

Amend section 13 of Council Bill 117603 to lower the proposed base Floor Area Ratio (FAR) for commercial development in the SM 160/85-240 from 4.5 FAR to 4 FAR. Amendments are shown in [track changes](#).

Section 13. Subchapter II of Chapter 23.48 of the Seattle Municipal Code is amended to add the new Section 23.48.009 as follows:

**23.48.009 Floor area ratio**

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

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

<b>Table A for 23.48.009</b>		
<b>Floor Area Ratios in Seattle Mixed Zones, excluding specified SM zones within the South Lake Union Urban Center</b>		
<b>ZONE</b>	<b>Base FAR for all uses</b>	<b>Maximum FAR for all uses</b>
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

Footnotes for Table A for 23.48.009:  
NA (not applicable) refers to zones where uses are not subject to an FAR limit.  
(1) Within the area shown on Map A for 23.48.009, all gross floor area occupied by a residential use is exempt from FAR calculations.

2. FAR limits for specified SM zones within the South Lake Union Urban Center are as shown in Table B for 23.48.009.

<b>Table B for 23.48.009</b>		
<b>FAR Limits for Specified Zones in South Lake Union Urban Center</b>		
<b>Zone</b>	<b>FAR limits for</b>	<b>Maximum FAR for</b>

Sponsor: Licata

Green

	nonresidential uses		structures that do not exceed the base residential height limit and include any residential use.
	Base FAR	Maximum FAR	
SM 85/65-160	4.5	7	4.5
SM 85/65-240	4.5	7	4.5
SM 160/85-240	<del>4.5</del> 4*	7	6
SM 85-240	0.5	NA	6
SM 240/125-400	5*	7	10
*In the SM 160/85-240, and SM 240/125-400 zones, an additional increment of 0.5 FAR above the base FAR is permitted on lots meeting conditions of 23.48.009.B.4.			

3. For zones included on Table B for 23.48.009, development including a mix of nonresidential uses and residential uses that do not exceed the base height limit for residential use shall:

a. obtain extra floor area for any non-exempt commercial floor area above the base FAR for nonresidential uses in Table B for 23.48.009; and

b. not exceed the lower of the maximum FAR for nonresidential uses in Table B of 23.48.009 or the maximum FAR for structures that do not exceed the base height limit and include any residential use in Table B of 23.48.009.

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Amend sections 66 of Council Bill 117603 to modify the definition of “Housing TDR Site” to make more sites developed with low-income housing eligible to sell unused development rights. Amendments are shown in track changes.

Section 66. Section 23.84A.038 of the Seattle Municipal Code, last amended by Ordinance 123729, is amended by adding the following new subsections to be inserted in alphabetical order:

**23.84A.038 - "T"**

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"TDR site, housing" means a lot meeting the following requirements:

1. The lot is located in any Downtown zone except PMM, DH-1 and DH-2 zones, or is located in the South Lake Union Urban Center (~~((either in any IC zone or))~~) in any SM zone with a height limit of (~~((eighty five (–)))~~)85(~~((+))~~) feet or higher;

2. Each structure on the lot has a minimum of (~~((fifty (–)))~~)50(~~((+))~~) percent of total gross above-grade floor area committed to low-income housing for a minimum of (~~((fifty (–)))~~)50(~~((+))~~) years;

3. The lot has above-grade gross floor area equivalent to at least (~~((one (–)))~~)1(~~((+))~~) FAR committed to very low-income housing use for a minimum of (~~((fifty (–)))~~)50(~~((+))~~) years;

~~((4. The above-grade gross floor area on the lot committed to satisfy the conditions in subsections 2 and 3 of this definition is contained in one or more structures existing as of the date of passage of Ordinance 120443 and such the area was in residential use as of such date, as demonstrated to the satisfaction of the Director of the Office of Housing;))~~ and

~~((5))~~ 4. The low-income housing and very low-income housing commitments on the lot comply with the standards in (~~((S))~~) subsection 23.49.012.B.1.b and are memorialized in a recorded agreement between the owner of (~~((such))~~)the low-income and very low-income housing and the Director of the Office of Housing.

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Amend section 53 to set establish, for the South Lake Union Urban Center, that half of units earned through performance must be affordable to households earning up to 60% of Area Median Income (AMI) and half must be affordable to households earning up to 80% of AMI. Amendments are shown in track changes.

