CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning, amending Sections 23.41.012, 23.49.008, 23.49.009, 23.49.011, 23.49.014, 23.49.015, 23.49.019, 23.49.046, 23.49.056, 23.49.058, Downtown Maps 1A, 1F, 1G, 1H, and 1J, 23.54.035 and 23.66.170 of the Seattle Municipal Code, to promote development adjacent to the downtown waterfront that will support the City's vision for transforming the waterfront into a major public amenity, to update various development standards related to downtown development generally and to clarify provisions in these Sections of the code.

WHEREAS, the amendments related to downtown development generally and promoting development adjacent to the downtown waterfront are consistent with applicable Comprehensive Plan goals and policies; and

WHEREAS, with the pending removal of the Alaskan Way Viaduct and reconstruction of the Elliott Bay Seawall, the City of Seattle is currently engaged in a major planning initiative for future improvements that will enhance the Seattle waterfront as a major public amenity; and

WHEREAS, public improvements to the waterfront are expected to generate new interest in private investment and redevelopment in abutting upland areas; and

WHEREAS, this new development has the potential to significantly enhance the public environment through quality design, compatible uses, and increased activity, which can be guided by revisions to the Land Use Code; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.41.012 of the Seattle Municipal Code, last amended by Ordinance ~~124378~~124503, is amended as follows:

23.41.012 Development standard departures

* * *

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

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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 B 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~~))F;

9. In the Downtown Mixed Commercial 160 zone, minimum floor-to-floor height for street-level uses required as a condition of the additional height allowed by subsection 23.49.008.E;

10. 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~~))11. 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 percent increase in floor plate area may be granted for structures with non-residential uses meeting the conditions of subsections 23.48.013.B.1.d.1 and 23.48.013.B.1.d.2;

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((~~11~~))12. 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~~))13. 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~~))14. In the Seattle Mixed zones in the South Lake Union Urban Center, provisions for upper level setbacks provided for in Section 23.48.013;

((~~14~~))15. Floor Area Ratios; except that in the Pike/Pine Conservation Overlay District shown on Map A for 23.73.004, departures from the development standards for allowing floor area exemptions from FAR calculations in subsection 23.73.009.C and for retaining a character structure on a lot in Section 23.73.015 are not considered departures from FAR limits;

((~~15~~))16. Maximum size of use;

((~~16~~))17. Structure height, except that:

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

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

c. In Downtown zones building height departures may be granted for minor communication utilities as set forth in subsection 23.57.013.B;

d. Within the Uptown Urban Center building height departures up to 3 feet of additional height may be granted if the top floor of the structure is set back at least 6 feet from all lot lines abutting streets;

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e. Within the ((~~Upper~~))Queen Anne ~~((Hill))~~Residential Urban Village and Neighborhood Commercial zones ((~~within the Upper Queen Anne neighborhood, (~~))as shown on Map C for 23.41.012, Upper Queen Anne Commercial Areas((~~)~~)), building height departures up to 3 feet of additional height may be granted if the top floor of the structure is set back at least 6 feet from all lot lines abutting streets;

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

g. Within the Pike/Pine Conservation Overlay District shown on Map A for 23.73.004, departures may be granted from development standards that apply as conditions to additional height in subsections 23.73.014.A and 23.73.014.B, and the provision for receiving sites for transfer of development potential in subsection 23.73.024.B.5;

((~~17~~))18. Quantity of parking required, minimum and maximum parking limits, and minimum and maximum number of drive-in lanes, except that within the Ballard Municipal Center Master Plan area required parking for ground level retail uses that abut established mid-block pedestrian connections through private property as identified in the "Ballard Municipal Center Master Plan Design Guidelines, ~~2000~~2013" may be reduced, but shall not be less than the required parking for ~~Pedestrian~~pedestrian-designated areas shown in Table D for 23.54.015;

((~~18~~))19. Provisions of the Shoreline District, Chapter 23.60;

((~~19~~))20. Standards for storage of solid-waste containers;

((~~20~~))21. The quantity of open space required for major office projects in Downtown zones as provided in subsection 23.49.016.B;

((~~21~~))22. Noise and odor standards;

((~~22~~))23. Standards for the location of access to parking in Downtown zones;

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((~~23~~))24. Provisions of Chapter 23.52, ((~~Transportation Concurrency Project Review System~~))Transportation Concurrency and Transportation Impact Mitigation;

((~~24~~))25. Provisions of Chapter 23.53, Requirements for Streets, Alleys and Easements, except that departures may be granted from the access easement standards in Section 23.53.025 and the provisions for structural building overhangs in Section 23.53.035;

((~~25~~))26. Affordable housing production conditions within the MPC-YT zone, pursuant to Section 23.75.085;

((~~26~~))27. Limits on floor area for uses within the MPC-YT zone, as provided in Sections 23.75.085 and 23.75.090 or as applicable under Section 23.75.040;

((~~27~~))28. Limits on number, distribution, and gross floor area per story for highrise structures within the MPC-YT zone, as provided in Section 23.75.120 or as applicable under Section 23.75.040;

((~~28~~))29. Definitions;

((~~29~~))30. Measurements;

((~~30~~))31. Lot configuration standards in subsections 23.22.100.C.3, 23.24.040.A.9, and 23.28.030.A.3, which may be modified as authorized in those provisions; ~~and~~

((~~31~~))32. Standards for structural building overhangs in Section 23.53.035.

((~~32~~))33. Within the Pike/Pine Conservation Overlay District shown on Map A for 23.73.004, the requirement that all character structures on a lot be retained in order to qualify as a TDP receiving site in subsection 23.73.024.B, the exception allowing additional FAR for non-residential uses in subsection 23.73.009.B, the FAR exemption for residential uses in subsection 23.73.009.C.3, the exception to floor area limits in subsections 23.73.010.B.1 and 23.73.010.B.2, the exception for width and depth measurements in subsection 23.73.012.B, or the exception for an additional 10 feet in height as provided for in subsection 23.73.014.B.

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a. Departures may, however, be granted under the following circumstances:

1) The character structure is neither a designated Seattle landmark nor listed in a rule promulgated by the Director according to Section 23.73.005; and

2) The departure is for demolishing a wood-frame character structure originally built as a single- family residence or single-family accessory structure; or

3) The departure is for demolishing a character structure that is determined to have insufficient value to warrant retention when the following applies:

a) The structure lacks a high degree of architectural integrity as evidenced by extensive irreversible exterior remodeling; or

b) The structure does not represent the Pike/Pine neighborhood's building typology that is characterized by the use of exterior materials and design elements such as masonry, brick, and timber; multi-use loft spaces; very high and fully-glazed-ground-floor storefront windows; and decorative details including cornices, emblems, and embossed building names; or

c) Demolishing the character structure would allow for more substantial retention of other, more significant character structures on the lot, such as a structure listed in a rule promulgated by the Director according to Section 23.73.005; or would allow for other key neighborhood development objectives to be achieved, such as improving pedestrian circulation by providing through-block connections, developing arts and cultural facilities, or siting publically- accessible open space at key neighborhood locations.

b. In addition to the provisions of subsection 23.41.012.B.32.a, the following provisions apply:

1) At least one character structure shall be retained on the lot if: subsection 23.73.009.C.3 regarding the FAR exemption for residential uses, subsection

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23.73.010.B.2 regarding increases in the floor area limits, subsection 23.73.012.B regarding the exception from width and depth measurements, or subsection 23.73.014.B regarding the exception allowing for an additional 10 feet in height are being used by the development proposal.

2) No character structures are required to be retained on the lot if: subsection 23.73.009.B regarding the exception to allow additional FAR for non-residential uses, subsection 23.73.010.B.1 regarding increases in the floor area limits, or Section 23.73.024 for the use of TDP on a lot that is an eligible TDP receiving site under the provisions of subsection 23.73.024.B are the only provisions being used by the development proposal.

* * *

Section 2. Section 23.49.008 of the Seattle Municipal Code, last amended by the Ordinance 124172, is amended as follows:

23.49.008 Structure height

* * *

A. Base and maximum height limits

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

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

2. Except in the PMM zone, the base height limit for a structure is the lowest of

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the maximum structure height or the lowest other height limit, if any, that applies pursuant to this Title 23 based upon the uses in the structure, before giving effect to any bonus for which the structure qualifies under this Chapter 23.49 and to any special exceptions or departures authorized under this Chapter 23.49. In the PMM zone the base height limit is the maximum height permitted pursuant to urban renewal covenants.

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

DOC1 Unlimited/450 unlimited

DOC2 500/300-500

DMC 340/290-400

DMC 240/290-400.

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

a. Only one tower is permitted on the lot;

b. Any additional floor area above the maximum height limit for non-

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residential or live-work use, as increased under this subsection 23.49.008.A.4, is occupied by residential use;

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

* * *

D. Rooftop ((~~F~~))features((~~.~~))

1. The following rooftop features are permitted with unlimited rooftop coverage and may not exceed the height limits as indicated:

a. Open railings, planters, clerestories, skylights, play equipment, parapets and firewalls up to 4 feet above the applicable height limit;

b. Solar collectors up to 7 feet above the applicable height limit; and

c. The rooftop features listed below shall be located a minimum of 10 feet from all lot lines and may extend up to 50 feet above the roof of the structure on which they are located or 50 feet above the applicable height limit, whichever is less, except as regulated by Chapter 23.64, Airport Height Overlay District:

1) Religious symbols for religious institutions,

2) Smokestacks, and

3) Flagpoles.

2. The following rooftop features are permitted up to the heights indicated below, as long as the combined coverage of all rooftop features, whether or not listed in this subsection 23.49.008.D.2, does not exceed 55 percent of the roof area for structures that are subject to maximum floor area limits per story pursuant to Section 23.49.058, or 35 percent of the roof area for other structures.

a. The following rooftop features are permitted to extend up to 15 feet

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above the applicable height limit:

1) Solar collectors;

2) Stair penthouses;

3) Play equipment and open-mesh fencing, as long as the fencing is at least 15 feet from the roof edge;

4) Covered or enclosed common recreation area;

5) Mechanical equipment; and

6) Wind turbines.

b. Elevator penthouses as follows:

1) In the PMM zone, up to 15 feet above the applicable height limit;

2) Except in the PMM zone, up to 23 feet above the applicable height limit for a penthouse designed for an elevator cab up to 8 feet high;

3) Except in the PMM zone, up to 25 feet above the applicable height limit for a penthouse designed for an elevator cab more than 8 feet high;

4) Except in the PMM zone, if the elevator provides access to a rooftop designed to provide usable open space, an additional 10 feet above the amount permitted in subsections 23.49.008.D.2.b.2 and 23.49.008.D.2.b.3 shall be permitted.

c. Minor communication utilities and accessory communication devices, regulated according to Section 23.57.013, shall be included within the maximum permitted rooftop coverage.

d. Greenhouses that are dedicated to food production are permitted to extend 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed does not exceed 50 percent of the roof area.

e. Mechanical equipment, whether new or replacement, may be allowed

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up to 15 feet above the roof elevation of a structure existing prior to June 1, 1989.

3. Screening of ((~~R~~))rooftop ((~~F~~))features((~~.~~))

a. Measures may be taken to screen rooftop features from public view through the design review process or, if located within the Pike Place Market Historical District, by the Pike Place Market Historical Commission.

b. Except in the PMM zone, the amount of roof area enclosed by rooftop screening may exceed the maximum percentage of the combined coverage of all rooftop features as provided in subsection 23.49.008.D.2.

c. Except in the PMM zone, in no circumstances shall the height of rooftop screening exceed ten percent of the applicable height limit, or 15 feet, whichever is greater. In the PMM zone, the height of the screening shall not exceed the height of the rooftop feature being screened, or such greater height necessary for effective screening as determined by the Pike Place Market Historical Commission.

4. Administrative ((~~C~~))conditional ((~~U~~))use for ((~~R~~))rooftop ((~~F~~))features. Except in the PMM zone, the rooftop features listed in subsection 23.49.008.D.1.c may exceed a height of 50 feet above the roof of the structure on which they are located if authorized by the Director through an administrative conditional use, Chapter 23.76. The request for additional height shall be evaluated on the basis of public benefits provided, the possible impacts of the additional height, consistency with the City's Comprehensive Plan((~~land use policies~~)), and the following ((~~specific~~))criteria:

a. The feature shall be compatible with and not adversely affect the downtown skyline.

b. The feature shall not have a substantial adverse effect upon the light, air, solar and visual access of properties within a 300 foot radius.

c. The feature, supporting structure and structure below shall be

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compatible in design elements such as bulk, profile, color and materials.

d. The increased size is necessary for the successful physical function of the feature, except for religious symbols.

