals for low income housing are subject to approval by the Director
21 of Housing. Approval requires a determination by the Director of Housing that the low income
22 housing will (a) be located within the same neighborhood where the project using the bonus
23 nonresidential floor area is located, except as otherwise provided in subsection
24 23.58A.024.B.1.e.2; (b) provide a public benefit; and (c) be more affordable than market rents or
25 sale prices, as applicable, for housing in the neighborhood in which the low income housing is



1 located.

2 ~~2) If-~~)a. Developments that use bonus nonresidential floor area with the
3 South Lake Union Urban Center shall provide off-site affordable housing within the South Lake
4 Union Urban Center. Outside of the South Lake Union Urban Center, the applicant shall
5 demonstrate((s)) to the satisfaction of the Director of Housing that the off-site affordable housing
6 is located within the same urban center or village as the development using the bonus residential
7 floor area or within one mile of the development using the bonus nonresidential floor area or that
8 it is infeasible for the off-site ((low-income))affordable housing to be located within ((the same
9 neighborhood where the development using the bonus nonresidential floor area is located, then
10 (a) the Director of Housing may allow the low-income housing to be provided elsewhere within
11 the Seattle city limits, which is deemed the general area of the development using the bonus
12 nonresidential floor area in accordance with RCW 36.70A.540, provided that the low-income
13 housing is))this area. If the affordable housing is not located within the same urban center or
14 village as the development using the bonus residential floor area or within one mile of the
15 development using the bonus nonresidential floor area, it shall be located either:

16 1) within the Seattle city limits and within 0.5 mile of a light rail or
17 bus rapid transit station((on a route serving the neighborhood where the development using the
18 bonus nonresidential floor area is located,)); or ((b))

19 2) if the applicant demonstrates that providing the ((low-
20 income))affordable housing in such a location is also infeasible, then the Director of Housing
21 may allow the ((low-income))affordable housing to be provided in the city within the Seattle city
22 limits and within 0.25 mile of a bus or streetcar stop.

23 ~~((3))~~—The low-income housing must be committed to serve income-eligible
24 households for the minimum time period referred to in this Section 23.58A.024 pursuant to an
25 agreement between the housing owner and the City, and any agreements with other parties that
26



1 the Director of Housing finds necessary.

2 4) — The agreement required by subsection 23.58A.024.B.1.e.3 must be
3 executed and recorded prior to issuance, and as a condition to issuance, of the first building
4 permit for the project using the bonus nonresidential floor area, and in any event before any
5 permit for any construction activity other than excavation and shoring is issued.

6 5))b. The applicant shall provide to the City an irrevocable letter of
7 credit, or other sufficient security approved by the Director of Housing, prior to and as a
8 condition of issuance of any permit after the first building permit for the development using the
9 bonus nonresidential floor area and before any permit for construction activity((;) other than
10 ((grading))excavation and shoring((, for the project using the bonus nonresidential floor area)) is
11 issued, unless completion of the ((low-income))affordable housing has already been documented
12 to the satisfaction of the Director of Housing and the ((low-income))affordable housing is subject
13 to recorded restrictions satisfactory to the Director of Housing. The letter of credit or other
14 security shall be in an amount equal to the payment option amount calculated according to
15 provisions in subsection 23.58A.024.((€))D, plus an amount equal to interest on such payment.
16 The Director of Housing is authorized to adopt, by rule, terms and conditions of such security
17 including the amount of security and rate of annual interest, conditions on which the City shall
18 have a right to draw on the letter of credit or other security, and terms should the City become
19 entitled to realize on any such security.((amount, at the rate equal to the prime rate quoted by
20 Bank of America or its successor at the time the letter of credit or other security is provided, plus
21 three percent per annum, from the date of issuance of the first building permit, other than for
22 excavation and shoring, for the project using the bonus nonresidential floor area. The letter of
23 credit or other security shall be on terms such that when a certificate of occupancy is issued for
24 the project using the bonus nonresidential floor area, or on any earlier date 30 days before the
25 letter of credit or other security will expire, if the required quantity of low income housing is not



1 ~~completed and ready for occupancy or the low income housing is not all subject to a recorded~~
2 ~~agreement sufficient to satisfy the terms of this Section 23.58A.024, the City shall have a right to~~
3 ~~draw on the letter of credit or other security. If and when the City becomes entitled to realize on~~
4 ~~any such security, the Director of Housing shall take appropriate steps to collect the amount~~
5 ~~calculated pursuant to the payment option provisions in subsection 23.58A.024.C (after allowing~~
6 ~~credit for any low income housing then provided and accepted by the Director of Housing) with~~
7 ~~interest for the period and at the rate determined pursuant to this subsection 23.58A.024.B.1.e.5,~~
8 ~~and the amounts realized, net of any costs to the City, shall be used in the same manner as cash~~
9 ~~payments for housing made under this Section 23.58A.024. To the extent the City receives~~
10 ~~payment through a letter of credit or other security, the obligation of the applicant to provide~~
11 ~~low income housing will be deemed satisfied and the applicant shall be deemed to have elected~~
12 ~~the payment option. The applicant shall not be entitled to any refund based on later completion~~
13 ~~of low income housing.~~

14 6))c. Any failure of the affordable housing to satisfy the requirements of
15 this subsection 23.58A.024.B shall not affect the right to maintain or occupy the bonus
16 nonresidential floor area ((F))if the Director of Housing certifies to the Director that either:

17 1) ((a))the applicant has provided the City with a letter of credit
18 or other sufficient security pursuant to subsection 23.58A.024.B((-1.e.5)).8.b; or

19 2) ((b))there have been recorded one or more agreements or
20 instruments satisfactory to the Director of Housing providing for occupancy and affordability
21 restrictions on ((low income))affordable housing with the minimum floor area determined under
22 this Section 23.58A.024, all ((low income))affordable housing has been completed, and the
23 ((low income))affordable housing is on a different lot from the bonus nonresidential floor area or
24 is in one or more condominium units separate from the bonus development under condominium
25 documents acceptable to the Director of Housing((, then any failure of the low income housing



1 to satisfy the requirements of this subsection 23.58A.024.B.1 shall not affect the right to
2 maintain or occupy the bonus nonresidential floor area)).

3 ~~((7))~~d. Unless and until the Director of Housing ~~((shall certify))~~certifies as
4 set forth in ~~((clause (a) or (b) of))~~subsection 23.58A.024.B.~~((1.e.6))~~8.c, it shall be a continuing
5 permit condition, whether or not expressly stated, for each ~~((project))~~development obtaining
6 bonus nonresidential floor area based on the provision of housing to which this Section
7 23.58A.024 applies, that the ~~((low-income))~~affordable housing shall be maintained in
8 compliance with the terms of this Section 23.58A.024 and any applicable provisions of the zone,
9 as documented to the satisfaction of the Director of Housing.

10 ~~((f))~~9. ~~((No))~~Limits on subsidies for ~~((bonused))~~affordable housing(~~(;~~
11 Exception.))

12 ~~((1))~~The Director of Housing may require, as a condition of any bonus
13 nonresidential floor area under the performance option, that the owner of the lot upon which the
14 low-income housing is located agree not to seek or accept any subsidies, including without
15 limitation those items referred to subsection 23.58A.024.B.1.f.2, related to housing, except for
16 any subsidies that may be allowed by the Director of Housing under that subsection
17 23.58A.024.B.1.f.2. The Director may require that such agreement provide for the payment to
18 the City, for deposit in an appropriate subfund or account, of the value of any subsidies received
19 in excess of any amounts allowed by such agreement.

20 2) In general, and except as may be otherwise required by applicable
21 federal or state law,))a. Except as allowed in subsection 23.58A.014.B.9.b and 23.58A.014.B.9.c,
22 no bonus nonresidential floor area may be earned by providing affordable housing if:

23 ~~((a))~~1) Any person is receiving or will receive with respect to the
24 affordable housing any charitable contributions or public subsidies for housing development or
25 operation, including, but not limited to, tax exempt bond financing, tax credits, federal loans or
26



1 grants, City of Seattle housing loans or grants, county housing funds, and State of Washington
2 housing funds; or

3 ~~((b))~~2) The housing is or would be, independent of the
4 requirements for the bonus nonresidential floor area and Chapter 5.73, subject to any restrictions
5 on the income of occupants, rents or sale prices.

6 ~~((3))~~b. For the purpose of this subsection 23.58A.024.B(~~(-1.f)~~)9, the
7 qualification for and use of property tax exemptions pursuant to ~~((SMC))~~Chapter 5.73, or any
8 other program implemented pursuant to RCW ~~((Chapter))~~84.14, does not constitute a subsidy(~~(;)~~)
9 and any related conditions regarding incomes, rent or sale prices do not constitute restrictions.

10 ~~((4))~~c. As an exception to ~~((the restriction on subsidies))~~subsection
11 23.58A.024.B.9.a.1, the Director of Housing may allow the building or buildings in which the
12 ~~((low-income))~~affordable housing is located to be financed in part with subsidies based on the
13 determination that:

14 ~~((a))~~1) the total amount of ~~((low-income))~~affordable housing is at
15 least 300 net residential square feet greater than the amount otherwise required through the
16 performance option under this section 23.58A.024;

17 ~~((b))~~2) the public benefit of the ~~((low-income))~~affordable
18 housing~~((net of any subsidies))~~, as measured through an economic analysis, exceeds the amount
19 of the payment-in-lieu that would otherwise be paid by at least the value of any subsidies; and

20 ~~((e))~~3) the subsidies being allowed would not be sufficient to
21 leverage private funds for production of the ~~((low-income))~~affordable housing, under restrictions
22 as required for the performance option, without additional City subsidy in an amount greater than
23 the payment-in-lieu amount that would otherwise be paid.

