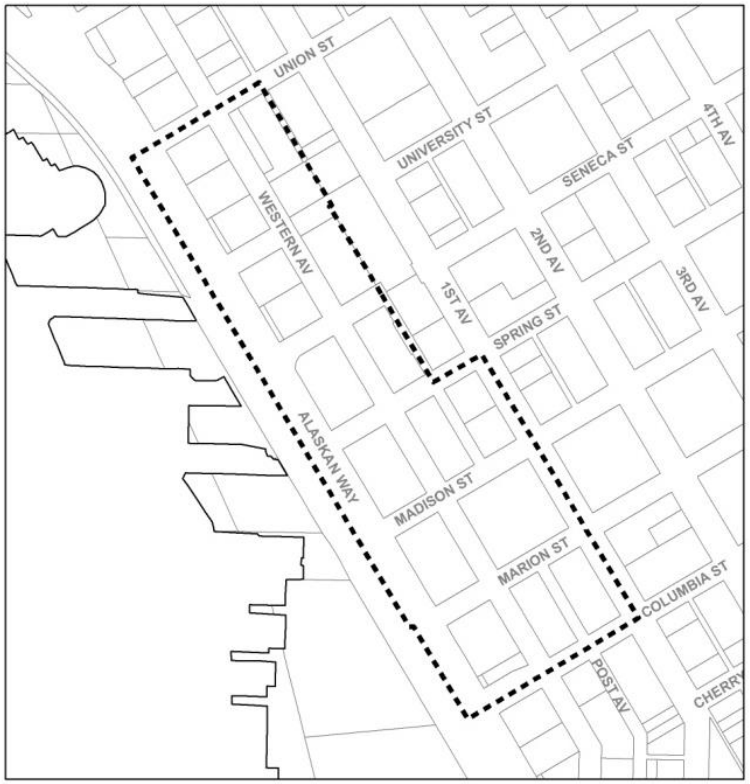
Phase I Zoning Changes

Amendments to DMC 160 zone supporting Waterfront vision

Existing DMC 160 zone



Key objectives of amendments

- Support the vision for the waterfront
  - Emphasize residential use and other compatible, active uses, such as hotels
  - Enhance the pedestrian environment
  - Respond to the area's historic character and unique development conditions

Emphasize residential use

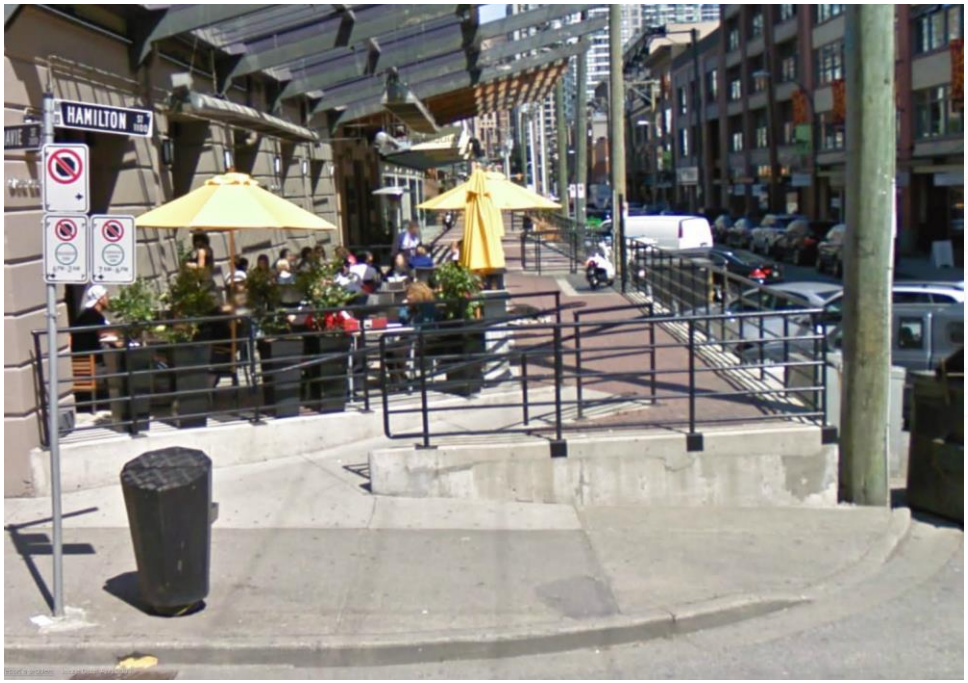
<u>Adjust FAR (floor area ratio) to promote preferred uses</u>