Section 53. Section 23.58A.014 of the Seattle Municipal Code, last amended by Ordinance 123589 is amended as follows:

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**23.58A.014 Bonus residential floor area for affordable housing((;))**

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B. Performance ((;))option

1. Amount of affordable housing.

a. Except as provided in subsection 23.58A.014.B.1.b, ((A))an applicant using the performance option shall provide ((low-income))affordable housing with a gross floor area at least equal to the greatest of((;))a1((;)): ((17.5))Fourteen percent of the ((net))gross bonus residential floor area obtained through the performance option, except that an applicant may elect to provide ((low-income))affordable housing equal to ((14))8 percent of the ((net))gross bonus residential floor area obtained through the performance option if the housing is affordable to, and restricted to occupancy by, households with incomes no higher than 50((%)) percent of median income as defined by Section 23.84A.025; or ((;))b2((;)): Three hundred net residential square feet; or ((;))e3((;)): any minimum floor area specified in the provisions of the zone. The percentage of ((net))gross bonus residential floor area obtained through the performance option to be provided as ((low-income))affordable housing may be reduced by the Council below ((17.5))14 percent of the ((net))gross bonus residential floor area to no less than ((15))12 percent of the ((net))gross bonus residential floor area as a Type V decision on an official land use map amendment or text amendment when the Council determines that the reduction is needed to accomplish Comprehensive Plan goals and policies or to reflect

economic conditions of the area. Applicants may provide (~~(low-income)~~)affordable housing as part of the (~~(project)~~)development using extra floor area, or by providing or contributing to (~~(a low-income)~~)affordable housing (~~(project)~~)at another location, subject to requirements in subsection 23.58A.014.B.~~((5 of this section))~~8 and approval in writing by the Director of Housing prior to issuance of any permit after the first building permit for the development using the bonus residential floor area and before any permit for any construction activity other than excavation and shoring for the development using the bonus residential floor area is issued.

b. In the South Lake Union Urban Center, an applicant using the performance option shall provide affordable housing with a gross floor area equal to fourteen percent of the gross bonus residential floor area obtained through the performance option. Half of the units provided through the performance option shall be restricted to occupancy by households with incomes no higher than 80 percent of median income as defined by Section 23.84A.025, and half of the units provided through the performance option shall be restricted to occupancy by households with incomes no higher than 60 percent of median income as defined by Section 23.84A.025.

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Amendment 4 – Sunset Date for Residential In-lieu Payment in South Lake Union

Sponsor: Licata

Pink

Amend section 53 to set an expiration date for the in-lieu payment options for extra residential floor area in South Lake Union. Amendments are shown in track changes.

Section 53. Section 23.58A.014 of the Seattle Municipal Code, last amended by Ordinance 123589 is amended as follows:

**23.58A.014 Bonus residential floor area for affordable housing((:))**

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F. On June 30, 2014, the provisions of subsection 23.58A.014.C.1.b shall expire. On July 1, 2014 subsection 23.58A.014.C.1.b shall read as follows:

In the South Lake Union Urban Center an applicant must use performance to achieve all bonus residential floor area.

- A) *Amend Section 17 of Council Bill 117603 to reduce maximum east-west (water-facing) tower dimensions on the Mercer Blocks from 120 feet to 105 feet. Amendments are shown in track changes.*

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Section 17. A new Section 23.48.013 of the Seattle Municipal Code as follows:

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

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

1. Except in the ~~SM 85/65-240~~SM85/65-160 zone on the blocks bounded by Valley Street, Mercer Street, Westlake Avenue North, and Fairview Avenue North, for portions of a structure that exceed the podium height but do not exceed a height of 160 feet, and that have an average floor size exceeding 10,500 square feet, the maximum façade width is 120 feet along the general east/west axis of the site (perpendicular to the Avenues).

2. In the ~~SM 85/65-240~~ zone, on the blocks bounded by Valley Street, Mercer Street, Westlake Avenue North, and Fairview Avenue North, the maximum façade width for portions of structures above the podium height is ~~120~~105- feet along the general east/west axis of the site (perpendicular to the Avenues).

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B) *Amend sections 15 and 26 of Council Bill 117603 to establish LEED Gold as a requirement for development above the base and to allow hook-up to a district energy provider as an alternative to meeting the LEED Gold requirement. Amendments are shown in track changes.*

Section 15. Section 23.48.011 of the Seattle Municipal code, last amended by Ordinance 122882, is amended as follows:

**23.48.011 ((~~Affordable Housing Incentive Program~~))Extra floor area in Seattle Mixed Zones**

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

1. LEED requirement.

a. Except as described in 23.48.011.E.1.b, The applicant will earn a LEED ~~Silver~~Gold rating or meet a substantially equivalent standard, and shall demonstrate compliance with that commitment, in accordance with the provisions of Section 23.48.025.

b. An applicant may choose to earn at least a LEED Silver rating, if the Director of the Office of Sustainability and Environment determines that the development is served by a district energy provider. A building is considered served by a district energy provider if it is capable of connecting to a district energy system and has a contract with a district energy utility to serve primary heating and/or cooling needs. A district energy provider is an entity with a franchise agreement with the City that maintains a closed-loop district energy utility system that is either currently or scheduled to primarily use renewable and/or waste heat sources, per the system development plans and timeframes of an agreement with the City and the district energy provider. A district energy provider may, subject to City approval, rely on a temporary on-site or near-by transitional plant that is installed and maintained by the provider prior to connection of the development to a permanent district energy system.