5. Residential ((~~P~~))penthouses ((~~A~~))above ((~~H~~))height ((~~L~~))limit in a DRC ((~~Z~~))zone((~~.~~))

a. A residential penthouse exceeding the applicable height limit shall be permitted in a DRC zone only on a mixed-use, City-designated Landmark structure for which a certificate of approval by the Landmarks Preservation Board is required. A residential penthouse allowed under this ((~~s~~))Section 23.49.008 may cover a maximum of 50 percent of the total roof surface. Except as the Director may allow under subsection 23.49.008.D.5.b:

1) A residential penthouse allowed under this subsection 23.49.008.D.5 shall be set back a minimum of 15 feet from the street lot line.

2) A residential penthouse may extend up to 8 feet above the roof, or 12 feet above the roof if set back a minimum of 30 feet from the street lot line.

b. If the Director determines, after a sight line review based upon adequate information submitted by the applicant, that a penthouse will be invisible or minimally visible from public streets and parks within 300 feet from the structure, the Director may allow one or both of the following in a Type I decision:

1) An increase of the penthouse height limit under subsection 23.49.008.D.5.a by an amount up to the average height of the structure's street-facing parapet; or

2) A reduction in the required setback for a residential penthouse.

c. The Director's decision to modify development standards pursuant to subsection 23.49.008.D.5.b shall be consistent with the certificate of approval from the Landmarks Preservation Board.

d. A residential penthouse allowed under this subsection 23.49.008.D.5

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shall not exceed the maximum structure height in the DRC zone under Section 23.49.008.

e. No rooftop features shall be permitted on a residential penthouse allowed under this subsection 23.49.008.D.5.

6. For height limits and exceptions for communication utilities and accessory communication devices, see Section 23.57.013.

E. In the DMC 160 zone, an additional 5 feet in height is permitted above the otherwise applicable height limit, subject to the following:

1. The street-level portion of the structure is occupied by street-level uses specified in subsection 23.49.009.A, has a minimum floor-to-floor height of 18 feet, and meets the provisions of subsection 23.49.009.B, regardless of whether the street-level uses are required pursuant to Map 1G;

2. The applicable height limit, including any additional height allowed in this subsection 23.49.008.E, shall be used as the height limit above which rooftop features are permitted according to subsection 23.49.008.D; and

3. No increase in height shall be granted to any proposed development that would result in significant alteration to any designated feature of a landmark structure, unless a certificate of approval for the alteration is granted by the Landmarks Preservation Board.

Section 3. Section 23.49.009 of the Seattle Municipal Code, last amended by Ordinance 122311, is amended as follows:

23.49.009 Street-level use requirements((.))

One ((~~(1)~~))or more of the uses listed in subsection 23.49.009.A are required at ((~~street-level~~))street level on all lots abutting streets designated on Map 1G. Required street-level uses shall meet the standards of this ((~~s~~))Section 23.49.009.

A. Types of ((~~U~~))uses. The following uses qualify as required street-level uses:

1. General sales and services;

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2. Human service uses and ((~~childcare~~))child care ((~~facilities~~))centers;

3. Retail sales, major durables;

4. Entertainment uses;

5. Museums, and administrative offices within a museum expansion space meeting the requirement of subsection 23.49.011.B.1.h;

6. Libraries;

7. Elementary and secondary schools, and colleges, except on lots zoned DRC;

8. Public atriums;

9. Eating and drinking establishments;

10. Arts facilities; and((~~Sales and services, automotive;~~

~~11. Sales and services, marine; and~~

~~12. Animal shelters and kennels.~~))

11. Religious facilities.

B. General ((~~S~~))standards((~~.~~))

1. The amount of street frontage required to be occupied by street-level uses is as follows:

a. Except as provided in subsection 23.49.009.B.1.b, ((~~A~~))a minimum of ((~~seventy-five (~~))75((~~)~~)) percent of each street frontage at street((~~-~~)) level where street-level uses are required must be occupied by uses listed in subsection 23.49.009.A. The remaining ((~~twenty-five (~~))25((~~)~~)) percent of the street frontage at street level may contain other permitted uses and/or pedestrian or vehicular entrances.

b. The frontage required to be occupied by street-level uses is reduced to 50 percent, while the remaining 50 percent may contain other permitted uses and/or pedestrian or vehicular entrances, for each street frontage that is 120 feet in length or less if either:

1) the lot does not abut an alley, or

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2) the lot abuts more than one street requiring street-level uses.

c. The frontage of ((~~any exterior public open space that qualifies for a floor area bonus, whether it receives a bonus or not; any eligible lot area of an open space TDR site, any outdoor common recreation area required for residential uses, or any open space required for office uses, is not counted in street frontage.~~))the following is not counted in street frontage:

1) any exterior public open space that qualifies for a floor area bonus, whether it receives a bonus or not;

2) any eligible lot area of an open space TDR site;

3) any outdoor common recreation area required for residential uses; or

4) any open space required for office uses,

2. In the DRC zone, a combined total of no more than ((~~twenty (~~))20((~~)~~)) percent of the total street frontage of the lot may be occupied by human service uses, ((~~childcare~~))child care ((~~facilities~~))centers, customer service offices, entertainment uses or museums.

3. Required street-level uses shall be located within ((~~ten (~~))10((~~)~~)) feet of the street ((~~property~~))lot line, except as follows:

a. If ((~~or shall abut~~))a public open space that meets the eligibility conditions of the Downtown Amenity Standards abuts the street, the required street-level uses shall abut the open space;((~~.When~~))

b. If sidewalk widening is required by Section 23.49.022, the ((~~ten (~~))10((~~)~~)) feet shall be measured from the line established by the new sidewalk width((~~.~~)); or

c. In the DMC 160 zone, if a continuous setback greater than 10 feet is provided from the Alaskan Way street lot line, as allowed in subsection 23.49.056.B.1.d, the

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required street-level uses shall abut the setback. The setback may be provided at grade or above a partially above-grade story.

4. Except for child care ((~~facilities~~))centers, pedestrian access to required street-level uses shall be provided as follows:

a. Pedestrian entrances shall be provided directly from the street and shall be located no more than 3 feet above or below sidewalk grade((~~,~~)); or

b. Pedestrian entrances shall be provided from a bonused public open space, or other publicly accessible open space, and((~~. Pedestrian entrances shall be located no more than three (3) feet above or below sidewalk grade or~~)) shall be at the same elevation as the abutting public open space; or

c. In the DMC 160 zone, if a partially above-grade story is provided that meets the conditions of subsection 23.49.011.B.1.u, pedestrian entrances to the required street-level uses shall be provided at the same elevation as the roof of the partially above-grade story.

Section 4. Section 23.49.011 of the Seattle Municipal Code, last amended by Ordinance ~~124287~~124591, is amended as follows:

23.49.011 Floor area ratio

A. General 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 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	3	5

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Table A for 23.49.011 Base and Maximum Area Ratios (FARs)		
Zone Designation	**Base FAR**	**Maximum FAR**
(DRC)		
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 5 in DMC 160, except 8 for hotels 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
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 to Table A for 23.49.011: 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.		

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B. Exemptions and deductions from FAR calculations

1. The following are not included in chargeable floor area, except as specified below in this Section 23.49.011:

a. ((~~Retail sales and service uses and entertainment uses in a DRC zone,~~)) Uses listed in subsection 23.49.009.A in a DRC zone and in the FAR Exemption Area identified on Map 1J up to a maximum FAR of ((~~two~~))2 for all such uses combined, provided that for uses in the FAR Exemption Area that are not in the DRC zone the uses are located no higher than the story above street level;

b. Street-level uses meeting the requirements of Section 23.49.009, Street-level use requirements, whether or not street-level use is required pursuant to Map 1G, if the uses and structure also satisfy the following standards:

1) The street level of the structure containing the exempt space ((~~must have~~))has a minimum floor-to-floor height of 13 feet, except that in the DMC 160 zone the street level of the structure containing the exempt space has a minimum floor-to-floor height of 18 feet;

2) The ((~~street level of the structure containing the~~))exempt space ((~~must have~~))extends a minimum depth of 15 feet from the street-level, street-facing facade; and

3) Overhead weather protection is provided satisfying Section 23.49.018.

c. Shopping atria in the DRC zone and adjacent areas shown on Map 1J, provided that:

1) The minimum area of the shopping atria is 4,000 square feet;

2) The eligibility conditions of the Downtown Amenity Standards are met; and

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3) The maximum area eligible for a floor area exemption is 20,000 square feet;

d. Child care centers;

e. Human service use;

f. Residential use, except in the PMM zone, and provided that allowable residential floor area is limited on lots from which TDP is transferred in accordance with Chapter 23.58A;

g. Live-work units, except in the PMM zone;

h. Museums, provided that the eligibility conditions of the Downtown Amenity Standards are met;

i. The floor area identified as expansion space for a museum, if ((~~where~~))such expansion space satisfies the following:

1) The floor area to contain the museum expansion space is owned by the museum or a museum development authority; and

2) The museum expansion space will be occupied by a museum, existing as of October 31, 2002, on a downtown zoned lot; and

3) The museum expansion space is physically designed in conformance with the Seattle Building Code standards for museum use either at the time of original configuration or at such time as museum expansion is proposed;

j. Performing arts theaters;

k. Floor area below grade;

l. Floor area that is used only for:

1) short-term parking or parking accessory to residential uses, or both, subject to a limit on floor area used wholly or in part as parking accessory to residential

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uses of one parking space for each dwelling unit on the lot with the residential use served by the parking; or

2) parking accessory to hotel use in the DMC 160 zone, subject to a limit of one parking space for every four hotel rooms on the lot, and provided that the exempt parking floor area is on the same lot as the hotel use served by the parking;

m. Floor area of a public benefit feature that would be eligible for a bonus on the lot where the feature is located, other than a Landmark structure eligible pursuant to subsection 23.49.011.A.2.k or a small structure eligible pursuant to subsection 23.49.011.A.2.l. The exemption applies regardless of whether a floor area bonus is obtained, and regardless of limits on the maximum area eligible for a bonus;

n. Public restrooms;

o. Major retail stores in the DRC zone and adjacent areas shown on Map 1J, provided that:

1) The minimum lot area for a major retail store development is 20,000 square feet;

2) The minimum area of the major retail store is 80,000 square feet;

3) The eligibility conditions of the Downtown Amenity Standards are met;

4) The maximum area eligible for a floor area exemption is 200,000 square feet; and

5) The floor area exemption applies to storage areas, store offices, and other support spaces necessary for the store's operation;

p. Shower facilities for bicycle commuters;

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q. Floor area, excluding floor area otherwise exempt, up to a maximum of 25,000 square feet on any lot, within one or more Landmark structures for which a floor area bonus has been granted pursuant to subsection 23.49.011.A.2.k, or within one or more small structures for which a floor area bonus has been granted pursuant to subsection 23.49.011.A.2.l, or within any combination of such Landmark structures and such small structures, in each case only to the extent that the floor area satisfies the following criteria as determined by the Director:

1) The floor area is interior space of historic or architectural interest designed to accommodate the original function of the structure, and maintaining the integrity of this space prevents it from being fully utilized as commercial floor area;

2) The floor area is occupied by such uses as public assembly or performance space, human services, or indoor public amenities, including atrium or lobby area available for passive indoor recreation use or for the display of art or other objects of scientific, social, historic, cultural, educational or aesthetic interest; and

3) The floor area is open and accessible to the public without charge, on reasonable terms and conditions consistent with the nature of the space, during normal operating hours of the building;

r. Up to 40,000 square feet of a streetcar maintenance base;((~~and~~))

s. Up to 25,000 square feet of a community center in a DMR/C zone within South Downtown that is open to the general public for a minimum of six hours per day, five days per week, 42 weeks per year((~~.~~));

t. In the DMC 160 zone, hotel use that separates parking from the street lot line on stories above the first story of a structure, up to a maximum total floor area equivalent to 1 FAR, provided that the depth of the separation between the parking and the street-facing facade is a minimum of 15 feet; and

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u. In the DMC 160 zone, on lots abutting Alaskan Way, the floor area in a partially above-grade story, provided that:

1) the height of the above-grade portion of the partially above-grade story does not exceed 4 feet, measured from existing grade at the midpoint of the Alaskan Way street lot line;

2) all portions of the structure above the partially above-grade story are set back a minimum of 16 feet from the Alaskan Way lot line, except that horizontal projections, including balconies with open railings, eaves, cornices, and gutters, may extend a maximum of 4 feet into the setback area;

3) the roof of the portion of the partially above-grade story in the setback area is accessible to abutting required street-level uses in the structure and provides open space or space for activities related to abutting required street-level uses, such as outdoor dining;

4) pedestrian access is provided from an abutting street to the roof of the portion of the partially above-grade story in the setback area; and

5) up to 50 percent of the roof of the portion of the partially above-grade story in the setback area may be enclosed to provide weather protection, provided that the height of any feature or structure enclosing the space shall not exceed 20 feet, measured from the roof of the partially above-grade story; and

v. Up to a maximum of 50,000 square feet of the floor area occupied by a City facility, including but not limited to fire stations and police precincts, but not a City facility predominantly occupied by office use.