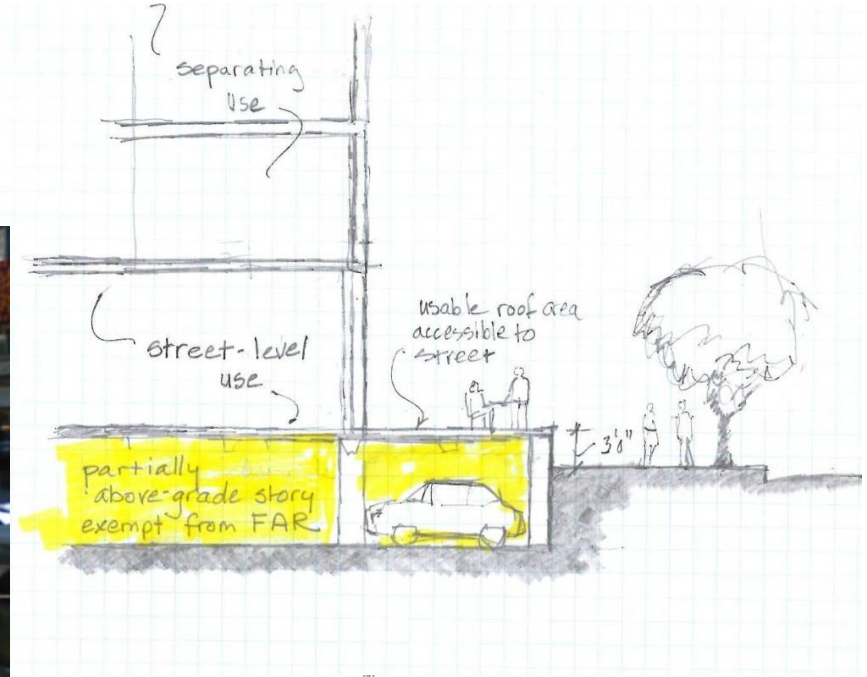
- Encourage residential use by limiting non-residential uses (except hotel) to the current base FAR of 5, with no allowances to exceed the base FAR.

- Raise the maximum FAR limit for hotels from 7 FAR to 8 FAR

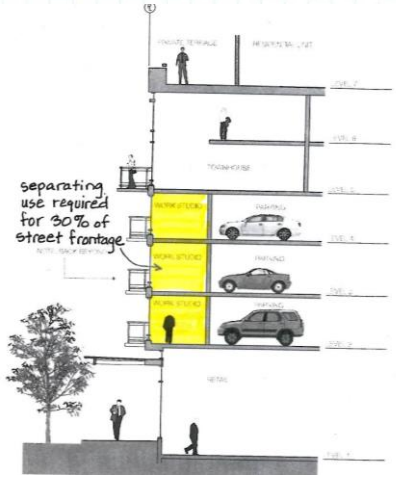
Promote desired uses through floor area exemptions