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Section 26. Subchapter II of Chapter 23.48 of the Seattle Municipal Code is amended to add the new Section 23.48.025 as follows:

**23.48.025 Demonstration of LEED ~~Silver~~-rating**

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

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

C. Demonstration of compliance; penalties

1. The applicant shall demonstrate to the Director the extent to which the applicant has complied with the commitment to earn a LEED ~~Silver~~-rating no later than 180 days after issuance of final Certificate of Occupancy for the new structure, or such later date as may be allowed by the Director for good cause, by submitting a report analyzing the extent credits

were earned toward such rating from the U.S. Green Building Council or another independent entity approved by the Director. Performance is demonstrated through an independent report from a third party, pursuant to subsection 23.90.018.D. For purposes of this Section 23.48.025, if the Director shall have approved a commitment to achieve a substantially equivalent standard, the term "LEED ~~Silver~~-rating" shall mean such other standard.

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

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

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

where:

P is the penalty;

LSM is the minimum number of credits to earn a-the required LEED ~~Silver~~-rating;

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

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

Example:

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

4. Failure to comply with the applicant's commitment to earn a LEED ~~Silver~~ rating is a violation of the Land Use Code independent of the failure to demonstrate compliance;

however, such violation shall not affect the right to occupy any chargeable floor area, and if a penalty is paid in the amount determined under subsection 23.48.025.C.3, no additional penalty shall be imposed for the failure to comply with the commitment.

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

6. If, within 90 days, or such longer period as the Director may allow for good cause, after initial notice from the Director of a penalty due under this subsection 23.48.025.C, the applicant shall demonstrate, through a supplemental report from the independent entity that provided the initial report, that it has made sufficient alterations or improvements to earn a LEED ~~Silver~~ rating, or to earn more credits toward such a rating, then the penalty owing shall be eliminated or recalculated accordingly. The amount of the penalty as so re-determined shall be final. If the applicant does not submit a supplemental report in accordance with this subsection 23.48.025.C by the date required under this subsection 23.48.025.C, then the amount of the penalty as set forth in the Director's original notice shall be final.

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

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***D) Amend exhibit A of Section 1 of Council Bill 117603 to change the proposed zone designation for the Blocks bounded by Mercer, Fairview, Valley and Westlake (Mercer Blocks) from SM 85/65-240 to SM 85/ 65-160 and amend Section 14 of Council Bill 117603 to eliminate the authority to allow higher heights if approved through a development agreement. Amendments to the text are shown in track changes.***

Section 14. Section 23.48.010 of the Seattle Municipal code, last amended by Ordinance 123649, is amended as follows:

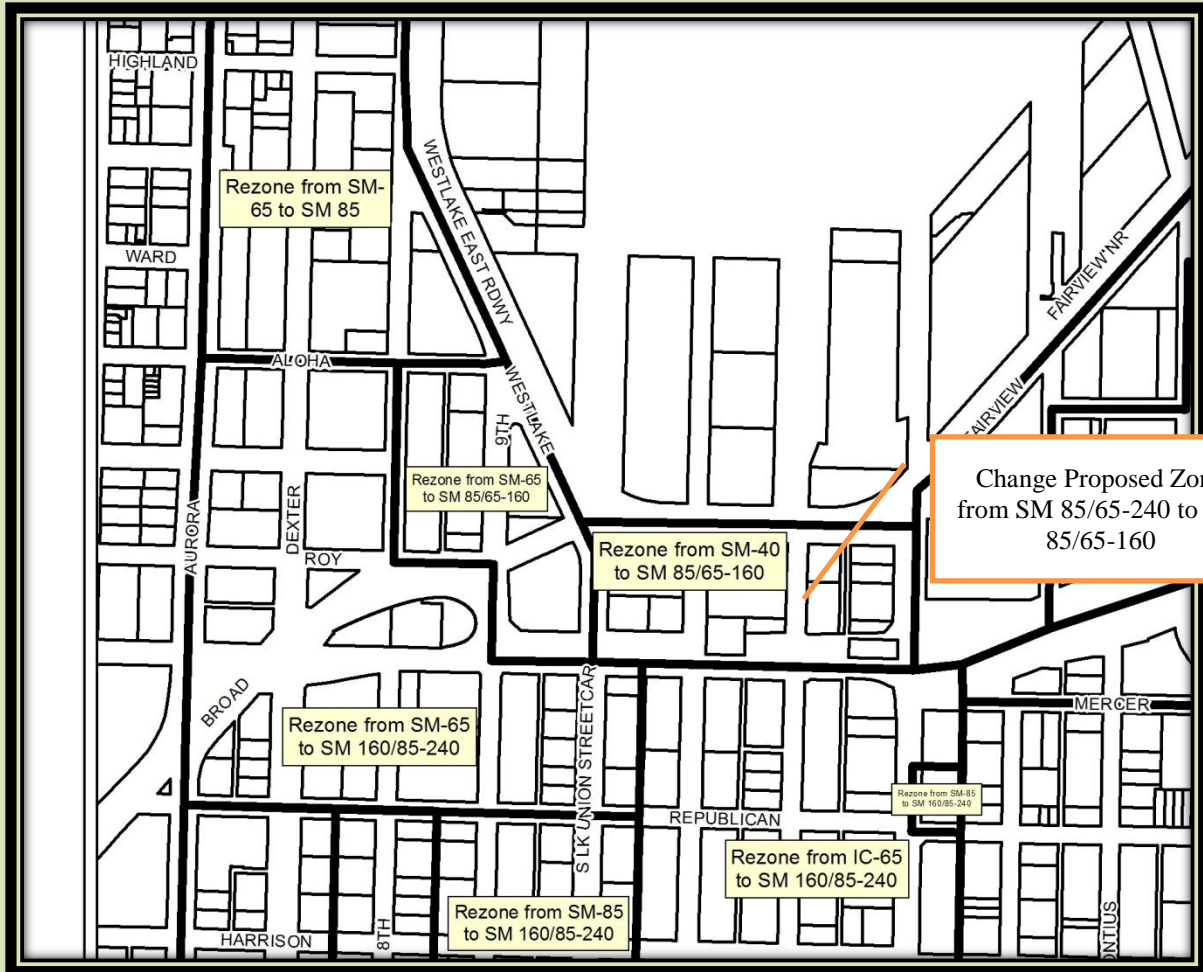
**23.48.010 ((General-s))Structure height**

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

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[Reletter Remaining Subsections]



Amend section 14 of Council Bill 117603 to add specificity to and strengthen review criteria for the public school height exception. Amendments are shown in track changes.

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

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

1. Increases in the maximum height limit in the SM 160/85-240 and SM 85-240 zones. In the SM 160/85-240 and SM 85-240 zones in the South Lake Union Urban Center, a structure is allowed additional height of up to 30 percent above the maximum height limit for residential uses, and, in the SM 160/85-240 zone, up to 20 percent above the height limit for nonresidential uses, if all of the following conditions are met:

a. The project includes an elementary school operated by the Seattle Public School District that meets the specifications promulgated by the Seattle Public School District for a 500 student elementary school, which may include minimum space requirements for academic core functions, child care, administrative offices, a library, maintenance facilities, food service, and specialty instruction space;

b. Prior to issuance of a Master Use Permit, the applicant shall submit a letter to the Director from the Seattle School District indicating that, based on the Master Use Permit plans, the school district has determined that the development could meet elementary school specifications;

c. Prior to issuance of a building permit, the applicant shall submit a written certification by the School District to the Director that the elementary school

specifications have been met;

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

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

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

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

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Amend section 17 of Council Bill 117603 to establish an additional upper level setback for portions of the block bounded by Republican, Fairview, Boren and Mercer. Amendments are shown in [track changes](#).

Section 17. Subchapter II of Chapter 23.48 of the Seattle Municipal Code is amended to add the new Section 23.48.013 as follows:

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

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C. Upper-level setbacks

1. The following requirements for upper-level setbacks in this subsection

23.48.013.C.1 apply to development that meets the following conditions:

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

- b. For lots in the SM 85-240, SM 85/65-160, SM 160/85-240, and SM 240/125-400 zones located within the South Lake Union Urban Center, the development includes a tower structure with residential uses exceeding the base height limit established for residential uses in the zone under subsection 23.48.010.A.2, or includes a structure with non-residential uses that exceed a height of 85 feet.

