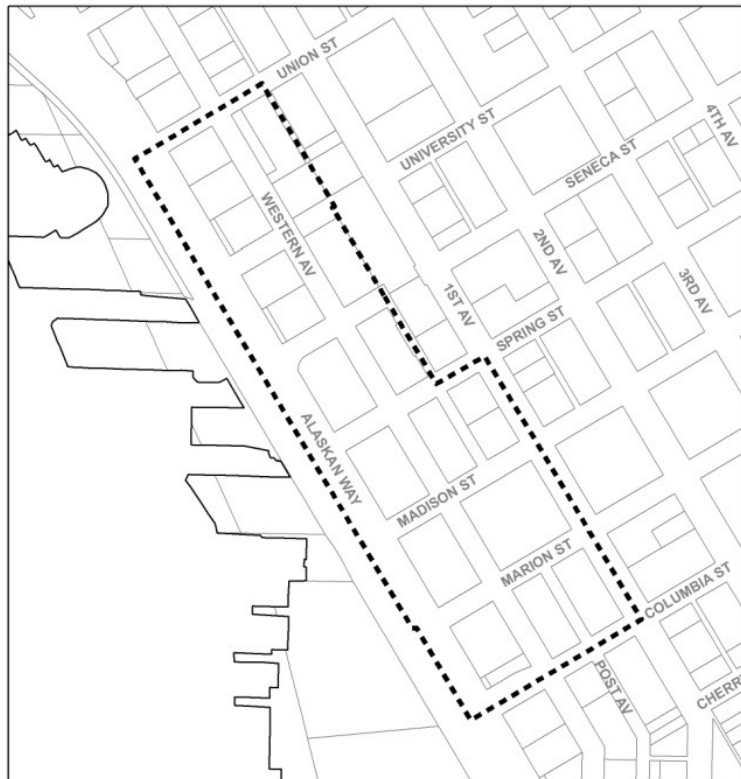


Phase I Zoning Changes

Amendments to DMC 160 zone supporting Waterfront vision

Existing DMC 160 zone



Key objectives of amendments

- Initial adjustments to current regulations to promote development in the near term that supports the evolving vision for the waterfront
 - Emphasize residential use and other active uses
 - Enhance the pedestrian environment
 - Respond to the area's historic character and unique development conditions

Emphasize residential use

Adjust Floor Area Ratio (FAR) limits to promote preferred uses

Encourage residential use by limiting non-residential uses (except hotel) to the current base FAR of 5, with no allowances to exceed the base FAR.

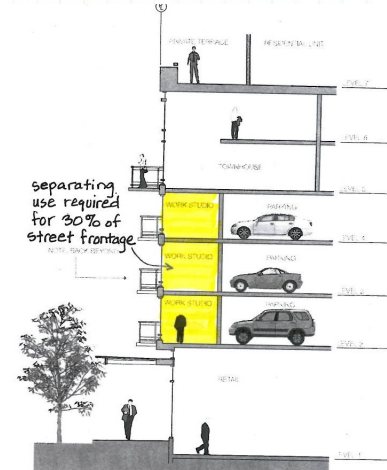
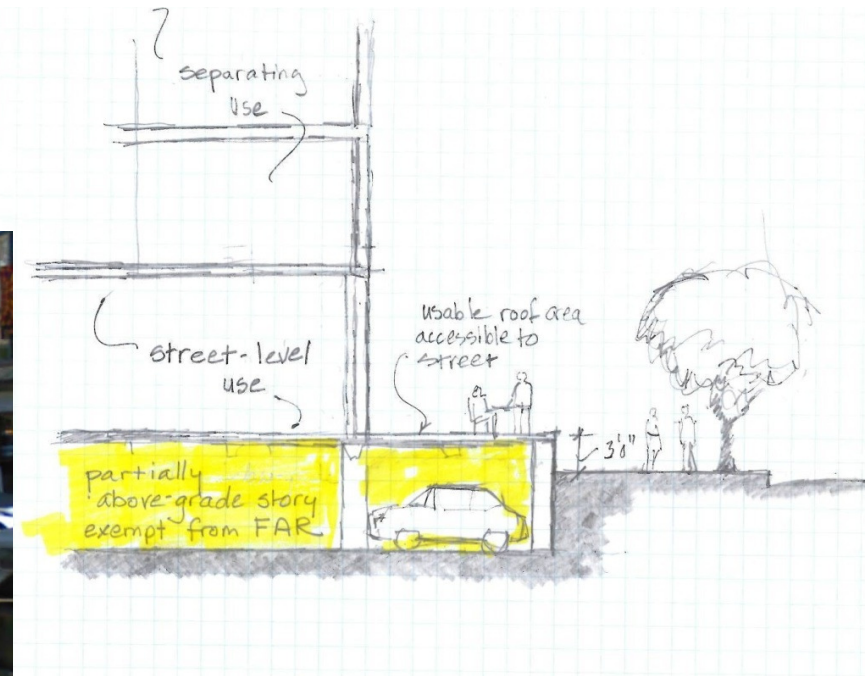