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

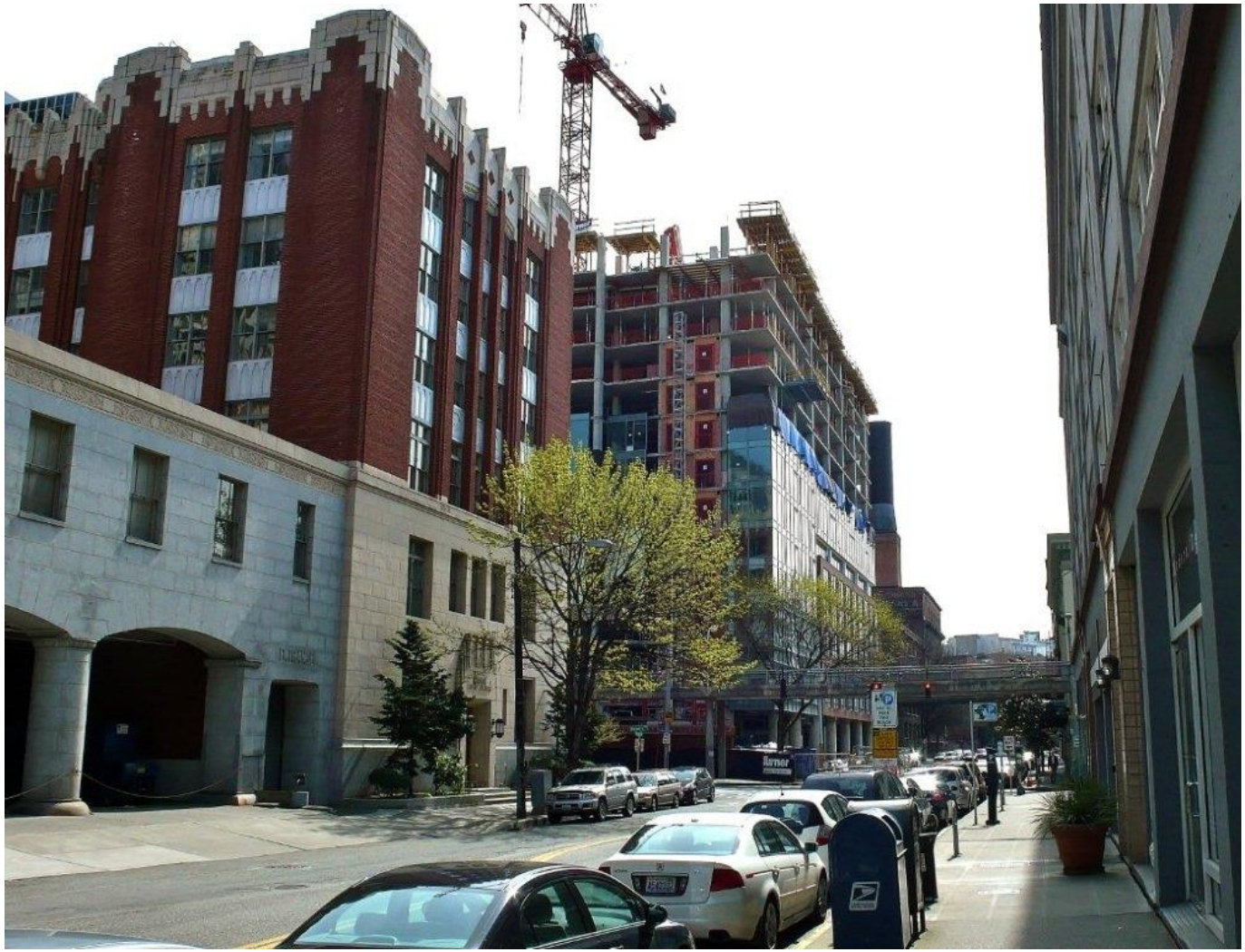




Exempt hotel floor area provided as separating use to screen above-grade parking

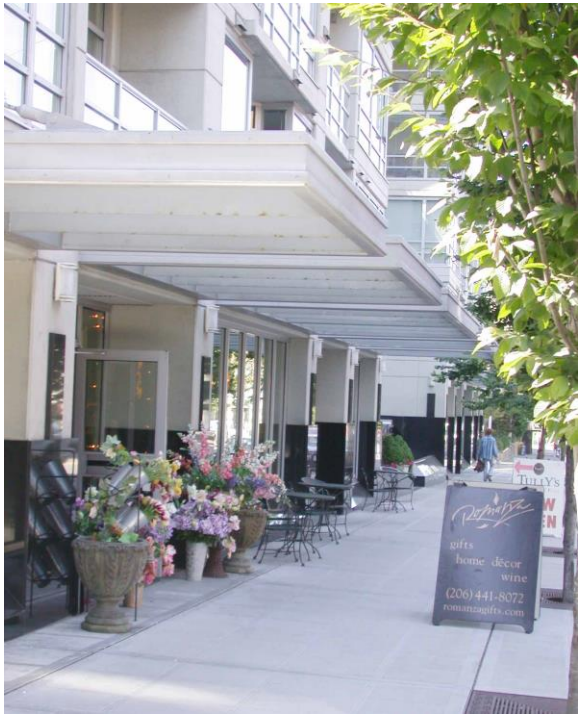