2. Mechanical equipment

a. As an allowance for mechanical equipment fully contained within a structure, 3.5 percent shall be deducted in computing chargeable gross floor area. Calculation of

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((~~T~~))the allowance excludes ((~~shall be calculated on the~~)) gross floor area ((~~after all exempt space permitted under~~)) exempt pursuant to subsection 23.49.011.B.1 ((~~has been deducted~~)).

b. ((~~C. Rooftop mechanical equipment.~~)) Mechanical equipment located on the roof of a structure((~~, whether enclosed or not,~~)) shall not be calculated as part of the total gross floor area of the structure((~~, except that for structures existing prior to June 1, 1989, new or replacement mechanical equipment may be placed on the roof and will not be counted in gross floor area calculations~~)).

Section 5. Section 23.49.014 of the Seattle Municipal Code, last amended by Ordinance ~~124378~~124591, is amended as follows:

23.49.014 Transfer of development rights

A. General standards

1. The following types of TDR may be transferred to the extent permitted in Table A for 23.49.014, subject to the limits and conditions in this Chapter 23.49:

a. Housing TDR;

b. DMC housing TDR;

c. Landmark housing TDR;

d. Landmark TDR;

e. Open space TDR; and

f. South Downtown Historic TDR.

2. In addition to transfers permitted under subsection 23.49.014.A.1, TDR may be transferred from any lot to another lot on the same block, as within-block TDR, to the extent permitted in Table A for 23.49.014, subject to the limits and conditions in this Chapter 23.49.

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3. A lot's eligibility to be either a sending or receiving lot is regulated by Table A for 23.49.014.

4. Except as expressly permitted pursuant to this Chapter 23.49, development rights or potential floor area may not be transferred from one lot to another.

5. 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 possession of TDR is demonstrated according to rules promulgated by the Director to implement this Section 23.49.014.

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Table A for 23.49.014
Permitted Use of TDR

	TDR Transferable Within-block	Types of TDR Transferable Within or Between Blocks				
Zones[1]	**Transfer from any lot within the same Downtown block**	**Housing TDR**	**DMC Housing TDR**	**Landmark TDR and Landmark Housing TDR**	**Open Space TDR**	**South Downtown Historic TDR**
DOC1 and DOC2	S, R	S, R	X	S, R	S, R	R
DRC	S, R[2]	S, R[2]	X	S, R[2]	S, R[2]	R
DMC 340/290-400((~~zones with maximum 10 FAR~~))	S, R	S, R	S	S, R	S, R	R
DMC 125 and DMC 240/290-400((~~zones with maximum 7 FAR~~))	S[3]	S, R	S, R	S, R	S, R	R
DMC 160	X	S,R	S,R	S,R	S,R	R
DMC 85((~~-~~)) and DH2	X	S, R	X	S, R	S, R	R
DMC 65((~~-~~)) and DMC 85/65-150	X	S	X	S	S	R
DMR	X	S, R[4]	X	S, R[4]	S, R[4]	R[4]
IDR	X	S	X	X	S	S
IDR/C	X	S	X	X	S, R[5]	S
IDM	X	S, R	X	X	S, R[5]	S, R
PSM	X	S	X	X	S[5]	S, R

S = Eligible sending lot. R = Eligible receiving lot. X = Not permitted.

((~~NOTES~~))Footnotes to Table A for 23.49.014:

[1] Development rights may not be transferred to or from lots in the PMM or DH1 zones.

[2] Transfers to lots in a DRC zone are permitted only from lots that also are zoned DRC.

[3] Transfers are permitted only from lots zoned DMC to lots zoned DOC1.

[4] Transfers to lots in a DMR zone are permitted only from lots that also are zoned DMR except that transfer of TDR to a lot in a DMR zone located in South Downtown is permitted from any eligible sending lot in South Downtown.

[5] Transfers of open space TDR to lots in South Downtown are permitted only from lots that are also located in South Downtown.

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* * *

Section 6. Section 23.49.015 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

23.49.015 Bonus residential floor area in DOC1, DOC2 and DMC zones outside South Downtown for voluntary agreements for low-income housing and moderate-income housing

* * *

B. Voluntary agreements for housing

1. The voluntary agreement shall commit the applicant to provide or contribute to low-income housing or moderate-income housing, or both, in an amount as set forth in this subsection 23.49.015.B. The quantities in this subsection 23.49.015.B are based on findings of an analysis that quantifies the linkages between new market-rate units in high-rise residential structures in DOC1, DOC2, and DMC zones and the demand that residents of such units generate for low-income housing and moderate-income housing. The amount of such housing and income levels served, and the amount of any cash payment, shall be determined as follows:

a. For the performance option, the applicant shall provide, as low-income housing or moderate-income housing, net rentable floor area equal to 11 percent of the net residential floor area sought as bonus development, computed by multiplying the following sum by an efficiency factor of 80 percent: (i) the total square footage of gross residential floor area to be developed on the lot above the base height limit for residential use under Section 23.49.008, plus (ii) the excess, if any, in each tower to be developed on the lot, of (X) the total number of square feet of gross residential floor area between the height of 85 feet and the base height limit, over (Y) the product of the "average residential gross floor area limit of stories above 85 feet if height does not exceed the base height limit for residential use" as provided in Table B for 23.49.058((~~.D.1~~)), column 2, multiplied by the number of stories with residential use in each tower above 85 feet and below the base height limit. All low-income housing or moderate-

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income housing provided under the performance option shall be on the lot where the bonus development is used or an adjacent lot. The adjacent lot must be within the block where the bonus development is used and either abut the lot where bonus development is used, or be separated only by public right-of-way. All rental housing provided under the performance option shall be low-income housing.

* * *

Section 7. Section 23.49.019 of the Seattle Municipal Code, last amended by Ordinance 123589, is amended as follows:

23.49.019 Parking quantity, location, and access requirements, and screening and landscaping of ((~~surface~~))parking areas((~~.~~))

The regulations in this ((~~s~~))Section 23.49.019 do not apply to the Pike Market Mixed zones.

A. Parking ((~~Q~~))quantity ((~~R~~))requirements((~~.~~))

1. No parking, either long-term or short-term, is required for uses on lots in Downtown zones, except as follows:

a. In the International District Mixed and International District Residential zones, parking requirements for restaurants, motion picture theaters, and other entertainment uses are as prescribed by Section 23.66.342.

b. In the International District Mixed and International District Residential zones, the Director of the Department of Neighborhoods, upon the recommendation of the International District Special Review District Board may waive or reduce required parking according to the provisions of Section 23.66.342, Parking and access.

c. Bicycle parking is required as specified in subsection 23.49.019.E.1((~~of this section~~)).

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2. Reduction or ((~~E~~))elimination of ((~~P~~))parking ((~~R~~))required by ((~~P~~))permits. A property owner may apply to the Director for the reduction or elimination of parking required by any permit issued under this ((~~t~~))Title 23 or Title 24, except for a condition contained in or required pursuant to any Council conditional use, contract rezone, planned community development or other Type IV decision. The Director may grant a reduction or elimination of required parking as a Type I decision, either as part of a Master Use Permit for the establishment of any new use or structure, or as an independent application for reduction or elimination of parking required by permit. Parking for bicycles may not be reduced or eliminated under this subsection 23.49.019.A.2. Any Transportation Management Plan (TMP) required by permit for the development for which a parking reduction or elimination is proposed shall remain in effect, except that the Director may change the conditions of the TMP to reflect current conditions and to mitigate any parking and traffic impacts of the proposed changes. If any bonus floor area was granted for the parking, then reduction or elimination shall not be permitted except in compliance with applicable provisions regarding the elimination or reduction of bonus features. If any required parking that is allowed to be reduced or eliminated under this subsection 23.49.019.A.2 is the subject of a recorded parking covenant, the Director may authorize modification or release of the covenant.

B. Parking ((~~L~~))location within ((~~S~~))structures((~~.~~))

1. Parking at street level((~~.~~))

a. On Class I pedestrian streets and designated green streets, parking is not permitted at street level unless separated from the street by other uses, provided that garage doors need not be separated.

b. On Class II pedestrian streets, parking may be permitted at street level if:

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((~~(~~))1) at least ((~~thirty (~~))30((~~)~~)) percent of the street frontage of any street-level parking area, excluding that portion of the frontage occupied by garage doors, is separated from the street by other uses;

((~~(~~))2) the facade of the separating uses satisfies the transparency and blank wall standards for Class I pedestrian streets for the zone in which the structure is located;

((~~(~~))3) the portion of the parking, excluding garage doors, that is not separated from the street by other uses is screened from view at street level; and

((~~(~~))4) the street facade is enhanced by architectural detailing, artwork, landscaping, or similar visual interest features.

((~~2. Except as provided in subsection B1 above for parking at street level, parking within structures shall be located below street level or separated from the street by other uses, except as follows:~~

~~a. On lots that are less than thirty thousand (30,000) square feet in size or that are less than one hundred fifty (150) feet in depth measured from the lot line with the greatest street frontage, parking shall be permitted above the first story under the following conditions:~~

~~(1) One (1) story of parking shall be permitted above the first story of a structure for each story of parking provided below grade that is of at least equivalent capacity, up to a maximum of four (4) stories of parking above the street level.~~

~~(2) Parking above the third story of a structure shall be separated from the street by another use for a minimum of thirty (30) percent of each street frontage of the structure. For structures on lots located at street intersections, the separation by another use shall be provided at the corner portion(s) of the structure.~~

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~~(3) The perimeter of each story of parking above the first story of the structure shall have an opaque screen at least three and one-half (3 1/2) feet high where the parking is not separated from the street by another use.~~

~~b. The Director may permit more than four (4)stories of parking above the first story of the structure, or may permit other exceptions to subsection B2a(1) as Type I decisions if the Director finds that locating parking below grade is infeasible due to physical site conditions such as a high water table or proximity to a tunnel. In such cases, the applicant shall place the maximum feasible amount of parking below grade before more than four stories of parking above the first story shall be permitted. Site size is not a basis for granting an exception under this subsection 2b.~~))

2. Limits on the number of stories of parking located above the street-level story

a. There is no limit on the number of stories of parking permitted above the street-level story if the parking is separated along all street frontages of the structure by another use and if the separation requirements of subsection 23.49.019.B.3 are met.

b. On lots that are less than 30,000 square feet in size, or that are 150 feet in depth or less as measured from the lot line with the greatest street frontage, parking is permitted above the street-level story as follows:

1) One story of parking is permitted above the street-level story of the structure for each story of parking provided below grade that is of at least equivalent capacity, up to a maximum of four stories of parking above the street-level story. The separation requirements of subsection 23.49.019.B.3 and the screening requirements of subsection 23.49.019.B.4 must be met.

2) The Director may permit more than four stories of parking above the street-level story of the structure or may permit other exceptions to subsection 23.49.019.B.2.b.1 as a Type I decision if the Director finds that locating parking below grade is

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infeasible due to physical site conditions such as a high water table or proximity to a tunnel. In such cases, the applicant shall place the maximum feasible amount of parking below grade before more than four stories of parking above the street-level story shall be permitted. The rationale that a site is too small to accommodate parking below grade is not a basis for granting an exception under this subsection 23.49.019.B.2.b.2.