24 ~~((g. The Director of Housing is authorized to accept and execute~~
25 ~~agreements and instruments to implement this Section 23.58A.024. Issuance of the certificate of~~



1 ~~occupancy for the project using the bonus nonresidential floor area may be conditioned on such~~
2 ~~agreements and instruments.~~

3 ~~h. The housing owner, in the case of rental housing, shall provide annual~~
4 ~~reports and pay an annual monitoring fee to the Office of Housing for each low income housing~~
5 ~~unit. In the case of low income housing for owner occupancy, the applicant shall pay an initial~~
6 ~~monitoring fee to the Office of Housing as specified under Chapter 22.900G, and the recorded~~
7 ~~resale restrictions shall include a provision requiring payment to the City, on any sale or other~~
8 ~~transfer of a unit after the initial sale, of a fee in the amount of \$500, to be adjusted in proportion~~
9 ~~to changes in the consumer price index from 2008 to the year in which the sale or transfer is~~
10 ~~made, for the review and processing of documents to determine compliance with income and~~
11 ~~affordability restrictions.))~~

12 10. Fees shall be paid by the applicant and owner of affordable housing to the
13 Department of Planning and Development and the Office of Housing as specified under Section
14 22.900G.015.

15 ~~((2))C. Performance option for ((€))child ((€))care((-))~~

16 ~~((a))1. For each square foot of nonresidential bonus floor area allowed under this~~
17 ~~Section 23.58A.024, in addition to providing housing pursuant to subsection 23.58A.024.B or an~~
18 ~~alternative cash contribution pursuant to subsection ((23.58A.024.B.1 or))23.58A.024.((€))D, an~~
19 ~~applicant using the child care performance option shall provide fully improved child care facility~~
20 ~~space sufficient for 0.000127 of a child care slot. The minimum interior space in the child care~~
21 ~~facility for each child care slot shall comply with all applicable state and local regulations~~
22 ~~governing the operation of licensed childcare providers. Child care facility space shall be deemed~~
23 ~~provided only if the applicant causes the space to be newly constructed or newly placed in child~~
24 ~~care use after the submission of a permit application for the ((project))development intended to~~
25 ~~use the bonus floor area, except as provided in subsection 23.58A.024.((B.2.e.6))C.3.f. If any~~



1 contribution or subsidy in any form is made by any public entity to the acquisition, development,
2 financing or improvement of any child care facility, then any portion of the space in such facility
3 determined by the Human Services Director to be attributable to such contribution or subsidy
4 shall not be considered as provided by any applicant other than that public entity.

5 ((b))2. Child care space shall be provided on the same lot as the
6 ((project))development using the bonus nonresidential floor area, or on another lot within a
7 distance of 0.25 mile of the ((project))development using the bonus nonresidential floor area.

8 ((e))3. Child care space shall be contained in a child care facility satisfying the
9 following standards:

10 ((1))a. The child care facility and accessory exterior space ((must))shall
11 be approved for licensing by the State of Washington Department of Early Learning and any
12 other applicable state or local governmental agencies responsible for the regulation of licensed
13 child care providers.

14 ((2))b. At least 20 percent of the number of child care slots for which
15 space is provided as a condition of bonus nonresidential floor area ((must)) shall be reserved for,
16 and affordable to, families with annual incomes at or below the U.S. Department of Housing and
17 Urban Development Low Income Standard for Section 8 Housing based on family size ((f))or, if
18 such standard shall no longer be published, a standard established by the Human Services
19 Director based generally on 80 percent of the median family income of the Metropolitan
20 Statistical Area, or division thereof, that includes Seattle, adjusted for family size((f)). Child care
21 slots shall be deemed to meet these conditions if they serve, and are limited to,

22 1)((a)) children receiving child care subsidy from the City of
23 Seattle, King County or State Department of Early Learning, ((and/))or

24 2)((b))children whose families have annual incomes no higher
25 than the above standard who are charged according to a sliding fee scale such that the fees paid
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1 by any family do not exceed the amount it would be charged, exclusive of subsidy, if the family
2 were enrolled in the City of Seattle Child Care Assistance Program.

3 ((3))c. Child care space provided to satisfy bonus conditions shall be
4 dedicated to child care use, consistent with the terms of this Section 23.58A.024, for 20 years.
5 The dedication shall be established by a recorded covenant, running with the land, and
6 enforceable by the City, signed by the owner of the lot where the child care facility is located, or
7 the long-term lessee of the child care space under terms acceptable to the Human Services
8 Director, and by the owner of the lot where the bonus floor area is used, if different from the lot
9 of the child care facility. The child care facility shall be maintained in operation, with adequate
10 staffing, at least 11 hours per day, five days per week, and 50 weeks per year.

11 ((4))d. Space for which a bonus is or has been allowed under any other
12 section of this Title 23 or under former Title 24 shall not be eligible to satisfy the conditions of
13 this ((s))Section 23.58A.024.

14 ((5))e. Unless the applicant is the owner of the child care space and is a
15 duly licensed and experienced child care provider approved by the Human Services Director, the
16 applicant shall provide to ((such))the Human Services Director a signed agreement, acceptable to
17 ((such))the Human Services Director, with a duly licensed child care provider, under which the
18 child care provider agrees to operate the child care facility consistent with the terms of this
19 Section 23.58A.024 and of the recorded covenant, and to provide reports and documentation to
20 the City to demonstrate such compliance.

21 ((6))f. One child care facility may fulfill the conditions for a bonus for
22 more than one ((project))development if it includes sufficient space, and provides sufficient slots
23 affordable to limited income families, to satisfy the conditions for each such((project))
24 development without any space or child care slot being counted toward the conditions for more
25 than one ((project))development. If the child care facility is located on the same lot as one of the
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1 ~~((projects))~~developments using the bonus, then the owner of that lot shall be responsible for
2 maintaining compliance with all the requirements applicable to the child care facility; otherwise
3 responsibility for such requirements shall be allocated by agreement in such manner as the
4 Human Services Director may approve. If a child care facility developed to qualify for bonus
5 floor area by one applicant includes space exceeding the amount necessary for the bonus floor
6 area used by that applicant, then to the extent that the voluntary agreement accepted by the
7 Human Services Director from that applicant so provides, such excess space may be deemed
8 provided by the applicant for a later ~~((project))~~development pursuant to a new voluntary
9 agreement signed by both such applicants and by any other owner of the child care facility, and a
10 modification of the recorded covenant, each in form and substance acceptable to ~~((such))~~the
11 Human Services Director.

12 ~~((d))~~4. The Human Services Director shall review the design and proposed
13 management plan for any child care facility proposed to qualify for bonus floor area to determine
14 whether it will comply with the terms of this Section 23.58A.024. The allowance of bonus floor
15 area is conditioned upon approval of the design and proposed management plan by ~~((such))~~the
16 Human Services Director. The child care facility shall be constructed consistent with the design
17 approved by ~~((such))~~the Human Services Director and shall be operated for the minimum 20 year
18 term consistent with the management plan approved by ~~((such))~~the Human Services Director, in
19 each case with only such modifications as shall be approved by ~~((such))~~the Human Services
20 Director. If the proposed management plan includes provisions for payment of rent or occupancy
21 costs by the provider, the management plan ~~((must))~~shall include a detailed operating budget,
22 staffing ratios, and other information requested by ~~((such))~~the Human Services Director to assess
23 whether the child care facility may be economically feasible and able to deliver quality services.

24 ~~((e))~~5. The Human Services Director is authorized to accept a voluntary
25 agreement for the provision of a child care facility to satisfy bonus conditions and related
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1 agreements and instruments consistent with this Section 23.58A.024. The voluntary agreement
2 may provide, in case a child care facility is not maintained in continuous operation consistent
3 with this subsection 23.58A.024.~~((B-2))~~C at any time within the minimum 20 year period, for the
4 City's right to receive payment of a prorated amount of the alternative cash contribution that then
5 would be applicable to a new ~~((project))~~development seeking bonus nonresidential floor area,
6 with any adjustments for changes in costs that the Human Services Director may deem
7 appropriate. The Human Services Director may require security or evidence of adequate
8 financial responsibility, or both, as a condition to acceptance of an agreement under this
9 subsection 23.58A.024.~~((B-2))~~C. Review and approval of any proposed facilities, plans or other
10 matters by the Human Services Director is in the interest of the City and the general public and
11 not for the particular benefit of any persons or class, and shall not constitute any assurance to any
12 person that any facility or its operations will satisfy any health, safety or other standards or
13 criteria.

14 ~~((C))~~D. Payment ~~((O))~~option~~((:))~~

15 1. Amount of payments. In lieu of all or part of the performance option for ~~((low-~~
16 ~~income))~~affordable housing, an applicant may provide a cash contribution to the City of \$18.75
17 per gross square foot of bonus nonresidential floor area, if the Director of Housing determines
18 that the payment achieves a result equal to or better than providing the low-income housing on-
19 site and the payment does not exceed the approximate cost of developing the same number and
20 quality of housing units that would otherwise be developed. In lieu of all or part of the
21 performance option for child care, the applicant may provide a cash contribution to the City of
22 \$3.25 per gross square foot of bonus nonresidential floor area to be used for child care facilities,
23 to be administered by the Human Services Department.