Promote desired uses through floor area exemptions

Exempt partially above-grade story from FAR limit to maintain “loading dock” character and increase pedestrian activity along Alaskan Way



Exempt hotel floor area provided as separating
Use to screen above-grade parking



Enhance pedestrian environment

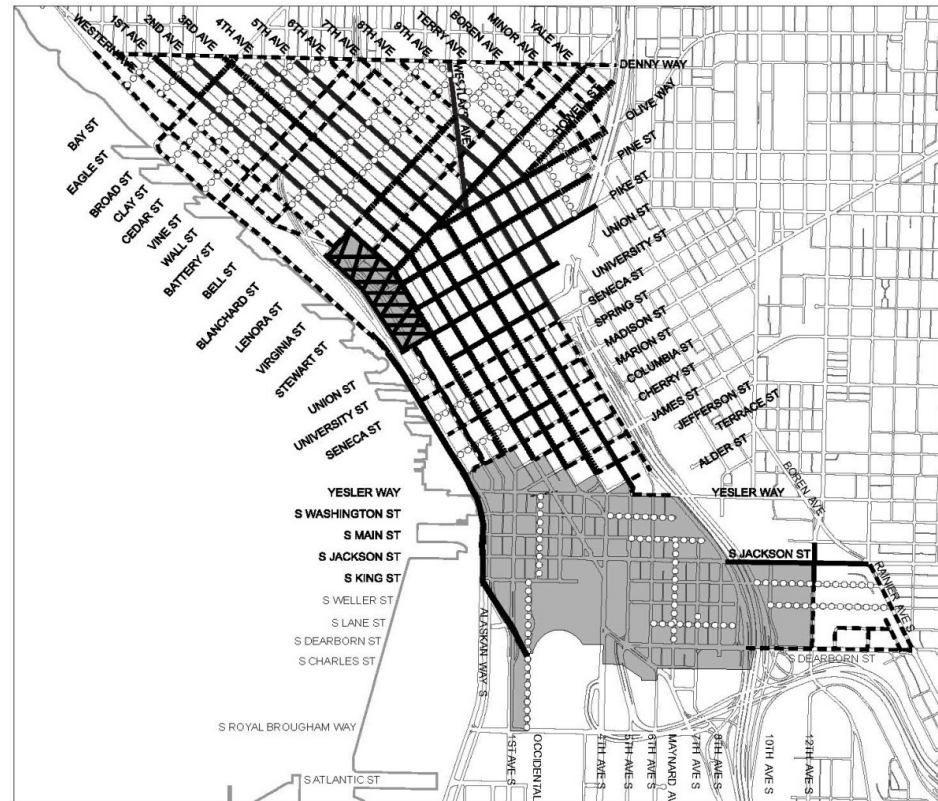


Revise Pedestrian Street Classifications

Change Alaskan Way and Western Avenue from Class II to Class I Pedestrian Street



Pedestrian Street Classifications



— Class I

- - - Class II

o o o o o Green Street

Streets with pedestrian street classifications within the Pioneer Square Preservation District and International Special Review District are identified on Map D for 23.66.170 and Map B for 23.66.326.



Pedestrian Street Classifications may be addressed by Special Review District or other provisions



0 250 500 750 1000
Scale in US Feet

DOWNTOWN ZONING

Map 1F
Pedestrian Street
Classifications

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Require Street-Level Uses and Property Line Façades on Alaskan Way and Western Avenue



Street Level Uses Required

Property Line Façades



Build on area's unique historic character...