3. Separation of parking located above the street-level story

a. All parking provided above the street-level story of a structure shall be separated along all street lot lines by another use, except for lots that meet the conditions of subsection 23.49.019.B.2.b, which are subject to the provisions of subsections 23.49.019.B.3.b and 23.49.019.B.3.c.

b. Except as provided in subsection 23.49.019.B.3.c, for parking that is allowed above the street-level story under the provisions of subsection 23.49.019.B.2.b, parking above the third story of a structure shall be separated from the street by another use for a minimum of 30 percent measured along each street frontage of the structure. For structures located at street intersections, the separation by another use shall be provided at the corner portion(s) of the structure.

c. Separation of parking on blocks abutting Alaskan Way in the DMC 160 zone

1) Any parking located above the street-level story of a structure shall be separated along 100 percent of the street frontage facing Alaskan Way by one or more of the following uses:

a) residential use that is predominantly floor area occupied by dwelling units or common recreation area;

b) lodging rooms or public areas accessory to hotel use;

c) office use; or

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d) uses that qualify as required street-level uses in subsection 23.49.009.A.

2) Any parking located above the street-level story of a structure facing other streets besides Alaskan Way shall be separated from those streets by another use for a minimum of 30 percent measured along each street frontage. For structures located at street intersections, the separation by another use shall be provided at the corner portion(s) of the structure.

4. Screening of parking located above the street-level story. For parking that is allowed above the street-level story under the provisions of subsection 23.49.019.B.2.b, if parking is not separated from the street by another use, then screening of the parking is required as follows:

a. Except as provided in subsection 23.49.019.B.4.b, the perimeter of each story of parking above the street-level story of the structure shall have an opaque screen at least 3.5 feet high where the parking is not separated from the street by another use.

b. In the DMC 160 zone, on street frontages where parking is not separated from the street by another use, parking shall be enclosed by facades. The facades shall be designed to minimize the visual impacts and impacts of glare from vehicle headlights and interior garage lighting.

C. Maximum ((P))parking ((L))limit for ((N))non-residential ((U))uses((.))

1. Except as provided in subsections 23.49.019.C.2, 23.49.019.C.3, and 23.66.342.B, parking for non-residential uses is limited to a maximum of one parking space per 1,000 square feet.

2. Parking for non-residential uses in excess of the maximum quantities identified in subsections 23.49.019.C.1 and 23.49.019.C.3 may be permitted as a special exception pursuant to Chapter 23.76. When deciding whether to grant a special exception, the Director

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shall consider evidence of parking demand and alternative means of transportation, including but not limited to the following:

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

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

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

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

e. Proximity to existing long-term parking opportunities downtown which might eliminate the need for additional parking on the lot;

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

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

h. The need for additional short-term parking to support shopping in the retail core or retail activity in other areas where short-term parking is limited;

i. Whether the area is located at the edge of the Downtown Urban Center where available short-term parking and transit service is limited.

3. In the area east of Interstate 5, parking for general sales and service uses and for eating and drinking establishments is limited to a maximum of ((~~2~~))two parking spaces per 1,000 square feet.

D. Ridesharing and transit incentive program requirements. The following requirements apply to all new structures containing more than ((~~ten thousand (~~))10,000((~~)~~)) square feet of new non-residential use, and to structures where more than ((~~ten thousand (~~))10,000((~~)~~)) square feet of non-residential use is proposed to be added.

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1. The building owner shall establish and maintain a transportation coordinator position for the proposed structure and designate a person to fill this position, or the building owner may contract with an area-wide transportation coordinator acceptable to the Department. The transportation coordinator shall devise and implement alternative means for employee commuting. The transportation coordinator shall be trained by the Seattle Department of Transportation or by an alternative organization with ridesharing experience, and shall work with the Seattle Department of Transportation and building tenants. The coordinator shall disseminate ridesharing information to building occupants to encourage use of public transit, carpools, vanpools and flextime; administer the in-house ridesharing program; and aid in evaluation and monitoring of the ridesharing program by the Seattle Department of Transportation. The transportation coordinator in addition shall survey all employees of building tenants once a year to determine commute mode percentages.

2. The Seattle Department of Transportation, in conjunction with the transportation coordinator, shall monitor the effectiveness of the ridesharing/transit incentive program on an annual basis. The building owner shall allow a designated Seattle Department of Transportation or rideshare representative to inspect the parking facility and review operation of the ridesharing program.

3. The building owner shall provide and maintain a transportation information center, which has transit information displays including transit route maps and schedules and Seattle ridesharing program information. The transportation display shall be located in the lobby or other location highly visible to employees within the structure, and shall be established prior to issuance of a certificate of occupancy.

E. Bicycle ((P))parking((.))

1. The minimum number of off-street spaces for bicycle parking required for specific use categories is set forth in Table A for 23.49.019((A)) below. In the case of a use not

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shown on Table A for 23.49.019((~~A~~)), there is no minimum bicycle parking requirement. After the first ((~~fifty (~~))50((~~)~~)) spaces for bicycles are provided for a use, additional spaces are required at ((~~one half (1/2)~~))0.5 times the ratio shown in Table A for 23.49.019((~~A~~)). Spaces within dwelling units or on balconies do not count toward the bicycle parking requirement.

Table A for 23.49.019 ((~~A~~))
Minimum Bicycle Parking Requirement

Use	Bicycle ((~~P~~))parking ((~~R~~))required
Office	1 space per 5,000 square feet of gross floor area of office use
Hotel	.05 spaces per hotel room
Retail use over 10,000 square feet	1 space per 5,000 square feet of gross floor area of retail use
Residential	1 space for every 2 dwelling units

2. Required bicycle parking shall be provided in a safe, accessible and convenient location. Bicycle parking hardware shall be installed according to its manufacturer's instructions, and the Seattle Department of Transportation design criteria, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed if ((~~when bike~~))bicycle parking facilities are not clearly visible from the street or sidewalk. If((~~When~~)) any covered automobile parking is provided, all required long-term bicycle parking shall be covered. If((~~When~~)) located off-street, bicycle and automobile parking areas shall be separated by a barrier or painted lines.

3. Bicycle parking facilities for non-residential uses shall be located on the lot or in a shared bicycle parking facility within ((~~one hundred (~~))100((~~)~~)) feet of the lot, except as provided in subsection 23.49.019.E.6((~~below~~)).

4. Bicycle parking for residential uses shall be located on-site.

5. Co-location of bicycle parking facilities by more than one ((~~(1)~~))use is encouraged.

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6. For non-residential uses, the applicant may make a payment to the City to fund public bicycle parking in the public right-of-way in lieu of providing required bicycle parking on- or off-site, if the Director determines that:

a. Safe, accessible and convenient bicycle parking accessory to a non-residential use cannot be provided on-site or in a shared bicycle parking facility within ((~~one hundred (~~))100((~~)~~)) feet of the lot, without extraordinary physical or financial difficulty;

b. The payment is comparable to the cost of providing the equivalent bicycle parking on-site, and takes in consideration the cost of materials, equipment and labor for installation; and

c. The bicycle parking funded by the payment is located within sufficient proximity to serve the bicycle parking demand generated by the project.

d. Any such payment shall be placed in a dedicated fund or account and used within five ((~~(5)~~))years of receipt to provide the bicycle parking.

F. Bicycle ((~~C~~))commuter ((~~S~~))shower ((~~F~~))facilities. Structures containing ((~~two hundred fifty thousand (~~))250,000((~~)~~)) square feet or more of office gross floor area shall include shower facilities and clothing storage areas for bicycle commuters. One ((~~(1)~~))shower per gender shall be required for every ((~~two hundred fifty thousand (~~))250,000((~~)~~)) square feet of office use. Such facilities shall be for the use of the employees and occupants of the building, and shall be located where they are easily accessible to parking facilities for bicycles.

G. Off-street ((~~L~~))loading((~~.~~))

1. Off-street loading spaces shall be provided according to the standards of Section ((~~23.54.030, Parking space standards~~))23.54.035, Loading berth requirements and space standards.

2. In Pioneer Square Mixed zones, the Department of Neighborhoods Director, after review and recommendation by the Pioneer Square Preservation Board, may waive or

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reduce required loading spaces according to the provisions of Section 23.66.170, Parking and access.

3. In International District Mixed and International District Residential zones, the Department of Neighborhoods Director, after review and recommendation by the International District Special Review District Board, may waive or reduce required loading spaces according to the provisions of Section 23.66.342, Parking and access.

H. Standards for location of access to parking. This subsection 23.49.019.H does not apply to Pike Market Mixed, Pioneer Square Mixed, International District Mixed, and International District Residential zones, except that subsection 23.49.019.H.1 applies to International District Mixed and International District Residential zones to the extent stated in subsection 23.66.342.D.

1. Curb cut ((~~L~~))location((~~.~~))

a. If a lot abuts an alley, alley access is required, ((~~unless the Director otherwise determines under~~))except as provided in subsection 23.49.019.H.1.c.

b. If a lot does not abut an alley and abuts more than one right-of-way, the location of access is determined by the Director as a Type I decision after consulting with the Director of Transportation. Unless the Director otherwise determines under subsection 23.49.019.H.1.c, access is allowed only from a right-of-way in the category, determined by the classifications shown on Map 1B and Map 1F or another map identified in a note to Map 1F, that is most preferred among the categories of rights-of-way abutting the lot, according to the ranking set forth below, from most to least preferred (a portion of a street that is included in more than one category is considered as belonging only to the least preferred of the categories in which it is included):

1) Access street;

2) Class II pedestrian street((-))/Minor arterial;

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3) Class II pedestrian street((-))/Principal arterial;

4) Class I pedestrian street((-))/Minor arterial;

5) Class I pedestrian street((-))/Principal arterial;

6) Principal transit street;

7) Designated green street.

c. The Director may allow or require access from a right-of-way other than one indicated by subsection 23.49.019.H.1.a or 23.49.019.H.1.b if, after consulting with the Director of Transportation on whether and to what extent alternative locations of access would enhance pedestrian safety and comfort, facilitate transit operations, facilitate the movement of vehicles, minimize the on-street queuing of vehicles, enhance vehicular safety, or minimize hazards, and, for hotel use, improve passenger loading safety or increase visibility of vehicular access for guests arriving by car, the Director finds that an exception to the general policy is warranted. The Director may approve an exception for hotel use and impose conditions to minimize any adverse impacts to the pedestrian environment or street operations, including but not limited to allowing one-way driveways that are less than the minimum width otherwise required. Curb cut controls on designated green streets shall be evaluated on a case-by-case basis, but generally access from green streets is not allowed if access from any other right-of-way is possible.

2. Curb cut ((~~W~~))width and ((~~N~~))number. The width and number of curbcuts shall comply with Section 23.54.030, Parking space standards.

I. Screening and landscaping of surface parking areas((~~.~~))

1. Screening. Surface parking areas for more than five ((~~(5)~~))vehicles shall be screened in accordance with the following requirements:

a. Screening is required along each street lot line.

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b. Screening shall consist of a landscaped berm, or a view-obscuring fence or wall at least ((~~three (~~))3((~~)~~)) feet in height.

c. A landscaped strip on the street side of the fence or wall shall be provided if((~~when~~)) a fence or wall is used for screening. The strip shall be an average of ((~~three (~~))3((~~)~~)) feet from the property line, but at no point less than ((~~one and one-half (1 1/2)~~))1.5 feet wide. Each landscaped strip shall be planted with sufficient shrubs, grass and/or evergreen groundcover so that the entire strip, excluding driveways, will be covered in three ((~~(3)~~))years.

d. Sight triangles shall be provided in accordance with Section 23.54.030, Parking space standards.