24 2. Timing of payments. Cash payments shall be made prior to issuance~~((:))~~ and as
25 a condition to issuance~~((:))~~ of any ~~((building))~~permit after the first building permit for a
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1 ~~((project))~~ development using the bonus nonresidential floor area ~~((s))~~ and ~~((in any event))~~ before
2 any permit for any construction activity other than excavation and shoring is issued.

3 3. Deposit and use of payments. Payments in lieu of ~~((low-income))~~ affordable
4 housing and child care facilities shall be deposited in special accounts established solely to
5 support the development of ~~((low-income))~~ housing for income-eligible households and child
6 care facilities. Earnings on balances in the special accounts shall accrue to those accounts.

7 a. The Director of Housing shall use cash payments in lieu of ~~((low-~~
8 ~~income))~~ affordable housing and any earnings thereon to support the development of ~~((low-~~
9 ~~income))~~ housing for income-eligible households in any manner now or hereafter permitted by
10 RCW 36.70A.540 ~~((, including renter or owner housing for income-eligible households))~~. Uses of
11 funds may include the City's costs to administer ~~((projects))~~ the housing for income-eligible
12 households, not to exceed ~~((ten))~~ 10 percent of the payments into the special accounts. ~~((Low-~~
13 ~~income-h))~~ Housing for income-eligible households funded wholly or in part with cash payments
14 shall be located ~~((within eligible areas))~~ within the Seattle city limits. ~~((Eligible areas shall be~~
15 ~~prioritized in the following order: (1) within the same neighborhoods where the developments~~
16 ~~using the bonus nonresidential floor area are located; (2) within 0.5 mile of a light rail station or~~
17 ~~bus rapid transit station on a route serving the neighborhoods where the developments using the~~
18 ~~bonus nonresidential floor area are located; and (3) within 0.25 mile of a bus or streetcar stop on~~
19 ~~a route serving the neighborhoods where the developments using the bonus nonresidential floor~~
20 ~~area are located.))~~

21 b. The Human Services Director shall use cash payments in lieu of child
22 care and any earnings thereon to support the development or expansion of child care facilities
23 within 0.5 mile of the ~~((project))~~ development using the bonus nonresidential floor area, or in
24 another location, consistent with an applicable voluntary agreement, where the child care facility
25 addresses the additional need created by that ~~((project))~~ development. Child care facilities



1 supported with cash payments may be publicly or privately owned, and if privately owned shall
2 be committed to long-term use as child care under such agreements or instruments as the Human
3 Services Director (~~((shall determine are))~~) deems appropriate. The Human Services Director shall
4 require that child care facilities supported with cash payments and their operators satisfy
5 applicable licensing requirements, and may require compliance with other provisions applicable
6 to child care facilities provided under the performance option, with such modifications as the
7 Human Services Director deems appropriate.

8 ((4))E. The Director and the Director of Housing are authorized jointly to adopt rules to
9 interpret and implement the provisions of this (~~((subs))~~) Section 23.58A.024 (~~((C, in addition to~~
10 ~~rules that may be adopted by the Director of Housing independently as authorized in this Section~~
11 ~~23.58A.024))~~).

12 Section 59. Section 23.58A.026 of the Seattle Municipal Code, which section was last
13 amended by Ordinance 123770 is amended as follows:

14 **SMC 23.58A.026 Application of floor area limits in zones with an incentive zoning suffix**

15 In zones with an incentive zoning suffix, extra floor area may be allowed in addition to
16 the maximum gross floor area allowed by the FAR limit indicated by the incentive zoning suffix.
17 All extra floor area shall be considered extra residential floor area regardless of the use. Extra
18 floor area may be gained up to the maximum non-exempt gross floor area allowed by the FAR
19 limit of the applicable Commercial or Multifamily zone. For single purpose commercial
20 structures in zones with an incentive zoning suffix, extra floor area may be allowed when the
21 applicant qualifies by using the performance option or the payment option in accordance with
22 Section((s)) 23.58A.014, or a combination of these options. (~~((Subchapter H))~~) The provisions of
23 this Chapter 23.58A under which applicants may gain extra residential floor area shall apply.



1 Section 60. A new Subchapter V is added to Chapter 23.58A of the Seattle Municipal
2 Code, which includes new Section 23.58A.040 as follows:

3 **Subchapter V Provisions for Extra Residential and Nonresidential Floor Area**

4 **23.58A.040 - Bonus floor area for open space amenities**

5 A. Findings. The City Council finds that:

6 1. Amenities, including public open space, are an important aspect of livability in
7 areas targeted in the Comprehensive Plan for concentrated housing and employment growth. To
8 address this need, the Comprehensive Plan establishes goals for the amount and distribution of
9 open space. These goals are consistent with national standards developed to assist communities
10 with planning to provide adequate open space serving specified population needs.

11 2. Developments that add density will increase demand for public open space. If
12 additional public open space is voluntarily provided to offset additional demand, the impacts on
13 available open space resources will be mitigated.

14 3. Within Highrise zones, the average amount of public open space, including
15 breathing room open space, needed to accommodate residential development is at least 0.14
16 square feet of open space per gross square foot of residential floor area in a development.

17 B. Voluntary agreements for amenities. Where expressly permitted by the provisions of
18 the zone, an applicant may achieve bonus residential floor area in part through a voluntary
19 agreement for provision of amenities to mitigate impacts of the development, subject to the
20 limits in this Chapter 23.58A.

21 1. Except where limited in the provisions of the zone, amenities that may be
22 provided for bonus residential floor area include:

- 23 a. neighborhood open space;
24 b. green street setbacks on lots abutting designated green streets;
25 c. green street improvements;



1 d. mid-block corridor; and

2 e. hillside terrace.

3 2. The amenities listed in subsection 23.58A.040.B.1 are referred to as "open
4 space amenities" in this Section 23.58A.040. Mitigation of impacts identified in subsection
5 23.58A.040.A may be achieved by providing the amenity on the same lot as the development
6 using the bonus floor area or, for green street improvements, in the right-of-way within two
7 blocks of the development using the bonus floor area (the performance option), by a payment-in-
8 lieu of providing the amenity on- or off-site (payment option), or both.

9 3. Amenities provided as part of street vacations may not be counted as amenities
10 for the purpose of achieving extra floor area.

11 C. Performance option

12 1. General provisions

13 a. An applicant electing to use the performance option shall provide the
14 amenity on the same lot as the development using the bonus floor area, except to the extent a
15 combined lot development is expressly permitted by the provisions of the zone and except for
16 green street improvements that shall be provided within two blocks of the lot. The maximum
17 area of any amenity or combination of amenities provided on a lot eligible for a bonus is
18 established in this subsection 23.58A.040.C and may be further limited by Sections 23.58A.012,
19 23.58A.022, or the provisions of the zone. Open space amenities shall meet the standards of this
20 subsection 23.58A.040.C in order to qualify for bonus floor area, except as may be authorized by
21 the Director under subsection 23.58A.040.C.4. An open space amenity may also qualify as a
22 required residential amenity to the extent permitted by the provisions of the zone.

23 b. Amenities in Downtown zones in South Downtown

24 1) In Downtown zones in South Downtown, in order to qualify for
25 bonus residential floor area, amenity features shall satisfy the eligibility conditions of the



1 Downtown Amenity Standards, except as provided in subsection 23.58A.040.C.1.b.2, and shall
2 be consistent with the guidelines of the Downtown Amenity Standards.

3 2) The Director may allow departures from the eligibility
4 conditions of the Downtown Amenity Standards, as a Type I decision, if the applicant
5 demonstrates that the amenity better achieves the intent of the Downtown Amenity Standards for
6 that amenity feature, and that the departure is consistent with any applicable criteria for allowing
7 the particular type of departure in the Downtown Amenity Standards.

8 3) The Director may condition the approval of an amenity as
9 provided in the Downtown Amenity Standards.

10 2. Bonus ratio. Unless otherwise specified in the provisions of the zone,
11 amenities may be used to gain bonus floor area according to the following ratios and subject to
12 the limits of this Section 23.58A.040:

13 a. For a neighborhood open space, 7 square feet of bonus floor area per 1
14 square foot of qualifying neighborhood open space area (7:1).

15 b. For a green street setback, 5 square feet of bonus floor area per 1
16 square foot of qualifying green street setback area (5:1).

17 c. For a green street improvement, 5 square feet of bonus floor area per 1
18 square foot of qualifying green street improvement area (5:1).

19 d. For a mid-block corridor, 7 square feet of bonus floor area per 1 square
20 foot of qualifying mid-block corridor area (7:1).

21 e. For a residential or nonresidential hillside terrace, 5 square feet of
22 bonus floor area per 1 square foot of qualifying hillside terrace area (5:1).