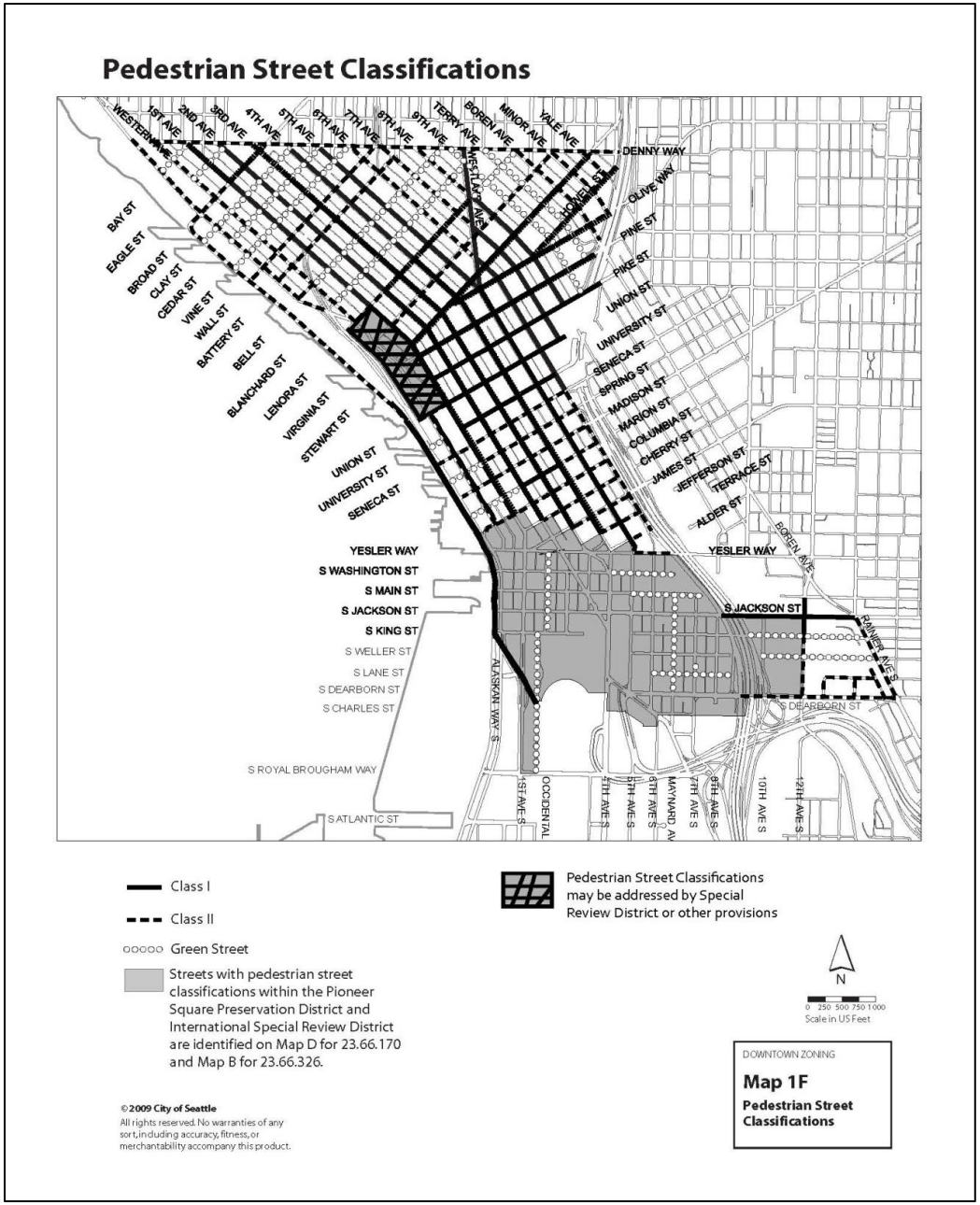
Enhance pedestrian environment



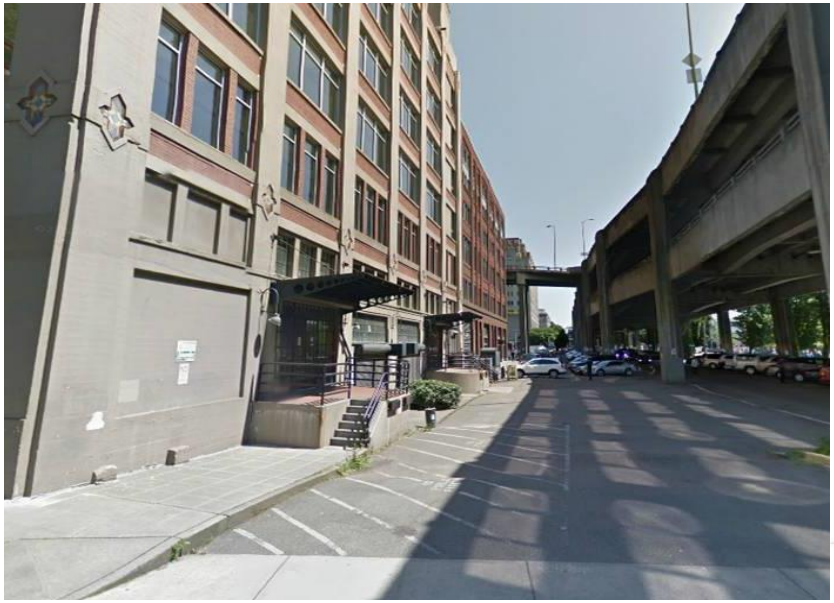
Revise Pedestrian Street Classifications