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

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

- b. For portions of a structure exceeding the maximum height above which a setback is required, the minimum depth of the setback, measured from the abutting applicable

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**

<b>Column 1: Location of lot</b>	<b>Column 2: Height above which setback is required</b>	<b>Column 3: Minimum depth of setback from applicable street property line</b>
Thomas Street, south side, from Aurora Ave N to 8 <sup>th</sup> Ave N	45 feet	50 feet
Thomas Street, south side, from 8 <sup>th</sup> Ave N to 9 <sup>th</sup> Ave N	45 feet	40 feet
Thomas Street, south side, between 9 <sup>th</sup> 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 <sup>th</sup> Ave N	45 feet	30 feet
John Street, north side, between 9 <sup>th</sup> 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 John 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 30 feet from the following street lot lines:

1) the street lot line abutting the eastern edge of Westlake Avenue North from Mercer Street to Valley Street; and

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

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

4. Upper level setbacks for tower structures in the SM 160/85-240 zone for the block bounded by Mercer Street, Fairview Avenue North, Republican Street, and Boren Avenue North. In addition to upper level setback requirements in this subsection 23.48.013.C, for tower structures with residential or non-residential uses on lots in the SM 160/85-240 zone on the block bounded by Mercer Street, Fairview Avenue North, Republican Street, and Boren Avenue North, any portion of the structure above 85 feet shall be set back a minimum of 110 feet from the street lot line abutting Mercer Street.

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

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Amend section 17 of Council Bill 117603 to limit the maximum floor plate size for tower development on the Mercer Blocks to 10,500 square feet. Amendments are shown in [track changes](#).

Section 17. Subchapter II of Chapter 23.48 of the Seattle Municipal Code is amended to add the new Section 23.48.013 as follows:

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

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

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2. Floor area limit for residential towers. [Except as provided by subsection 23.48.013.B.3 of this section,](#) ~~f~~For a structure with residential use that exceeds the base height limit established for residential uses in the zone under subsection 23.48.010.A.2, the following maximum gross floor area limit applies:

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

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

1) The average gross floor area for all stories with residential use that extend above the podium height indicated for the lot on Map A for 23.48.013 shall not

exceed 10,500 square feet, or the floor size established by the upper-level coverage limit in subsection 23.48.013.A, whichever is less.

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

3. Floor area limit for residential towers and hotel towers meeting residential development standards on the blocks bounded by Valley Street, Mercer Street, Westlake Avenue North, and Fairview Avenue North. For a structure with a residential or hotel use that exceeds the base height limit established for residential uses, the gross floor area for stories that extend above the podium height indicated for the lot on Map A for 23.48.013 shall not exceed 10,500 square feet per story.

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

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

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

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Amend section 3 of Council Bill 117603 to authorize limited development standard departures from maximum floor plate sizes for commercial development on large lots. Amendments are shown in [track changes](#).

Section 3. Section 23.41.012 of the Seattle Municipal Code, last amended by Ordinance 124105, is amended as follows:

**23.41.012 - Development standard departures**

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

1. Procedures;
2. Permitted, prohibited or conditional use provisions, except that departures may be granted from development standards for required street-level uses;
3. Residential density limits;
4. In Downtown zones, provisions for exceeding the base FAR or achieving bonus development as provided in Chapter 23.49, Downtown Zoning;
5. In Downtown zones, the minimum size for Planned Community Developments as provided in Section 23.49.036;
6. In Downtown zones, the average floor area limit for stories in residential use in Table for 23.49.058.D.1;
7. In Downtown zones, the provisions for combined lot developments as provided in Section 23.49.041;
8. In Downtown Mixed Commercial zones, tower spacing requirements as provided in subsection 23.49.058.E;
9. Downtown view corridor requirements, provided that departures may be

granted to allow open railings on upper level roof decks or rooftop open space to project into the required view corridor, provided such railings are determined to have a minimal impact on views and meet the requirements of the Building Code;

10. In Seattle Mixed zones in the South Lake Union Urban Center, floor plate limits for all uses provided in Section 23.48.013, ~~except that departures of up to a 5% increase in floor plate area may be granted for structures with nonresidential uses meeting the conditions of subsections 23.48.013.B.1.d.1 and 23.48.013.B.1.d.2;~~

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

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

13. In the Seattle Mixed zones in the South Lake Union Urban Center, provisions for upper level setbacks provided for in Section 23.48.013;

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Amendment 10 – 8<sup>th</sup> Avenue, Roy Street, Boren and Westlake Zone Designation  
Sponsor: Licata / O'Brien  
Purple

Amend exhibit A of Section 1 of Council Bill 117603 to change the proposed zone designation for the Blocks bounded by 8<sup>th</sup> Avenue, Roy Street, Westlake Avenue and Broad Street from SM SM 85/ 65-160 to SM 85.