23 3. Maximum open space amenity in Highrise zone. In the Highrise zone, the
24 amount of open space amenity for which bonus floor area may be allowed shall not exceed the
25 lesser of the amount required to mitigate the impact created by the total bonus residential floor
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1 area in the development, or 15,000 square feet. For purposes of this Section 23.58A.040, the
2 amount of open space required to mitigate that impact in the Highrise zone is 0.14 square feet of
3 open space amenity per square foot of bonus residential floor area, unless the Director
4 determines, as a Type I decision, that a different ratio applies based on consideration of one or
5 both of the following:

6 a. the overall number or density of people anticipated to use or occupy the
7 structure in which bonus floor area will be located, in relation to the total floor area of the
8 structure, is different from the density level of approximately 1.32 persons per 1,000 residential
9 gross square feet, which was used to establish the ratio in subsection 23.58A.040.C, such that a
10 different amount of open space is needed to mitigate the impacts of development;

11 b. characteristics or features of the development mitigate the impacts that
12 the anticipated population using or occupying the structure in which bonus floor area will be
13 located would otherwise have on open space needs.

14 4. Standards for open space amenities. The following standards apply to open
15 space amenities, except as otherwise specifically stated in the provisions of the zone.

16 a. Public access

17 1) Public access for open space amenities in Downtown zones is
18 regulated pursuant to subsection 23.58A.040.C.1.b.

19 2) Except for green street improvements, open space amenities not
20 in Downtown zones shall be open to the public, without charge, each day of the year for a
21 minimum of ten hours each day for a neighborhood open space and 24 hours each day of the year
22 for a green street setback. The hours of public access identified above shall be during daylight
23 hours, unless there are insufficient daylight hours, in which case the open space shall also be
24 open during nighttime hours for the balance of the hours the open space is to remain open. Public
25 access may be limited temporarily during hours that are otherwise required to be open to the
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1 public for necessary maintenance or for reasons of public safety.

2 3) Within the open space, property owners, tenants and their
3 agents shall allow members of the public to engage in activities allowed in the public sidewalk
4 environment, except that those activities that would require a street use permit if conducted on
5 the sidewalk may be excluded or restricted. Free speech activities such as hand billing, signature
6 gathering, and holding signs, all without obstructing access to the space, any building, or other
7 adjacent features, and without unreasonably interfering with the enjoyment of the space by
8 others, shall be allowed. While engaged in allowed activities, members of the public may not be
9 asked to leave for any reason other than conduct that unreasonably interferes with the enjoyment
10 of the space by others unless the space is being closed to the general public consistent with this
11 subsection 23.58A.040.C. No parking, storage or other use may be established on or above the
12 surface of the open space except as provided in subsection 23.58A.040.C.4.b.2.f. Use by motor
13 vehicles of open space for which bonus floor area is granted is not permitted. The open space
14 shall be identified clearly with the City's public open space logo on a plaque placed at a visible
15 location at each street entrance providing access to the amenity. The plaque shall indicate, in
16 letters legible to passersby, the nature of the bonus amenity, its availability for general public
17 access, and additional directional information as needed.

18 b. Standards for neighborhood open space

19 1) Neighborhood open space in Downtown zones in South
20 Downtown are regulated pursuant to subsection 23.58A.040.C.1.b.

21 2) Neighborhood open space not in Downtown zones used to
22 qualify for bonus floor area shall meet the conditions in this subsection 23.58A.040.C.4.b.2,
23 unless an exception is granted by the Director as a Type I decision, based on the Director's
24 determination that, relative to the strict application of the standards, the exception will result in
25 improved public access and use of the space or a better integration of the space with surrounding
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1 development.

2 a) The open space shall comply with the applicable
3 provisions of this Section 23.58A.040. The open space shall consist of one continuous area with
4 a minimum of 3,000 square feet and a minimum horizontal dimension of 10 feet.

5 b) A minimum of 35 percent of the open space shall be
6 landscaped with grass, ground cover, bushes and/or trees.

7 c) Either permanent or movable seating in an amount
8 equivalent to 1 lineal foot for every 200 square feet of open space shall be available for public
9 use during hours of public access.

10 d) The open space shall be located and configured to
11 maximize solar exposure to the space, allow easy access from streets or other abutting public
12 spaces, including access for persons with disabilities, and allow convenient pedestrian circulation
13 through all portions of the open space. The open space shall have a minimum frontage of 30 feet
14 at grade abutting a sidewalk, and be visible from sidewalks on at least one street.

15 e) The open space shall be provided at ground level, except
16 that in order to provide level open spaces on steep lots, some separation of multiple levels may
17 be allowed, provided they are physically and visually connected.

18 f) Up to 20 percent of the open space may be covered by
19 elements accessory to public use of the open space, including: permanent, freestanding
20 structures, such as retail kiosks, pavilions, or pedestrian shelters; structural overhangs; overhead
21 arcades or other forms of overhead weather protection; and any other features approved by the
22 Director that contribute to pedestrian comfort and active use of the space. The following
23 elements within the open space area may count as open space and are not subject to the
24 percentage coverage limit: temporary kiosks and pavilions, public art, permanent seating that is
25 not reserved for any commercial use, exterior stairs and mechanical assists that provide access to
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1 public areas and are available for public use, and any similar features approved by the Director.
2 Seating or tables, or both, may be provided and reserved for customers of restaurants or other
3 uses abutting the open space, but the area reserved for customer seating shall not exceed 15
4 percent of the open space area or 500 square feet, whichever is less.

5 c. Standards for green street setbacks.

6 1) Green street setbacks in Downtown zones in South Downtown
7 are regulated pursuant to subsection 23.58A.040.C.1.b.

8 2) Green street setbacks in Downtown zones outside South
9 Downtown are regulated pursuant to Section 23.49.013.

10 3) Green street setbacks not in Downtown zones shall meet the
11 following standards:

12 a) Where permitted by the provisions of the zone, bonus
13 floor area may be gained for green street setbacks by development on lots abutting those street
14 segments that are listed or shown as green streets in the provisions of the zone.

15 b) A green street setback shall be provided as a setback
16 from a lot line abutting a designated green street. The setback shall be continuous for the length
17 of the frontage of the lot abutting the green street, and a minimum of 50 percent of the setback
18 area eligible for a bonus shall be landscaped. The area of any driveways in the setback area is not
19 included in the bonusable area. For area eligible for a bonus, the average setback from the
20 abutting green street lot line shall not exceed 10 feet, with a maximum setback of 15 feet. The
21 design of the setback area shall allow for public access, such as access to street level uses in
22 abutting structures or access to areas for seating. The Director may grant an exception to the
23 standards in this subsection 23.58A.040.C.4.c.3.b as a Type I decision, based on the Director's
24 determination that the exception is consistent with a green street concept plan, if one exists,
25 established in accordance with Directors Report DR 11-2007, or a successor rule.



1 d. Standards for green street improvement. Green street improvements
2 used to qualify for bonus floor area shall be located on a designated green street and shall meet
3 the standards of a city-approved streetscape concept plan or other design document approved by
4 the Director.

5 e. Standards for mid-block corridor. Mid-block corridors used to qualify
6 for bonus floor area in Downtown zones in South Downtown are regulated pursuant to
7 subsection 23.58A.040.C.1.b.

8 f. Standards for hillside terrace. A hillside terrace used to qualify for bonus
9 floor area in South Lake Union or in Downtown zones in South Downtown are regulated
10 pursuant to subsection 23.58A.040.C.1.b.

11 g. Declaration. If open space is to be provided for purposes of obtaining
12 bonus floor area, the owners of the lot using the bonus floor area, and of the lot where the open
13 space is provided, if different, shall execute and record a declaration and voluntary agreement in
14 a form acceptable to the Director identifying the bonus amenities; acknowledging that the right
15 to develop and occupy a portion of the gross floor area on the lot using the bonus floor area is
16 based upon the long-term provision and maintenance of the open space and that development is
17 restricted in the open space; and committing to provide and maintain the open space.

18 h. Identification

19 1) Open space amenities in Downtown zones in South Downtown
20 shall meet the identification conditions of the Downtown Amenity Standards.

21 2) Open space amenities not in Downtown zones shall be
22 identified clearly with the City's public open space logo on a plaque placed at a visible location
23 at each street entrance providing access to the amenity. The plaque shall indicate, in letters
24 legible to passersby, the nature of the bonus amenity, its availability for general public access,
25 and additional directional information as needed.



1 i. Duration; alteration. Except as provided for in this subsection

2 23.58A.040.C.4.i, the owners of the lot using the bonus floor area and of the lot where the open
3 space amenity is located, if different, including all successors, shall provide and maintain the
4 open space amenities for which bonus floor area is granted, in accordance with the applicable
5 provisions of this Section 23.58A.040, for as long as the bonus floor area gained by the open
6 space amenities exists. An open space amenity for which bonus floor area has been granted may
7 be altered or removed only to the extent that either or both of the following occur, and alteration
8 or removal may be further restricted by the provisions of the zone and by conditions of any
9 applicable permit:

10 1) The bonus floor area permitted in return for the specific open
11 space amenity is removed or converted to a use for which bonus floor area is not required under
12 the provisions of the zone; or

13 2) An amount of bonus floor area equal to that allowed for the
14 open space amenity that is to be altered or removed is provided through alternative means
15 consistent with the provisions of the zone and provisions for allowing bonus floor area in this
16 Chapter 23.58A.

17 D. Payment option

18 1. There is no payment in lieu option for open space amenities other than
19 neighborhood open space.

20 2. Payment in lieu of providing neighborhood open space

21 a. In lieu of all or part of the performance option for neighborhood open
22 space, an applicant may pay to the City an amount determined pursuant to this subsection
23 23.58A.040.D if the Director determines that the payment will contribute to public open space
24 improvements abutting the lot or in the vicinity; that the improvements will meet the additional
25 need for open space caused by the development and are feasible within a reasonable time; and
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1 that the applicant agrees to the specific improvements or to the general nature and location of the
2 improvements.