2. Landscaping. Surface parking areas for ((~~twenty (~~))20((~~)~~)) or more vehicles, except temporary surface parking areas, shall be landscaped ((~~in accordance with~~))according to the following requirements:

a. The ((~~A~~))amount of landscaped area required is shown on Table B for 23.49.019:

((~~**Total Number of Parking Spaces Required Landscaped Area**~~

~~20 to 50 spaces 18 square feet per parking space~~

~~51 to 99 spaces 25 square feet per parking space~~

~~100 or more spaces 35 square feet per parking space~~))

Table B for 23.49.019
Required Landscaping for Surface Parking Areas with 20 or More Parking Spaces

Total number of parking spaces	**Minimum required landscaped area**
20 to 50	18 square feet per parking space
51 to 99	25 square feet per parking space
100 or more spaces	35 square feet per parking space

b. The minimum size of a required landscaped area is ((~~one hundred (~~))100((~~)~~)) square feet. Berms provided to meet the screening standards in subsection

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23.49.019.I.1((~~12 of this section~~)) may be counted as part of a landscaped area. No part of a landscaped area shall be less than ((~~four (~~))4((~~)~~)) feet in any dimension except those dimensions reduced by turning radii or angles of parking spaces.

c. No parking stall shall be more than ((~~sixty (~~))60((~~)~~)) feet from a required landscaped area.

d. One ((~~(1)~~))tree per every five ((~~(5)~~))parking spaces is required.

e. Each tree shall be at least ((~~three (~~))3((~~)~~)) feet from any curb of a landscaped area or edge of the parking area.

f. Permanent curbs or structural barriers shall enclose landscaped areas.

g. Sufficient hardy evergreen groundcover shall be planted to cover each landscaped area completely within three ((~~(3)~~))years. Trees shall be selected from Seattle Department of Transportation's list for parking area planting.

Section 8. Section 23.49.046 of the Seattle Municipal Code, last amended by Ordinance 123589, is amended as follows:

23.49.046 ((-)) **Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and Downtown Mixed Commercial (DMC) conditional uses and Council decisions**

((~~The provisions of this Section 23.49.046 apply in DOC1, DOC2 and DMC zones.~~))

A. All conditional uses shall meet the following criteria:

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

2. In authorizing a conditional use, adverse negative impacts may be mitigated by imposing requirements ((~~of~~))or conditions deemed necessary for the protection of other properties in the zone or vicinity and the public interest. The Director or Council shall deny the conditional use if it is determined that the negative impacts cannot be mitigated satisfactorily.

B. Principal use parking garages for short-term parking may be permitted as

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administrative conditional uses, if the Director finds that:

1. Traffic from the garage will not have substantial adverse effects on peak hour traffic flow to and from Interstate 5 or on traffic circulation in the area around the garage; and

2. The vehicular entrances to the garage are located so that they will not disrupt traffic or transit routes; and

3. The traffic generated by the garage will not have substantial adverse effects on pedestrian circulation((~~.~~)); and

4. In the DMC 160 zone, the following standards are met:

a. the total gross floor area of all parking uses on the lot is less than the total gross floor area of all non-parking uses on the lot, and

b. any short-term principal use parking is provided for the life of the structure and a covenant to that effect is recorded against the title with the King County Recorder.

* * *

Section 9. Section 23.49.056 of the Seattle Municipal Code, last amended by Ordinance 123649, is amended as follows:

23.49.056 ((~~-~~))**Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and Downtown Mixed Commercial (DMC) street facade, landscaping, and street setback requirements**

Standards are established in this ((~~s~~))Section 23.49.056 for DOC1, DOC2, and DMC zones, for the following elements:

((~~M~~))minimum facade heights((~~;~~)),

((~~S~~))setback limits((~~;~~)),

((~~F~~))facade transparency((~~;~~)),

((~~B~~))blank facade limits((~~;~~)),

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((~~S~~))street trees((~~;~~)), and

((~~S~~))setback and ((~~L~~))landscaping ((~~R~~))requirements in the Denny Triangle Urban Center Village.

These standards apply to each lot line that abuts a street designated on Map 1F or another map identified in a note to Map 1F as having a pedestrian classification, except lot lines of open space TDR sites, and apply along other lot lines and to circumstances as expressly stated in this Section 23.49.056. The standards for each street frontage shall vary according to the pedestrian classification of the street on Map 1F or another map identified in a note to Map 1F((~~,~~)) and to whether property line facades are required by Map 1H. Standards for street landscaping and setback requirements in subsection 23.49.056.F also apply along lot lines abutting streets in the Denny Triangle Urban Center Village, as shown on ((~~Exhibit F~~))Map A for 23.49.056.

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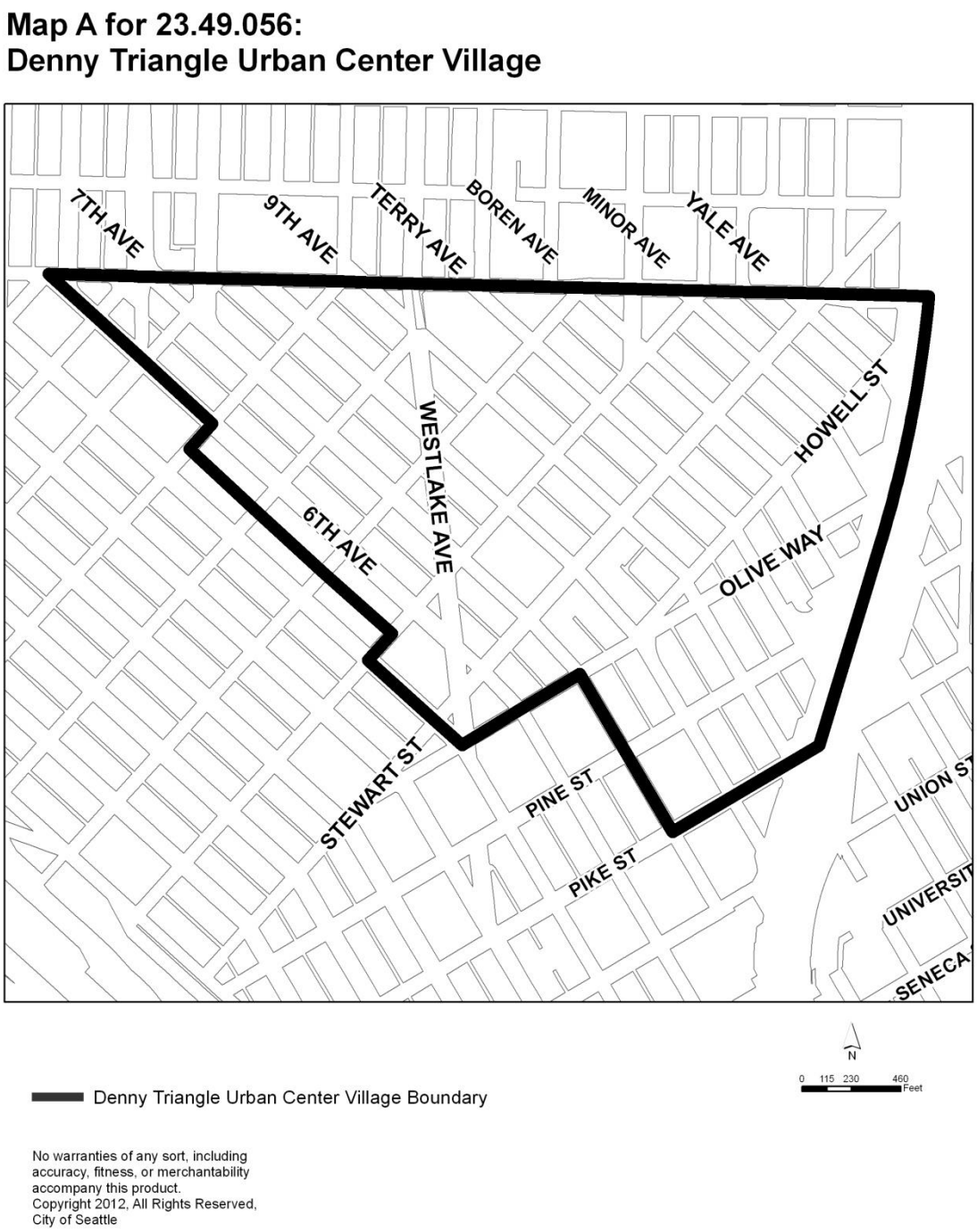
Map A for 23.49.056: Denny Triangle Urban Center Village



A. Minimum ((~~F~~))facade ((~~H~~))height((~~.~~))

1. Minimum facade height(s) are prescribed in Table A for 23.49.056 and Exhibit A for 23.49.056, but minimum facade heights do not apply if all portions of the structure are lower than the elevation of the required minimum facade height.

((~~**Table A for 23.49.056: Minimum Façade Height**~~))

Table A for 23.49.056

Minimum Facade Height

Street ((~~C~~))classification	**Minimum ((~~F~~))facade ((~~H~~))height* within ((~~D~~))designated ((~~Z~~))zone**
Streets ((~~R~~))requiring ((~~P~~))property ((~~L~~))line ((~~F~~))facades	DOC1, DOC2, DMC: 35 feet
Class I ((~~P~~))pedestrian ((~~S~~))streets	DOC 1, DOC 2: 35 feet DMC: 25 feet
Class II ((~~P~~))pedestrian ((~~S~~))streets	DOC 1, DOC 2: 25 feet DMC: 15 feet
Designated ((~~G~~))green ((~~S~~))streets	DOC1, DOC2, DMC: 25 feet

*Except as provided in subsection 23.49.056.A.2 regarding view corridor requirements.

2. On designated view corridors specified in Section 23.49.024, the minimum facade height is the maximum height permitted in the required setback, if it is less than the minimum facade height required in subsection 23.49.056.A.1.

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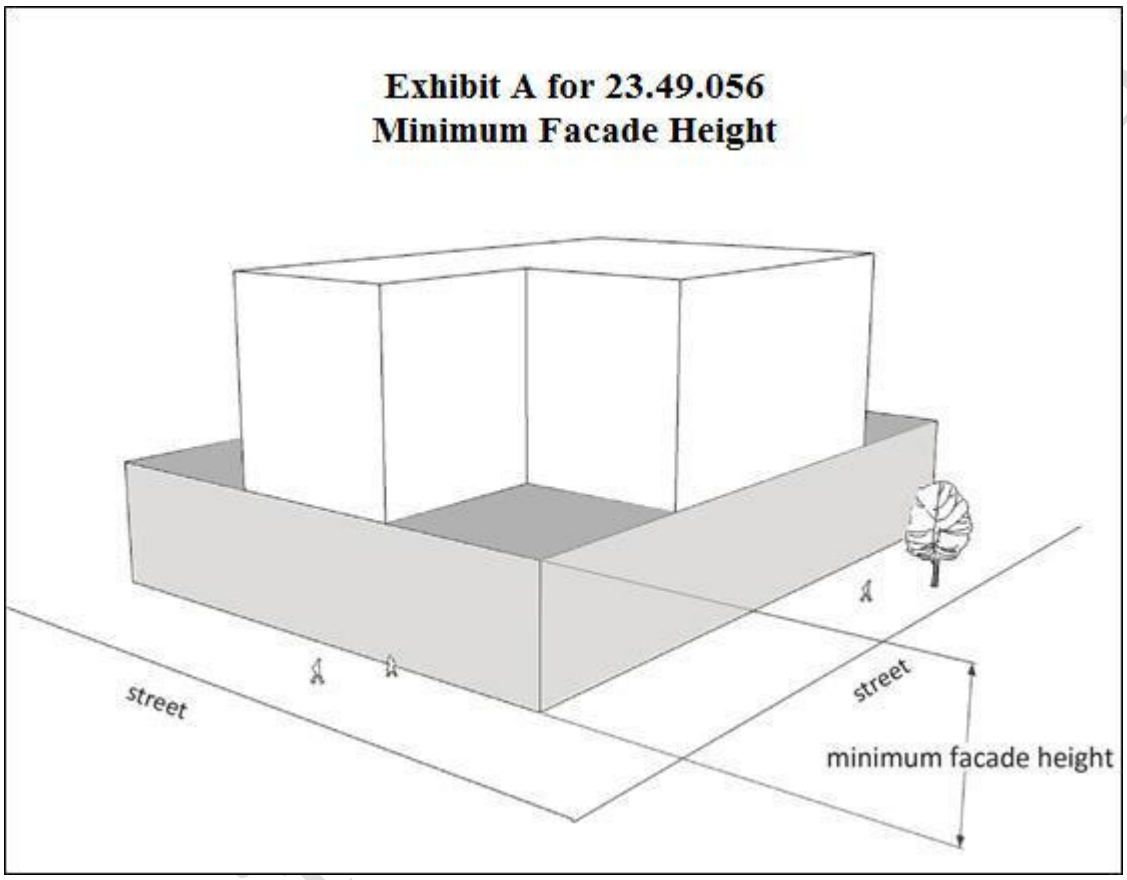
Exhibit A for 23.49.056

Minimum Facade Height



B. Facade ((~~S~~))setback ((~~L~~))limits((~~.~~))

1. Setback ((~~L~~))limits for ((~~P~~))property ((~~L~~))line ((~~F~~))facades. The following setback limits apply to all streets designated on Map 1H as requiring property line facades, except as specified in subsection 23.49.056.B.1.d.

a. The facades of structures 15 feet or less in height shall be located within 2 feet of the street lot line.

b. Structures greater than 15 feet in height are governed by the following criteria:

1) No setback limits apply up to an elevation of 15 feet above sidewalk grade.