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

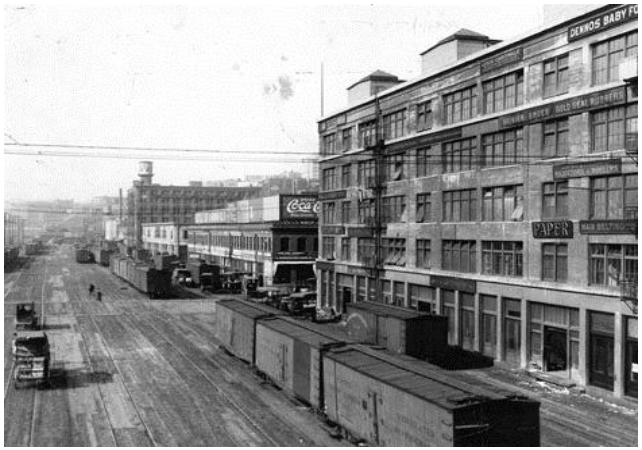




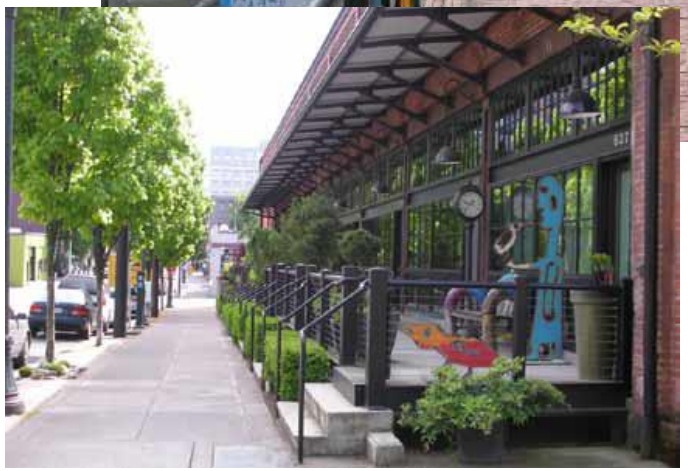
Require Street-Level Uses and Property Line Façades on Alaskan Way and Western Avenue