3 b. The amount of the payment is determined by multiplying the number of
4 square feet of land that would be provided as neighborhood open space, by the sum of an
5 estimated land value per square foot based on recent transactions in the area and an average
6 square foot cost for open space improvements. The dollar amount per square foot shall be
7 determined by the Director based on any relevant information submitted by the applicant, and
8 any other data related to land values and costs that the Director considers reliable.

9 c. Cash payments shall be made prior to issuance and as a condition to
10 issuance of any permit after the first building permit for a development and before any permit for
11 any construction activity other than excavation and shoring is issued.

12 d. Any payment in lieu of providing neighborhood open space shall be
13 deposited in a dedicated fund or account solely to support acquisition or development of public
14 open space within 0.25 mile of the lot using the bonus floor area, or within another area
15 prescribed by the provisions of the zone, or at another location where the applicant and the
16 Director agree that it will mitigate the direct impacts of the development, and the payment shall
17 be expended within five years of receipt for such purposes.

18 Section 61. A new Subchapter V is added to Chapter 23.58A of the Seattle Municipal
19 Code, which includes new Section 23.58A.042 as follows:

20 **23.58A.042 - Transferable development potential (TDP) and rights (TDR)**

21 A. Scope and applicability

22 1. This Section 23.58A.042 contains rules for TDP and TDR when their transfer
23 or use is authorized by other provisions of this Title 23 that specifically refer to provisions of this
24 Chapter 23.58A.

25 2. Whether a lot may be eligible as a TDP or TDR sending site is determined by
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1 the provisions of the zone in which the lot is located. To be eligible as a sending lot for a specific
2 category of TDP or TDR defined in this Chapter 23.58A, the lot shall satisfy the applicable
3 conditions of this Section 23.58A.042 and definitions in Chapter 23.84A except to the extent
4 otherwise expressly stated in the provisions of the zone. Whether a lot is eligible as a TDP or
5 TDR receiving lot, whether the lot may receive TDP or TDR from another lot, and what
6 categories of TDP or TDR the lot may receive are determined by the provisions of the zone. The
7 transfer and use of TDP or TDR on any receiving lot are subject to the limits and conditions in
8 this Chapter 23.58A, the provisions of the zone, and all other applicable provisions of this Title
9 23.

10 B. General standards for sending lots

11 1. TDP calculation. The maximum amount of TDP floor area that may be
12 transferred from a sending lot is the amount by which the residential floor area allowed under the
13 base floor area ratio, or floor area that could be allowed under the base residential height as
14 determined by the Director if no base residential floor area exists, exceeds the sum of:

- 15 a. any nonexempt floor area existing on the sending lot; plus
- 16 b. any TDP or TDR previously transferred from the sending lot.

17 2. TDR calculation. The maximum amount of TDR floor area that may be
18 transferred from a sending lot is the amount by which the nonresidential floor area allowed under
19 the base floor area ratio of the sending lot exceeds the sum of:

- 20 a. any nonexempt floor area existing on the sending lot; plus
- 21 b. any TDP or TDR previously transferred from the sending lot.

22 3. Floor area limit after transfer. After TDP or TDR is transferred from a sending
23 lot, the total amount of residential and nonresidential floor area that may then be established on
24 the sending lot, other than floor area exempt from limits on floor area under the provisions of the
25 zone, shall be as follows:



1 a. The amount of residential floor area that may be established shall be the
2 base residential floor area, or floor area that could be allowed under the base residential height as
3 determined by the Director if no base residential floor area exists, plus any net amount of TDP
4 previously transferred to that lot, minus the total of the existing nonexempt floor area on the lot
5 and the amount of TDP or TDR transferred from the lot; and

6 b. The amount of nonresidential floor area that may be established shall be
7 the base nonresidential floor area, plus any net amount of TDR previously transferred to that lot,
8 minus the total of the existing nonexempt floor area on the lot and the amount of TDP or TDR
9 transferred from the lot.

10 C. Standards for Landmark TDP or TDR sending lots. Landmark structures on sending
11 lots from which Landmark TDP or TDR is transferred shall be rehabilitated and maintained as
12 required by the Landmarks Preservation Board.

13 D. Standards for open space TDP or TDR sending sites. The following standards apply
14 unless provisions of the zone state otherwise:

15 1. General conditions. Open space TDP or TDR sites shall meet the following
16 conditions, unless an exception is granted by the Director through subsection 23.58A.042.D.2:

17 a. Each portion of the open space shall be accessible from each other
18 portion of the open space without leaving the open space.

19 b. The open space shall have a minimum area of 5,000 square feet.

20 c. The open space shall be directly accessible from the sidewalk or
21 another public open space, including access for persons with disabilities.

22 d. The open space shall be at ground level, except that in order to provide
23 level open spaces on steep lots, some separation of multiple levels may be allowed, provided
24 they are physically and visually connected.

25 e. No more than 20 percent of the open space may be occupied by any
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1 above grade structures.

2 f. A minimum of 35 percent of the open space shall be landscaped with
3 grass, ground cover, bushes, and/or trees.

4 g. Either permanent or movable seating in an amount equivalent to 1
5 lineal foot for every 200 square feet of open space shall be available for public use during hours
6 of public access.

7 h. The open space shall be located and configured to maximize solar
8 exposure to the space, allow easy access from streets or other abutting public spaces, including
9 access for persons with disabilities, and allow convenient pedestrian circulation through all
10 portions of the open space.

11 i. The lot shall be located a minimum of 0.25 mile from the closest lot
12 approved by the Director as a separate open space TDP or TDR site, unless the lot is abutting
13 another TDP or TDR site and is designed to be integrated with the other TDP or TDR site.

14 j. The open space shall be open to the public, without charge, each day of
15 the year for a minimum of ten hours each day during daylight hours, unless there are insufficient
16 daylight hours, in which case the open space shall also be open during nighttime hours for the
17 balance of the hours the open space is to remain open. Public access may be limited temporarily
18 during hours that are otherwise required to be open to the public for necessary maintenance or
19 for reasons of public safety.

20 k. Within the open space, property owners, tenants and their agents shall
21 allow members of the public to engage in activities allowed in the public sidewalk environment,
22 except that those activities that would require a street use permit if conducted on the sidewalk
23 may be excluded or restricted. Free speech activities such as hand billing, signature gathering,
24 and holding signs, all without obstructing access to the space, any building, or other adjacent
25 features, and without unreasonably interfering with the enjoyment of the space by others, shall be



1 allowed. While engaged in allowed activities, members of the public may not be asked to leave
2 for any reason other than conduct that unreasonably interferes with the enjoyment of the space
3 by others unless the space is being closed to the general public consistent with subsection
4 23.58A.042.D.1.j.

5 1. The open space shall be identified clearly with the City's public open
6 space logo on a plaque placed at a visible location at each street entrance providing access to the
7 amenity. The plaque shall indicate, in letters legible to passersby, the nature of the bonus
8 amenity, its availability for general public access, and additional directional information as
9 needed.

10 m. Unless the open space will be in public ownership, the applicant shall
11 make adequate provision to ensure the permanent maintenance of the open space.

12 2. Special exception for open space TDP or TDR sites. The Director may grant,
13 or grant with conditions, an exception to the standards for open space TDP or TDR sites in this
14 subsection 23.58A.042.D and any applicable Director's Rules, as a special exception pursuant to
15 Chapter 23.76, Procedures for Master Use Permit and Council Land Use Decisions. In
16 determining whether to grant, grant with conditions, or deny a request for special exception
17 under this subsection 23.58A.042.D.2, the Director shall consider:

18 a. the extent to which the exception would result in an open space TDP or
19 TDR site that better meets the intent of the provisions of this subsection 23.58A.042.D; and

20 b. the extent to which the exception would allow the design of the open
21 space to take advantage of unusual site characteristics or conditions in the surrounding area, such
22 as views and relationship to surroundings.

23 3. After any TDP or TDR is transferred from an open space TDP or TDR site, lot
24 coverage by structures shall be permanently limited to 20 percent, or any greater amount that was
25 allowed as a special exception prior to the transfer, and no development shall be permitted that
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1 would be inconsistent with the standards under which it was approved as an open space TDP or
2 TDR sending site.

3 E. Standards for Housing TDR sending lots

4 1. Housing on lots from which housing TDR is transferred shall be rehabilitated to
5 the extent required to provide decent, sanitary and habitable conditions, in compliance with
6 applicable codes, and so as to have an estimated minimum useful life of at least 50 years from
7 the time of the TDR transfer, as approved by the Director of Housing. If housing TDR is
8 proposed to be transferred prior to the completion of work necessary to satisfy this subsection
9 23.58A.042.E, the Director of Housing may require, as a condition to such transfer, that security
10 be deposited with the City to ensure the completion of such work.

11 2. The housing units on a lot from which housing TDR is transferred, and that are
12 committed to affordable housing as a condition to eligibility of the lot as a TDR sending site,
13 shall be generally comparable in their average size and quality of construction to other housing
14 units in the same structure, in the judgment of the Director of Housing, after completion of any
15 rehabilitation or construction undertaken in order to qualify as a TDR sending lot.