2) Between the elevations of 15 and 35 feet above sidewalk grade, the facade shall be located within 2 feet of the street lot line, except that:

a) Any exterior public open space that satisfies the Downtown Amenity Standards, whether it receives a bonus or not, and any outdoor common recreation area required for residential uses, is not considered part of the setback.

b) Setbacks between the elevations of 15 and 35 feet above sidewalk grade at the street lot line are permitted according to the following standards, as depicted in Exhibit B for 23.49.056:

i. The maximum setback is 10 feet.

ii. The total area of a facade that is ((~~setback~~))set back more than 2 feet from the street lot line shall not exceed 40 percent of the total facade area between the elevations of 15 and 35 feet.

iii. No setback deeper than 2 feet shall be wider than 20 feet, measured parallel to the street lot line.

iv. The facade of the structure shall return to within 2 feet of the street lot line between each setback area for a minimum of 10 feet. Balcony railings and other nonstructural features or walls are not considered the facade of the structure.

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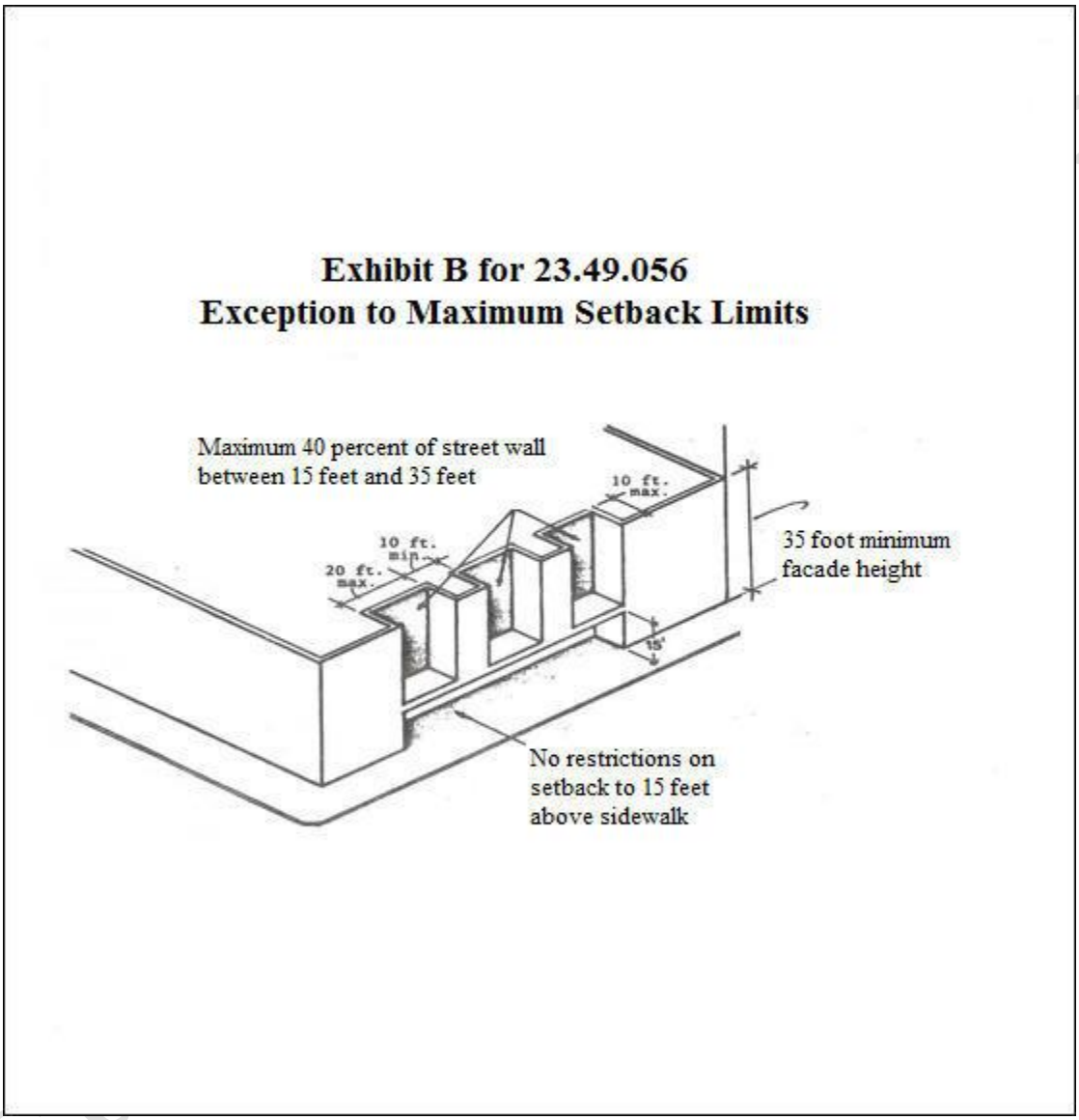
Exhibit B for 23.49.056

Exception to Maximum Setback Limits



c. If sidewalk widening is required by Section 23.49.022, setback standards shall be measured to the line established by the new sidewalk width rather than the street lot line.

d. In the DMC 160 zone, on lots that abut Alaskan Way, as an alternative

to the standards for required property line facades in subsections 23.49.056.B.1.a, 23.49.056.B.1.b, and 23.49.056.B.1.c, a continuous setback of up to 16 feet from the lot line abutting Alaskan Way is allowed for the street-facing facade. If the alternative setback allowed by this subsection 23.49.056.B.1.d is provided, the setback area shall be used for outdoor uses related to abutting street-level uses, for landscaped open space, for a partially above-grade story that meets the conditions of subsection 23.49.011.B.1.u, or to widen the abutting sidewalk for pedestrian use.

* * *

F. Setback and ((~~L~~))landscaping ((~~R~~))requirements for ((~~L~~))lots ((~~L~~))located ((~~W~~))within the Denny Triangle Urban Center Village((~~.~~))

1. Landscaping in the ((~~S~~))street ((~~R~~))right-of-((~~W~~))way for ((~~A~~))all ((~~S~~))streets ((~~O~~))other ((~~T~~))than ((~~T~~))those ((~~W~~))with ((~~G~~))green ((~~S~~))street ((~~P~~))plans ((~~A~~))approved by Director's Rule. All new development in DMC zones in the Denny Triangle Urban Center Village, as shown on ((~~Exhibit F~~))Map A for 23.49.056, shall provide landscaping in the sidewalk area of the street right-of-way, except on streets with a green street plan approved by Director's Rule. The square footage of landscaped area provided shall be at least 1.5 times the length of the street lot line (in linear feet). The following standards apply to the required landscaped area:

a. The landscaped area shall be at least 18 inches wide and shall be located in the public right-of-way along the entire length of the street lot line, except for building entrances, vehicular access or other connections between the sidewalk and the lot, provided that the exceptions may not exceed 50 percent of the total length of the street lot line(s).

b. As an alternative to locating the landscaping at the street lot line, all or a portion of the required landscaped area may be provided in the sidewalk area within 5 feet of the curb line.

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c. Landscaping provided within 5 feet of the curb line shall be located and designed in relation to the required street tree planting and be compatible with use of the curb lane for parking and loading.

d. All plant material shall be planted directly in the ground or in permanently installed planters if ((~~where~~))planting in the ground is not feasible. A minimum of 50 percent of the plant material shall be perennial.

2. Landscaping on a ((~~D~~))designated ((~~G~~))green ((~~S~~))street. If required landscaping is on a designated green street with a green street plan approved by Director's Rule, the planting shall be consistent with designs identified in that green street plan.

3. Landscaping in ((~~S~~))setbacks((~~.~~))

a. In the Denny Triangle Urban Center Village, as shown on ((~~Exhibit F~~))Map A for 23.49.056((~~.~~)), at least 20 percent of the total square footage of all areas abutting the street lot line that are not covered by a structure, have a depth of 10 feet or more from the street lot line and are larger than 300 square feet, shall be landscaped. Any area under canopies or marquees is considered uncovered. Any setback provided to meet the minimum sidewalk widths established by Section 23.49.022 is exempt from the calculation of the area to be landscaped.

b. All plant material shall be planted directly in the ground or in permanently installed planters if ((~~where~~))planting in the ground is not feasible. A minimum of 50 percent of the plant material shall be perennial and shall include trees if a contiguous area, all or a portion of which is landscaped pursuant to subsection 23.49.056.F.1.a, exceeds 600 square feet.

4. Terry and 9th Avenues ((~~G~~))green ((~~S~~))street ((~~S~~))setbacks((~~.~~))

a. In addition to the requirements of subsections 23.49.056.F.2 and 23.49.056.F.3, a 2 foot wide setback from the street lot line is required along the Terry and 9th

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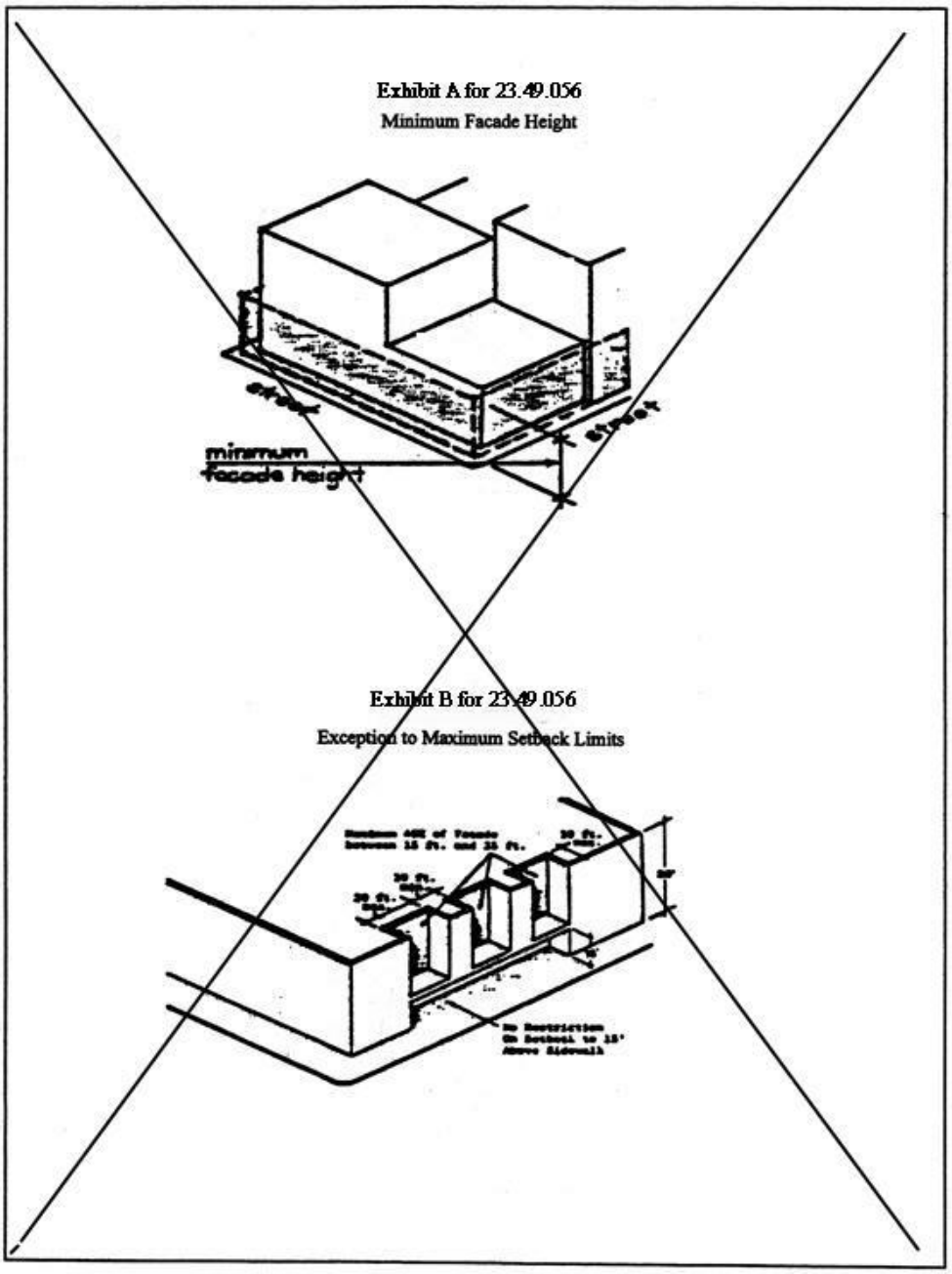
Avenue Green Streets within the Denny Triangle Urban Center Village as shown on ((~~Exhibit F~~))Map A for 23.49.056. The Director may allow averaging of the setback requirement of this subsection 23.49.056.F.4.a to provide greater conformity with an approved green street plan.

b. Fifty percent of the setback area ((~~must~~))shall be landscaped.