Build on area's unique historic character…

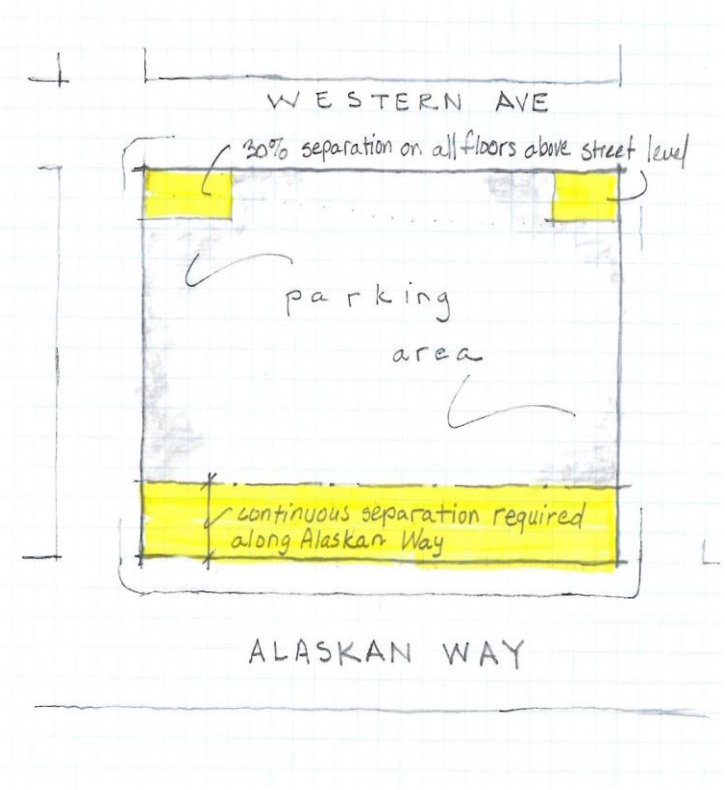


…to create unique pedestrian environment along eastern edge of Alaskan Way



Respond to area's unique development conditions

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

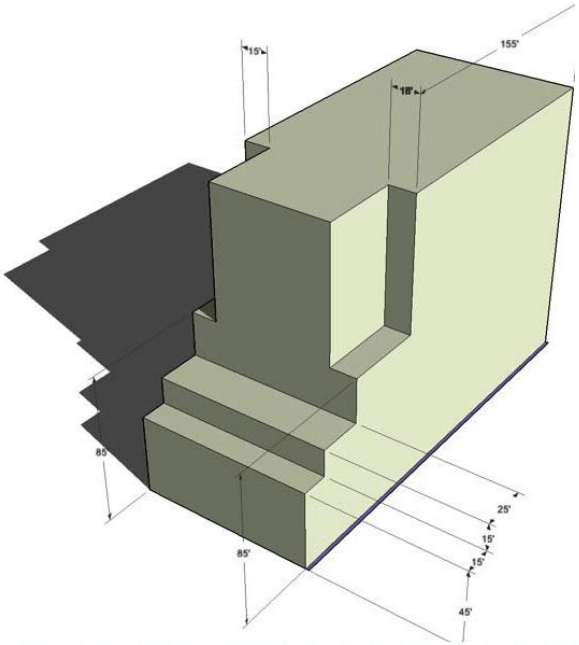


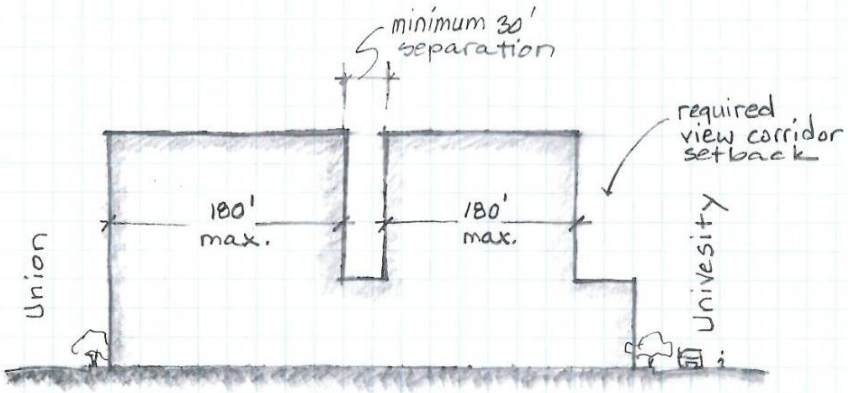
Screening above-grade parking and separating from the street by another use

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.

Summary of Downtown Code Changes (Non-Waterfront)

FAR exemptions to promote desirable features/facilities:

- Active second floor uses in retail core & active street-level through-out downtown
- Decorative rooftops & screening
- City facilities in new development

Tower spacing amendments:

- Clarify which structures are subject to spacing (over 160’ tall built after May 2006)

Loading berths:

- Promote screening and add flexibility in number of required berths

THE END