16 3. For transfers of housing TDR, the owner of the sending lot shall execute and
17 record an agreement, with the written consent of all holders of encumbrances on the sending lot,
18 unless such consent is waived by the Director of the Office of Housing for good cause, to
19 provide for the maintenance of the required housing on the sending lot for a minimum of 50
20 years. Such agreement shall commit to limits on rent and occupancy consistent with the
21 definition of housing TDR site and acceptable to the Director of Housing.

22 F. Standards for TDP sending lots in South Downtown. This subsection 23.58A.042.F
23 applies to TDP sending lots in South Downtown, in addition to the general provisions in this
24 Section 23.58A.042.

25 1. Limit on open space TDP. The maximum amount of open space TDP that may
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1 be transferred from a sending lot is the amount by which three times the lot area exceeds the total
2 gross floor area of all uses on the lot.

3 2. South Downtown Historic TDP

4 a. Only lots in the Pioneer Square Preservation District or the
5 International Special Review District may qualify as sending lots for South Downtown Historic
6 TDP.

7 b. In order to be eligible to send South Downtown Historic TDP, a lot
8 shall contain a structure that includes at least 5,000 gross square feet in above-grade floor area
9 and has been finally determined to be a contributing structure under Section 23.66.032 within no
10 more than three years prior to the recording of the deed conveying the TDP from the sending lot.

11 c. Contributing structures on a sending lot from which South Downtown
12 Historic TDP is transferred shall be rehabilitated and maintained in accordance with an
13 agreement pursuant to subsection 23.58A.042.J.3.

14 d. South Downtown Historic TDP shall not be transferred from a lot from
15 which South Downtown Historic TDR has been transferred or from a lot on which any bonus
16 floor area has been established based on the presence of a contributing structure.

17 3. Limit on combined TDR and TDP. A cumulative combination of TDR and
18 TDP exceeding a total of six times the lot area may not be transferred from any lot.

19 G. TDP or TDR required before construction. No permit after the first building permit,
20 no permit for any construction activity other than excavation and shoring, and no permit for
21 occupancy of existing floor area by any use based upon TDP or TDR will be issued for
22 development that includes TDP or TDR until the applicant's possession of TDP or TDR is
23 demonstrated to the satisfaction of the Director.

24 H. Time of determination of TDP or TDR eligible for transfer. The eligibility of a
25 sending lot to transfer TDP or TDR, and the amount transferable from a sending lot, shall be
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1 determined as of the date of transfer from the sending lot and shall not be affected by the date of
2 any application, permit decision or other action for any development seeking to use the TDP or
3 TDR.

4 I. Reservation in deed. Any TDP or TDR eligible for transfer may be reserved in the
5 conveyance of title to an eligible sending lot, by the express terms of the deed or other
6 instrument of conveyance reserving a specified amount of TDP or TDR, provided that an
7 instrument acceptable to the Director is recorded binding the lot to the terms and conditions for
8 eligibility to send TDP or TDR under this Section 23.58A.042. Any TDP or TDR so reserved
9 shall be considered transferred from that lot and later may be conveyed by deed without
10 participation of the owner of the lot.

11 J. TDP or TDR deeds and agreements

12 1. The fee owners of the sending lot shall execute a deed and shall obtain the
13 release of the TDP or TDR from all liens of record and the written consent of all holders of
14 encumbrances on the sending lot other than easements and restrictions, unless the requirement
15 for a release or consent is waived by the Director for good cause. The deed shall be recorded in
16 the King County real property records. If TDP or TDR is conveyed to the owner of a receiving
17 lot described in the deed, the TDP or TDR shall pass with the receiving lot, whether or not a
18 structure using the TDP or TDR shall have been permitted or built prior to any conveyance of the
19 receiving lot, unless otherwise expressly stated in the deed or any subsequent instrument
20 conveying the lot or the TDP or TDR. Any subsequent conveyance of TDP or TDR previously
21 conveyed to a receiving lot shall require the written consent of all parties holding any interest in
22 or lien on the receiving lot from which the conveyance is made. If the TDP or TDR is transferred
23 other than directly from the sending lot to the receiving lot using the TDP or TDR, then after the
24 initial transfer, all subsequent transfers also shall be by deed, duly executed, acknowledged and
25 recorded, each referring by King County recording number to the prior deed.



1 2. Any person may purchase any TDP or TDR that is eligible for transfer by
2 complying with the applicable provisions of this Section 23.58A.042, whether or not the
3 purchaser is then an applicant for a permit to develop real property or is the owner of any
4 potential receiving lot. Any purchaser of the TDP or TDR (including any successor or assignee)
5 may use the TDP or TDR to obtain floor area above the applicable base height limit or base floor
6 area limit on a receiving lot to the extent that use of TDP or TDR is permitted under the Land
7 Use Code provisions applicable with respect to the issuance of permits for development of the
8 development intended to use the TDP or TDR. The Director may require, as a condition of
9 processing any permit application using TDP or TDR or for the release of any security posted in
10 lieu of a deed for TDP or TDR to the receiving lot, that the owner of the receiving lot
11 demonstrate that the TDP or TDR has been validly transferred of record to the receiving lot, and
12 that the owner has recorded in the real estate records a notice of the filing of such permit
13 application, stating that the TDP or TDR is not available for retransfer.

14 3. As a condition to the effective transfer of Landmark TDP or TDR or South
15 Downtown Historic TDP, except from a City-owned sending lot, the fee owner of the sending lot
16 shall execute and record an agreement running with the land, in form and content acceptable to,
17 and accepted in writing by, the Director of Neighborhoods, providing for the rehabilitation and
18 maintenance of the historically significant or other relevant features of the structure or structures
19 on the lot and acknowledging the restrictions on future development resulting from the transfer.
20 The Director may require evidence that each holder of a lien has effectively subordinated the lien
21 to the terms of the agreement, and that any holders of interests in the property have agreed to its
22 terms. To the extent that a Landmark structure on the sending lot, or a contributing structure on a
23 sending lot in a special review district requires restoration or rehabilitation for the long-term
24 preservation of the structure or its historically or architecturally significant features, the Director
25 of Neighborhoods may require, as a condition to acceptance of the necessary agreement, that the
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owner of the sending site apply for and obtain a certificate of approval from the Landmarks Preservation Board, or from the Director of Neighborhoods after review by the Pioneer Square Preservation Board or International Special Review District Board, as applicable, for the necessary work, or post security satisfactory to the Director of Neighborhoods for the completion of the restoration or rehabilitation, or both.

Section 62. A new Subchapter V is added to Chapter 23.58A of the Seattle Municipal Code, which includes new Section 23.58A.044 as follows:

23.58A.044 – Regional Development Credits Program

A. Scope and applicability. This Section 23.58A.044 contains rules for acquiring regional development credits when the use of those credits is authorized by other provisions of this Title 23.

B. To achieve extra floor area by acquiring regional development credits, applicants must acquire certified regional development credits from King, Pierce, or Snohomish County. Applicants shall receive either an amount of extra residential floor area listed in Table A for 23.58A.044 or an amount of extra nonresidential floor area listed in Table B for 23.58A.044 for each regional development credit acquired.

Table A for 23.58A.044		
Regional Development Credit Exchange Ratios – Residential		
County of Origin	Type of Credit	Square Feet per credit
King County	Agricultural credit	1640
	Forest or Rural credit, provided that the proceeds from the sale will be used to purchase agricultural credits	1500
Pierce County	Agricultural credit	420
	Forest credit, provided that the proceeds from the sale will be used to purchase agricultural credits	860
Snohomish County	Agricultural credit	980
	Forest credit, provided that the proceeds from the sale will be used to purchase agricultural credits	860



Table B for 23.58A.044
Regional Development Credit Exchange Ratios – Nonresidential

County of Origin	Type of Credit	Square Feet per credit
King County	Agricultural credit	1,120
	Forest or Rural credit, provided that the proceeds from the sale will be used to purchase agricultural credits	1,030
Pierce County	Agricultural credit	290
	Forest credit, provided that the proceeds from the sale will be used to purchase agricultural credits	590
Snohomish County	Agricultural credit	670
	Forest credit, provided that the proceeds from the sale will be used to purchase agricultural credits	590

C. Certification. Regional development credits must be certified by King, Pierce, or Snohomish County as being eligible for transfer under the programs of each County.

D. Requirement for Building Permit. No permit after the first building permit and no permit for any construction activity other than excavation and shoring will be issued for development that includes bonus floor area obtained through regional development credits until the applicant's possession of documentation from King, Pierce, or Snohomish County demonstrating that the regional development credits have been extinguished is demonstrated to the satisfaction of the Director.

E. Proceeds from Sale. In order to demonstrate that the proceeds from the sale of a credit will be used to purchase Agriculture credits under subsection 23.58A.044.B, the applicant must demonstrate the credit was purchased from a County that has executed an interlocal agreement with the City of Seattle regarding regional development credits or provide documentation demonstrating that the seller will purchase an amount of agricultural credits equal to the proceeds of the sale within 3 years of the sale of the credits used to gain extra floor area.