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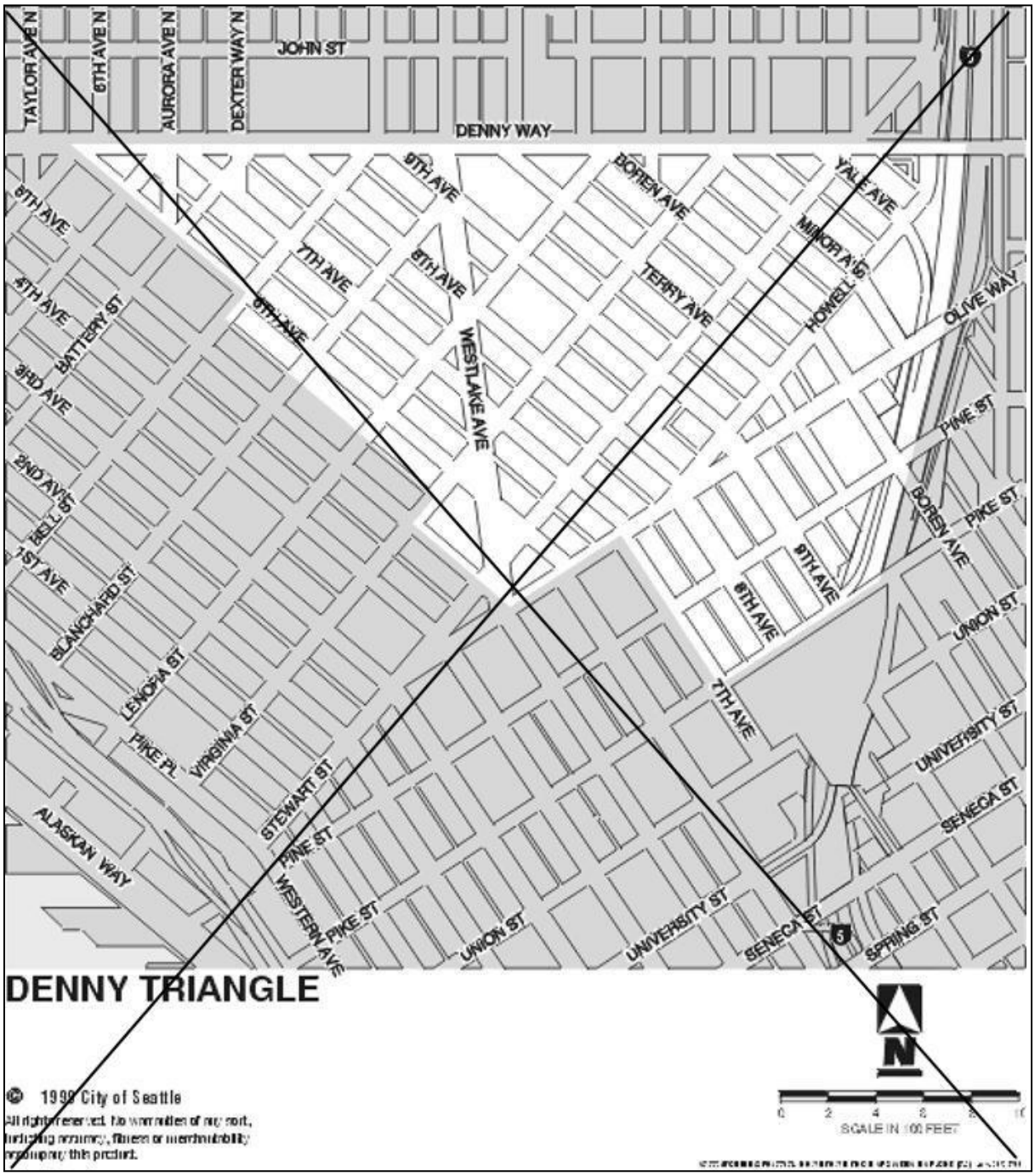
((~~Exhibit F for 23.49.056~~))



Section 10. Section 23.49.058 of the Seattle Municipal Code, last amended by Ordinance 123589, is amended as follows:

23.49.058 Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and Downtown Mixed Commercial (DMC) upper-level development standards

A. ((~~The provisions of this section apply in DOC 1, DOC 2, and DMC zones.~~))For purposes of this ((~~s~~))Section 23.49.058, except in zones with a mapped height limit of 160 feet or less, a "tower" is a portion of a structure, not including rooftop features that would be permitted above the applicable height limit pursuant to Section 23.49.008, in which portion all gross floor area in each story is horizontally contiguous, and which portion is above (i) a height of ((~~eighty-five (~~))85((~~)~~)) feet in a structure that has any non-residential use above a height of ((~~sixty-five (~~))65((~~)~~)) feet or does not have residential use above a height of ((~~one hundred sixty (~~))160((~~)~~)) feet; or (ii) in any structure not described in clause (i) a height determined as follows:

((~~(~~))1.((~~)~~)) For a structure on a lot that includes an entire block front or that is on a block front with no other structures, ((~~sixty-five (~~))65((~~)~~)) feet; or

((~~(~~))2.((~~)~~)) For a structure on any other lot, the height of the facade closest to the street property line of the existing structure on the same block front nearest to that lot, but if the nearest existing structures are equidistant from that lot, then the height of the higher such facade; but in no instance shall the height exceed ((~~eighty-five (~~))85((~~)~~)) feet or be required to be less than ((~~sixty-five (~~))65((~~)~~)) feet.

((~~A~~))B. The requirements of subsections 23.49.058.((~~B~~))C and 23.49.058.((~~C~~))D apply to:

1. All structures ((~~one hundred sixty (~~))160((~~)~~)) feet in height or less, and all structures in the DMC 160 zone, in which any story above an elevation of ((~~eighty-five (~~))85((~~)~~)) feet above the adjacent sidewalk exceeds ((~~fifteen thousand (~~))15,000((~~)~~)) square feet. For structures with separate towers, the ((~~fifteen thousand (~~))15,000((~~)~~)) square foot threshold applies

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to each tower individually; and

2. Portions of structures in non-residential use above a height of ((~~one hundred sixty (~~))160((~~)~~)) feet in which any story above an elevation of ((~~eighty-five (~~))85((~~)~~)) feet exceeds ((~~fifteen thousand (~~))15,000((~~)~~)) square feet. For structures with separate towers, the ((~~fifteen thousand (~~))15,000((~~)~~)) square foot threshold applies to each tower individually.

((~~B~~))C. Facade ((~~M~~))modulation((~~.~~))

1. In DOC 1, DOC 2, and DMC zones, except the DMC 160 zone, ((~~F~~))facade modulation is required above a height of ((~~eighty-five (~~))85((~~)~~)) feet above the sidewalk for any portion of a structure located within ((~~fifteen (~~))15((~~)~~)) feet of a street ((~~property~~))lot line. No modulation is required for portions of a facade set back ((~~fifteen (~~))15((~~)~~)) feet or more from a street lot((~~property~~)) line.

2. In the DMC 160 zone, facade modulation is required above a height of 60 feet above the sidewalk for any portion of a structure located within 15 feet of a street lot line. No modulation is required for portions of a facade set back 15 feet or more from a street lot line.

((~~2~~))3. The maximum length of a facade without modulation is prescribed in Table A for 23.49.058((~~A~~)). This maximum length shall be measured parallel to each street lot((~~property~~)) line, and shall apply to any portion of a facade, including projections such as balconies, that is located within ((~~fifteen (~~))15((~~)~~)) feet of street lot((~~property~~)) lines.

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((~~**Table 23.49.058A**~~))

Table A for 23.49.058

Modulation Requirements for DOC 1, DOC 2, and DMC Zones, Except DMC 160 Zone

Elevation	**Maximum length of un((-))modulated facade within 15((')) feet of street lot((~~property~~)) line**
0 to 85 feet	No limit
86 to 160 feet	155 feet
161 to 240 feet	125 feet
241 to 500 feet	100 feet
Above 500 feet	80 feet

Modulation Requirements for DMC 160 Zone

0 to 60 feet	No limit
Above 60 feet	125 feet

((~~3~~))4. Any portion of a facade exceeding the maximum length of facade prescribed on Table A for 23.49.058((~~A~~)) shall be set back a minimum of ((~~fifteen (~~))15((~~)~~)) feet from the street lot((~~property~~)) line for a minimum distance of ((~~sixty (~~))60((~~)~~)) feet before any other portion may be within ((~~fifteen (~~))15((~~)~~)) feet of the street lot((~~property~~)) line.

((~~C~~))D. Upper-level width limit((~~.~~))

1. On lots where the width and depth of the lot each exceed ((~~two hundred (~~))200((~~)~~)) feet, the maximum facade width for any portion of a ((~~building~~))structure above ((~~two hundred forty (~~))240((~~)~~)) feet shall be ((~~one hundred forty-five (~~))145((~~)~~)) feet along the general north/south axis of a site (parallel to the Avenues), and this portion of the structure shall be separated horizontally from any other portion of a structure on the lot above ((~~two hundred forty (~~))240((~~)~~)) feet by at least ((~~eighty (~~))80((~~)~~)) feet at all points.

2. In the DMC 160 zone, the maximum facade width of any portion of a structure above 60 feet in height shall be 180 feet along lots fronting on Alaskan Way or Western Avenue

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between University and Union Streets. This portion of the structure shall be separated horizontally from any other portion of a structure on the lot above 60 feet in height by at least 30 feet at all points. If the separation between portions of a structure above 60 feet in height is less than 30 feet, the widths of the separated portions of the structure shall be combined to determine the structure's width.

((~~D~~))E. Tower floor area limits and tower width limits for portions of structures in residential use. The requirements of this subsection 23.49.058.E((~~D~~)) apply only to structures that include portions in residential use above a height of ((~~one hundred sixty (~~))160((~~)~~)) feet, and do not apply in the DMC 160 zone.

1. Maximum limits on average residential gross floor area per story and maximum residential floor area per story of towers are prescribed in Table B for 23.49.058((~~23.49.058D1~~)).

((~~**Table 23.49.058D1**~~
~~**Average residential gross floor area per story and maximum residential gross floor area per story of a tower***~~))

Table B for 23.49.058
Average Residential Gross Floor Area Per Story and Maximum Residential Gross Floor Area Per Story of a Tower*

(1) Zone	**(2) Average residential gross floor area limit per story of a tower if height does not exceed the base height limit for residential use**	**(3) Average residential gross floor area limit per story of a tower if ((~~when~~))height exceeds the base height limit for residential use**	**(4) Maximum residential floor area of any story in a tower**
DMC 240/290-400 and DMC 340/290-400	10,000 square((~~-~~)) feet((~~-~~))	10,700 square((~~-~~)) feet((~~-~~))	11,500 square((~~-~~)) feet((~~-~~))
DOC2	15,000 square((~~-~~)) feet((~~-~~))	12,700 square((~~-~~)) feet((~~-~~))	16,500 square((~~-~~)) feet((~~-~~))
DOC1	15,000 square((~~-~~)) feet((~~-~~))	13,800 square((~~-~~)) feet((~~-~~))	16,500 square((~~-~~)) feet((~~-~~))

*For the height at which a "tower" begins, see the definition at the beginning of this Section 23.49.058.

a. For structures that do not exceed the base height limit for residential

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use, each tower is subject to the average floor area per story limits specified in column (2) on Table B for 23.49.058((~~D1~~)).

b. For structures that exceed the base height limit for residential use (which requires that the applicant obtain bonus residential floor area pursuant to Section 23.49.015), the average residential gross floor area per story of each tower is subject to the applicable maximum limit specified in column (3) on Table B for 23.49.058((~~D1~~)).

c. In no instance shall the residential gross floor area of any story in a tower exceed the applicable maximum limit specified in column (4) on Table B for 23.49.058((~~D1~~)).

d. Unoccupied space provided for architectural interest pursuant to ((~~S~~))subsection 23.49.008.B shall not be included in the calculation of gross floor area.