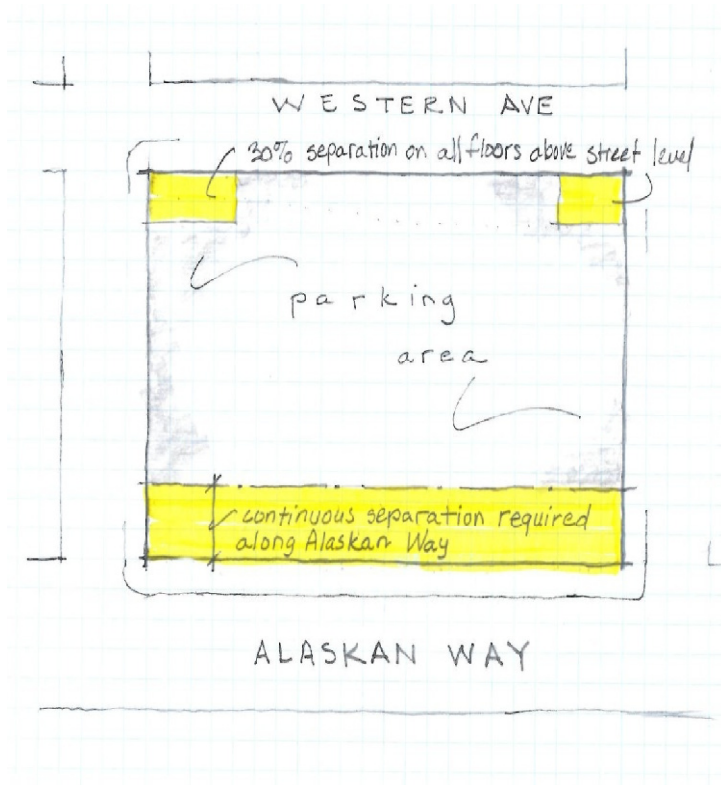


...to create unique pedestrian environment
along eastern edge of Alaskan Way



Respond to area's unique development conditions

Adjust requirements for location and screening of parking to respond to area platting and water table conditions



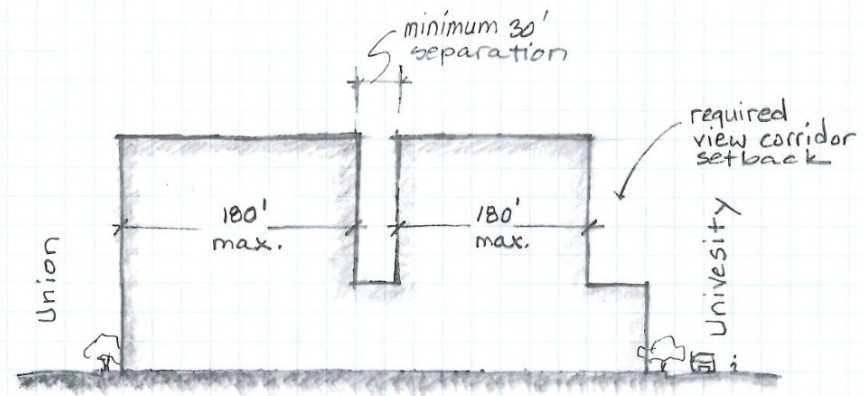
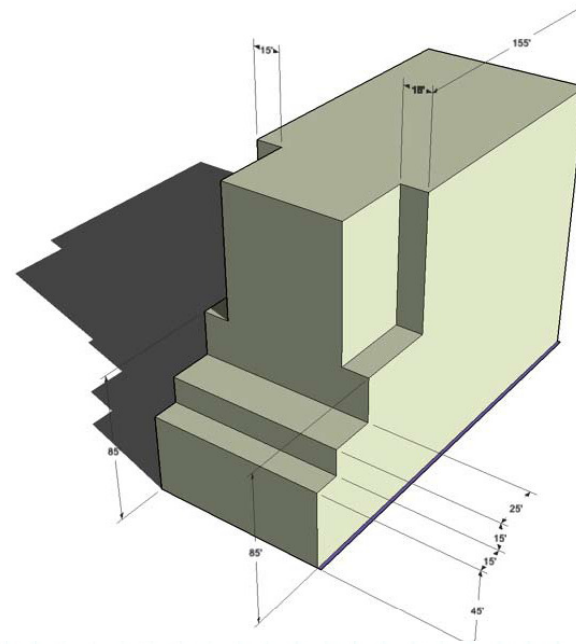
Screening above-grade parking and separating from the street by another use



Enhance pedestrian scale and improve urban form

Add maximum width limit for “long” blocks between Union and University Streets

Adjust upper level modulation and setback requirements



Maximum width limit for blocks between Union and University Streets

Summary of recommendations

- Adjust floor area requirements to promote housing and hotel uses.
- Reclassify streets to apply higher standards for the street-level pedestrian environment.
- Encourage unique pedestrian environment along Alaskan Way that reflects historic character.
- Address visual impacts of parking through specialized standards for screening and separation.
- Minor adjustments to bulk standards to enhance urban form and pedestrian scale.

Next Steps

Phase I zoning changes:

- Finalize SEPA review and public comment.
- Introduce for Council review and action in the PLUS Committee.

Phase II (begin 2013):

- Investigate urban form alternatives for enhancing Alaskan Way edge, for both existing and new development.
- Consider potential incentives to promote desired design solutions and/or incorporate amenities that enhance waterfront access.
- Further refine development standards to respond to input on Phase I amendments.
- Develop “Commission District” design guidelines to supplement Downtown Design Guidelines; determine if additional guidance is needed for Belltown
- Assist with updating the Pioneer Square Preservation District Rule to address development conditions along Pioneer Square’s Alaskan Way edge

THE END