Section 63. Section 23.66.032 of the Seattle Municipal Code, which section was enacted by Ordinance 123589, is amended as follows:



1 **23.66.032 Contributing structures; determination of architectural or historic significance**

2 A. The owner of a lot in the Pioneer Square Preservation District or the International
3 Special Review District may apply to the Director of Neighborhoods for a determination that a
4 structure on the lot contributes, and is expected to continue to contribute, to the architectural
5 and/or historic character of the District. A structure for which that determination is made is
6 considered a contributing structure for purposes of this Section 23.66.032 and for purposes of the
7 eligibility of the lot to send South Downtown Historic TDR or South Downtown Historic TDP
8 pursuant to Sections 23.49.014 and 23.58A.((018))042. The determination is made by the
9 Director of Neighborhoods, after recommendation by the Pioneer Square Preservation Board or
10 the International Special Review District Board. A structure for which an application for
11 demolition approval has been granted or is pending is not eligible for a determination under this
12 Section 23.66.032. The Director of Neighborhoods may defer consideration of an application
13 under this Section 23.66.032 until final action is taken on any application for a certificate of
14 approval, and any appeals have been resolved.

15 ***

16 Section 64. Section 23.84A.030 of the Seattle Municipal Code, which Section was last
17 amended by Ordinance 122497, is amended by adding the following new subsections, to be
18 inserted in alphabetical order:

19 **23.84A.030 - "P(($\bar{\tau}$))"**

20 * * *

21 "Podium" means the portion of a structure containing the stories closest to the street
22 level that are below a specified height limit and that provide the base above which additional
23 stories of a tower are permitted.



1 **23.84A.038 - "T"**

2 * * *

3 Transferable development potential" or "TDP" means base residential floor area,
4 measured in square feet of gross floor area, that may be transferred from one lot to another
5 according to provisions of this Title 23. These terms do not denote or imply that the owner of
6 TDR has a legal or vested right to construct or develop any development or to establish any use.

7 "Transferable development rights" or "TDR" means development potential, measured in
8 square feet of gross floor area, that may be transferred from a lot pursuant to provisions of this
9 Title 23. Such terms do not include (~~development credits transferable from King County~~
10 ~~pursuant to the City/County Transfer of Development Credits (TDC) program established by~~
11 ~~Ordinance 119728, or other rural))regional development credits, nor do they include
12 development capacity transferable between lots pursuant to Planned Community Development
13 provisions. These terms do not denote or imply that the owner of TDR has a legal or vested right
14 to construct or develop any (~~project~~)development or to establish any use.~~

15 (~~"TDP" or "transferable development potential" means base residential floor area~~
16 ~~measured in square feet that may be transferred from one lot to another according to provisions~~
17 ~~of the zone where the lots are located.))~~

18 "TDP, Landmark" means TDP transferred from, or transferable from, a lot based on its
19 status as a Landmark TDP site.

20 "TDP, open space" means TDP transferred from, or transferable from, a lot based on its
21 status as an open space TDP site.

22 "TDP, South Downtown Historic" means TDP transferred from, or transferable from, a
23 lot based on its status as a South Downtown Historic TDP site.

24 "TDP site, Landmark" means a lot, in an area where the applicable provisions of the zone
25 permit Landmark TDP to be transferred from a lot, that includes one or more structures



1 designated wholly or in part as a landmark under Chapter 25.12 or its predecessor ordinance, if
2 the owner of the landmark has executed and recorded an agreement acceptable in form and
3 content to the Landmarks Preservation Board, providing for the restoration and maintenance of
4 the historically significant features of the structure, and which lot includes no other structure that
5 is not accessory to one or more of such structures.

6 "TDP site, open space" means a lot, in an area where the provisions of the zone permit
7 open space TDP to be transferred from a lot, that satisfies the applicable standards for an open
8 space TDP site in Chapter 23.58A and the provisions of the zone to the extent that an exception
9 from those standards has not been granted.

10 "TDP site, South Downtown Historic" means a lot within the Pioneer Square
11 Preservation District or the International Special Review District that satisfies the conditions to
12 be a sending lot for South Downtown Historic TDP under Chapter 23.58A.

13 ***

14 "TDR, open space" means TDR that may be ~~((transferred from a lot or lots based on the~~
15 ~~provision of public open space meeting certain standards on that lot))~~ transferred from, or
16 transferable from, a lot based on its status as an open space TDP site.

17 ***

18 "TDR site, housing" means a lot meeting the following requirements:

19 1. The lot is located in any Downtown zone except PMM, DH-1 and DH-2 zones,
20 or is located in the South Lake Union Urban Center ~~((either in any IC zone or))~~ in any SM zone
21 with a height limit of ~~((eighty five (85)))~~ 85 feet or higher;

22 2. Each structure on the lot has a minimum of ~~((fifty (50)))~~ 50 percent of total
23 gross above-grade floor area committed to low-income housing for a minimum of ~~((fifty~~
24 ~~(50)))~~ 50 years;



1 Center, and except for the Living Building Pilot Program authorized by Section 23.40.060,
2 unless otherwise specified, the height of structures shall be measured according to this subsection
3 23.86.006.A.

4 1. General rule. Except as otherwise specified, the height of a structure is the
5 difference between the elevation of the highest point of the structure not excepted from
6 applicable height limits and the average grade level. In this subsection 23.86.006.A, "average
7 grade level" means the average of the elevation of existing lot grades. Except as provided in
8 subsection 23.86.006.A.2, average grade level is calculated, at the discretion of the applicant, as
9 follows:

10 a. at the midpoint, measured horizontally, of each exterior wall of the
11 structure, or

12 b. at the midpoint of each side of the smallest rectangle that can be drawn
13 to enclose the structure.

14 2. Option for calculating average grade level to measure height. The calculation
15 of structure height in subsection 23.86.006.A.1 may be modified, at the discretion of the
16 applicant, as follows to permit the structure to respond to the topography of the lot:

17 a. Draw the smallest rectangle that encloses the principal structure.

18 b. Divide one side of the rectangle, chosen by the applicant, into sections
19 at least 15 feet in length using lines that are perpendicular to the chosen side of the rectangle.

20 c. The sections delineated in subsection 23.86.006.A.2.b are considered to
21 extend vertically from the ground to the sky.

22 d. The maximum height for each section of the structure is measured from
23 the average grade level for that section of the structure, which is calculated as the average
24 elevation of existing lot grades at the midpoints of the two opposing exterior sides of the
25 rectangle for each section of the structure.



1 ~~((B. Within the South Lake Union Urban Center, structure height shall be measured for~~
2 ~~all portions of the structure. All measurements shall be taken vertically from existing or finished~~
3 ~~grade, whichever is lower, to the highest point of the structure located directly above each point~~
4 ~~of measurement.~~

5 Existing or finished grade shall be established by drawing straight lines between the
6 corresponding elevations at the perimeter of the structure. The straight lines will be existing or
7 finished grade for the purpose of height measurement. When a contour line crosses a façade
8 more than once, that contour line will be disregarded when establishing existing or finished
9 grade.

10 E))B. Height ((A))averaging for ((S))single-family ((Z))zones. In a single-family zone,
11 when expanding an existing structure occupied by a nonconforming residential use per
12 ((s))Section 23.42.106, the following measurement shall be used to determine the average height
13 of the closest principal structures on either side:

14 1. Each structure used for averaging shall be on the same block front as the lot for
15 which a height limit is being established. The structures used shall be the nearest single-family
16 structure on each side of the lot, and shall be within ~~((one hundred feet ()))~~100((~~(')~~)) feet of the
17 side lot lines of the lot.

18 2. The height limit for the lot shall be established by averaging the elevations of
19 the structures on either side in the following manner:

20 a. If the nearest structure on either side has a roof with at least a ~~((four in-~~
21 ~~twelve ()))~~4:12((~~(')~~)) pitch, the elevation to be used for averaging shall be the highest point of that
22 structure's roof minus five feet(((5'))).

23 b. If the nearest structure on either side has a flat roof, or a roof with a
24 pitch of less than ~~((four in twelve ()))~~4:12((~~(')~~)), the elevation of the highest point of the structure's
25 roof shall be used for averaging.



1 c. Rooftop features which are otherwise exempt from height limitations
2 according to ~~((, Height Exceptions, S))~~ subsection 23.44.012 C, shall not be included in elevation
3 calculations.

4 d. The two ~~((2))~~ elevations obtained from subsection 23.86.006.B.2.a
5 and/or subsection 23.86.006.B.2.b shall be averaged to derive the height limit for the lot. This
6 height limit shall be the difference in elevation between the midpoint of a line parallel to the
7 front lot line at the required front setback and the average elevation derived from subsection
8 23.86.006.B.2.a and/or subsection 23.86.006.B.2.b.

9 e. The height measurement technique used for the lot shall then be the
10 City's standard measurement technique, ~~((S))~~ subsection 23.86.006.A.

11 3. ~~((When))~~ If there is no single-family structure within ~~((one hundred feet~~
12 ~~))100(('))~~ feet of a side lot line ~~((on a side of the lot))~~, or ~~((when))~~ if the nearest single family
13 structure within ~~((one hundred feet))100'(('))~~ feet of a side lot line ~~((on a side of the lot))~~ is not
14 on the same block front, the elevation used for averaging on that side shall be ~~((thirty feet~~
15 ~~))30(('))~~ feet plus the elevation of the midpoint of the front lot line of the abutting vacant lot.

16 4. ~~((When))~~ If the lot is a corner lot, the height limit may be the highest elevation
17 of the nearest structure on the same block front, provided that the structure is within ~~((one~~
18 ~~hundred feet))100(('))~~ feet of the side lot line of the lot and that both front yards face the same
19 street.

20 5. In no case shall the height limit established according to these height averaging
21 provisions be greater than ~~((forty feet))40(('))~~ feet.

22 6. Lots using height averaging to establish a height limit shall be eligible for the
23 pitched roof provisions of ~~((S))~~ subsection 23.44.012.B.

24 ~~((D))~~ C. Reserved ~~((:))~~

25 ~~((E))~~ D. Height ~~((M))~~ measurement ~~((F))~~ techniques in ~~((D))~~ downtown ~~((Z))~~ zones and in
26



1 the South Lake Union Urban Center~~(-)~~

2 1. Determine the major street ~~((property))~~lot line, which shall be the lot's longest
3 street ~~((property))~~lot line. When the lot has two ~~((2))~~ or more street lot lines of equal length, the
4 applicant shall choose the major street ~~((property))~~lot line.

5 2. Determine the slope of the lot along the entire length of the major street
6 ~~((property))~~lot line.

7 3. The maximum height shall be measured as follows:

8 a. When the slope of the major street ~~((property))~~lot line is less than or
9 equal to ~~((seven and one half percent (7 1/2%)))~~ 7.5 percent, the elevation of maximum height
10 shall be determined by adding the maximum permitted height to the existing grade elevation at
11 the midpoint of the major street ~~((property))~~lot line. On a through~~_~~lot, the elevation of maximum
12 height shall apply only to the half of the lot nearest the major street ~~((property))~~lot line. On the
13 other half of a through~~_~~lot, the elevation of maximum height shall be determined by the above
14 method using the street lot line opposite and parallel to the major street ~~((property))~~lot line as
15 depicted in Exhibit B for 23.86.006~~((B))~~.

16 b. When the slope of the major street ~~((property))~~lot line exceeds ~~((seven~~
17 ~~and one half percent (7 1/2%)))~~ 7.5 percent, the major street ~~((property))~~lot line shall be divided
18 into four ~~((4))~~ or fewer equal segments no longer than ~~((one hundred twenty feet (-)))~~ 120~~(('))~~ feet
19 in length. The elevation of maximum height shall be determined by adding the maximum
20 permitted height to the existing grade elevation at the midpoint of each segment. On a through~~_~~
21 lot, the elevation of maximum height shall apply only to the half of the lot nearest the major
22 street ~~((property))~~lot line. On the other half of a through~~_~~lot, the elevation of maximum height
23 shall be determined by the above method using the street lot line opposite and parallel to the
24 major street ~~((property))~~lot line, as depicted in Exhibit C for 23.86.006~~((C))~~.

25 c. For lots with more than one ~~((1))~~ street frontage, where there is no
26
27
28



1 street ~~((property))~~ lot line that is essentially parallel to the major street ~~((property))~~ lot line, when a
2 measurement has been made for the portion of the block containing the major street ~~((property))~~
3 lot line, the next measurement shall be taken from the longest remaining street lot line.

4 ~~((F))~~E. Determining the ~~((H))~~ height of ~~((E))~~ existing ~~((P))~~ public ~~((S))~~ school
5 ~~((S))~~ structures. When the height of the existing public school structure shall be measured for
6 purposes of determining the permitted height or lot coverage of a public school structure, either
7 one of the following options may be used:

8 1. If all parts of the new roof are pitched at a rate of not less than ~~((four to twelve~~
9 ~~))~~4:12~~((:))~~, the ridge of the new roof may extend to the highest point of the existing roof. A shed
10 roof does not qualify for this option ~~((:))~~; or

11 2. If all parts of the new roof are not pitched at a rate of not less than ~~((four to~~
12 ~~twelve-))~~4:12~~((:))~~, then the elevation of the new construction may extend to the average height
13 of the existing structure. The average height shall be determined by measuring the area of each
14 portion of the building at each height and averaging those areas, as depicted in Exhibit D for
15 23.86.006~~((D))~~.

16 ~~((G))~~F. Height ~~((M))~~ measurement ~~((F))~~ technique for ~~((S))~~ structures ~~((L))~~ located
17 ~~((P))~~ partially ~~((W))~~ within the ~~((S))~~ shoreline ~~((D))~~ district. When any portion of the structure falls
18 within the Shoreline District, structure height for the entire structure shall be measured according
19 to Section 23.60A.952, Height.

20 ~~((H))~~G. For ~~((P))~~ projects accepted into the Living Building Pilot Program authorized
21 pursuant to Section 23.40.060, the applicant may choose either the height definition of Section
22 502 of the Seattle Building Code or the height measurement method described in this Section
23 23.86.006.

24 Section 67. Severability. The provisions of this ordinance are declared to be separate
25 and severable. The invalidity of any clause, sentence, paragraph, sub-division, section or portion
26



1 of this ordinance, or the invalidity of the application thereof to any person or circumstance shall
2 not affect the validity of the remainder of this ordinance, or the validity of its application to other
3 persons or circumstances.

4 Section 68. This ordinance shall take effect and be in force 30 days after its approval by
5 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
6 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

7 Passed by the City Council the ____ day of _____, 2012, and
8 signed by me in open session in authentication of its passage this
9 ____ day of _____, 2012.

10
11 _____
12 President _____ of the City Council

13
14 Approved by me this ____ day of _____, 2012.

15
16 _____
17 Michael McGinn, Mayor

18
19 Filed by me this ____ day of _____, 2012.

20
21 _____
22 Monica Martinez Simmons, City Clerk

23 (Seal)

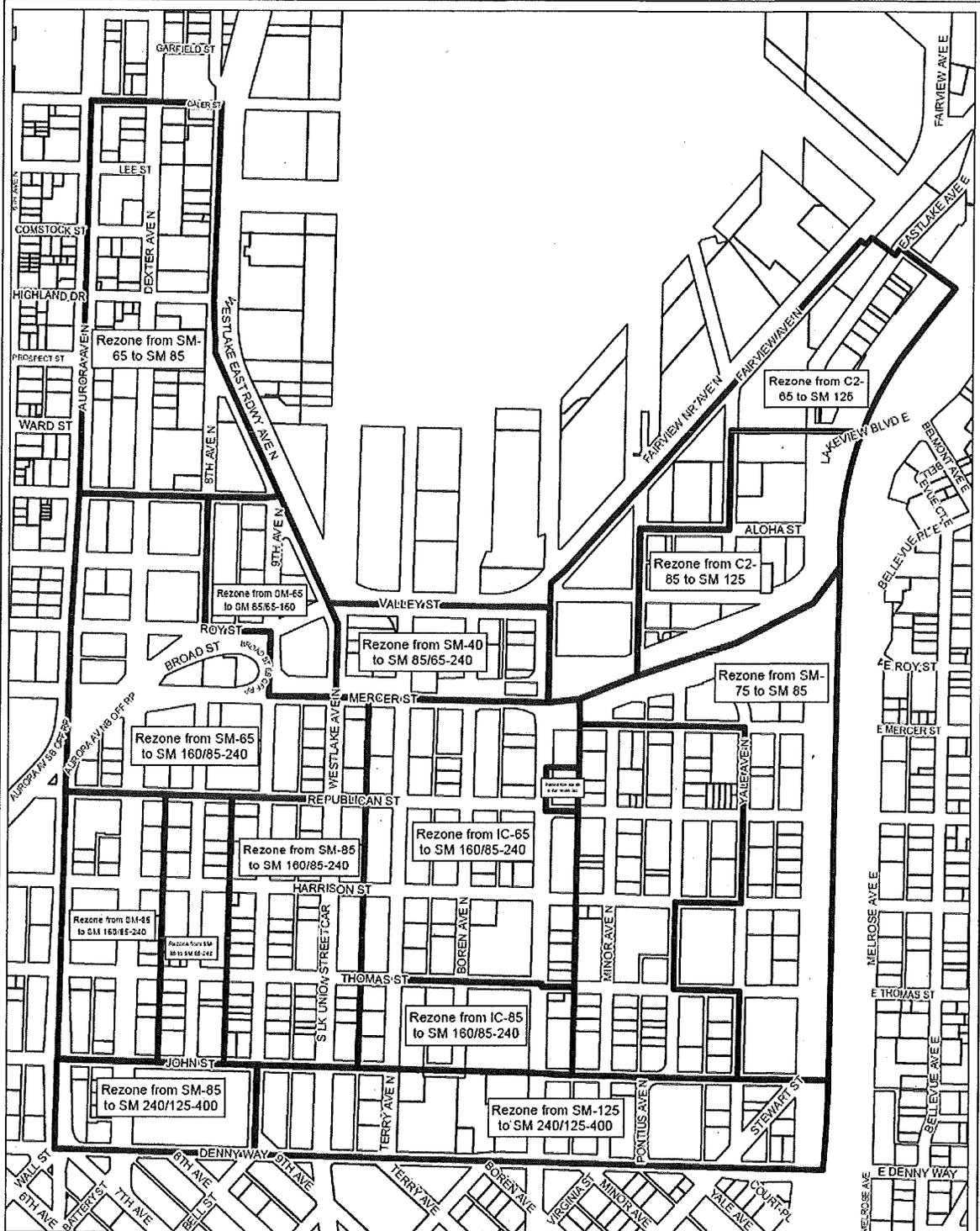
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26 Attachments: Exhibit A: Map of Rezone



Dennis Meier; Jim Holmes; Brennon Staley
DPD South Lake Union Zoning ORD
October 2, 2012
Version #18

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South Lake
 Union Rezones

 Rezone area



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