2. Maximum ((~~T~~))tower ((~~W~~))width((~~.~~))

a. In DMC zones, the maximum facade width for portions of a building above ((~~eighty-five (~~))85((~~)~~)) feet along the general north/south axis of a site (parallel to the Avenues) shall be ((~~one hundred twenty (~~))120((~~)~~)) feet or ((~~eighty (~~))80((~~)~~)) percent of the width of the lot measured on the Avenue, ((~~which ever~~))whichever is less, except that:

((~~(~~))1) On a lot where the limiting factor is the ((~~eighty (~~))80((~~)~~)) percent width limit, the maximum facade width is ((~~one hundred twenty (~~))120((~~)~~)) feet, if ((~~when~~))at all elevations above a height of ((~~eighty-five (~~))85((~~)~~)) feet, no more than ((~~fifty (~~))50((~~)~~)) percent of the area of the lot located within ((~~fifteen (~~))15((~~)~~)) feet of the street lot line(s) is occupied by the structure; and

((~~(~~))2) On lots smaller than ((~~ten thousand seven hundred (~~)) 10,700((~~)~~)) square feet that are bounded on all sides by street right-of-way, the maximum facade width shall be ((~~one hundred twenty (~~))120((~~)~~)) feet.

b. In DOC1 and DOC2 zones, the maximum facade width for portions of

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a building above ((~~eighty-five (~~))85((~~)~~)) feet along the general north/south axis of a site (parallel to the Avenues) shall be ((~~one hundred forty-five (~~))145((~~)~~)) feet.

c. The projection of unenclosed decks and balconies, and architectural features such as cornices, shall be disregarded in calculating the maximum width of a facade.

((~~E~~))F. Tower spacing for all structures over ((~~one hundred sixty (~~))160((~~)~~)) feet in height in those DMC zoned areas specified below:

1. For the purposes of this ((~~s~~))Section 23.49.058, no separation is required:

a. between structures on different blocks, except as may be required by view corridor or designated green street setbacks, or

b. from a structure on the same block that is not located in a DMC zone; or

c. from a structure allowed pursuant to the Land Use Code in effect prior to ((~~the effective date of Ordinance 122054.~~))May 12, 2006; or

d. from a structure on the same block that is 160 feet in height or less, excluding rooftop features permitted above the applicable height limit for the zone pursuant to Section 23.49.008; or

e. from a structure in a DMC 160 zone that gains additional height through subsection 23.49.008.E.

2. Except as otherwise provided in this subsection 23.49.058.F((~~E~~)), in the DMC 240((~~-~~))/290-400((~~-~~)) zone located between Stewart Street, Union Street, Third Avenue and First Avenue, if any part of a tower exceeds ((~~one hundred sixty (~~))160((~~)~~)) feet in height, then all portions of the tower that are above ((~~one hundred twenty-five (~~))125((~~)~~)) feet in height shall be separated from any other existing tower that is above 160 feet in height, and the minimum separation required between towers from all points above the height of 125 feet in each tower is

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200 feet ((~~by a minimum of two hundred (200) feet from any portion of any other existing tower above one hundred twenty-five (125) feet in height~~)).

3. Except as otherwise provided in this subsection 23.49.058.F((~~E, on~~)) in the DMC zone((~~d sites~~)) with ((~~maximum~~)) a mapped height limit((~~s~~)) of more than ((~~one hundred sixty (160)~~))) 160 feet located either in the Belltown Urban Center Village, as shown on ((~~Exhibit 23.49.058E~~))Map A for 23.49.058, or south of Union Street, if any part of a tower exceeds ((~~one hundred sixty (~~))160((~~)~~)) feet in height, then all portions of the tower that are above ((~~one hundred twenty-five (~~))125((~~)~~)) feet in height must be separated from any other existing tower that is above 160 feet in height, and the minimum separation required between towers from all points above the height of 125 feet in each tower is 80 feet ((~~by a minimum of eighty (80) feet from any portion of any other existing tower above one hundred twenty-five (125) feet in height~~)).

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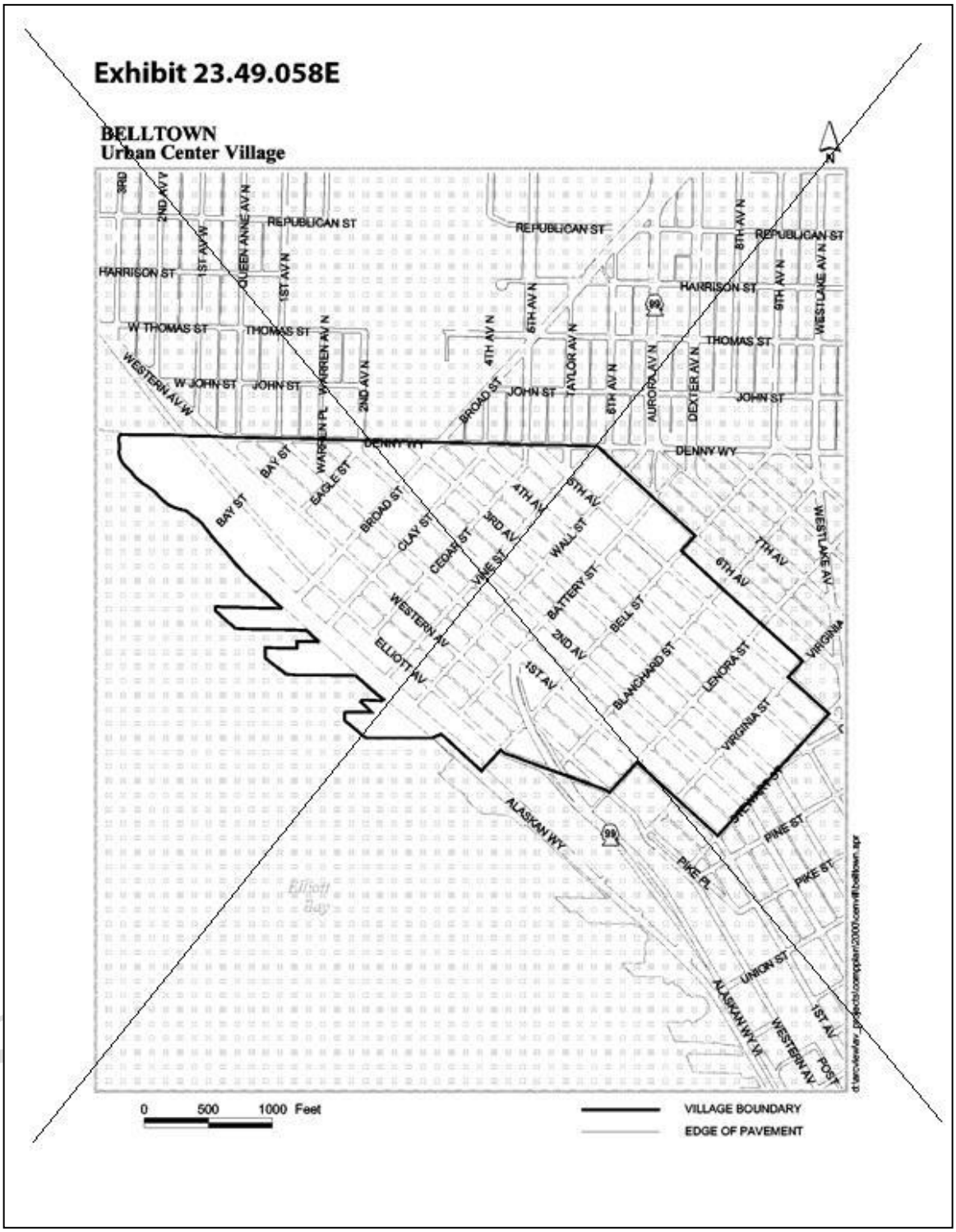
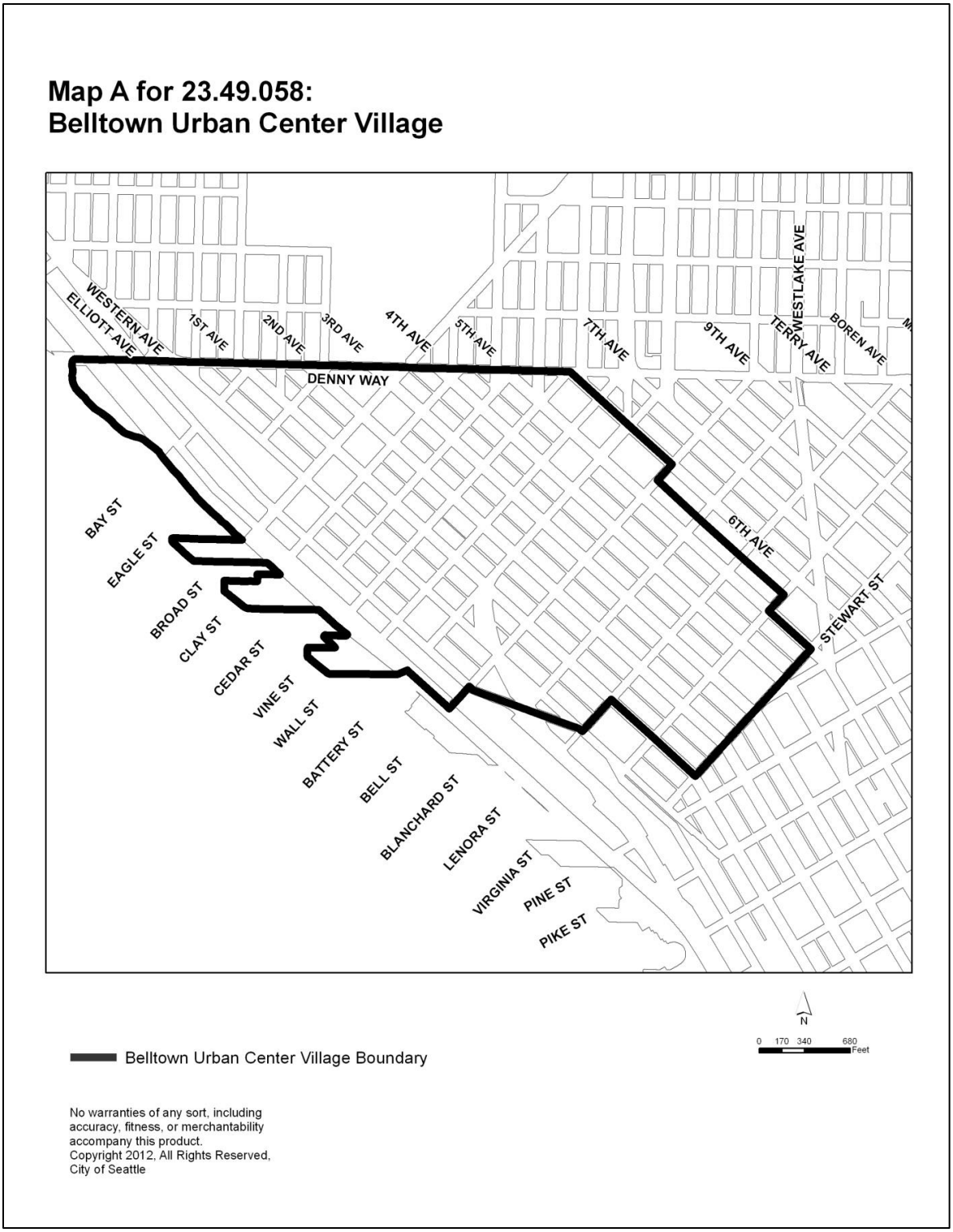


Exhibit 23.49.058E
BELLTOWN
Urban Center Village
N
REPUBLICAN ST
HARRISON ST
W THOMAS ST
THOMAS ST
W JOHN ST
JOHN ST
DENNY WY
BAY ST
EAGLE ST
BROAD ST
CLAY ST
CEDAR ST
VINE ST
WALL ST
BATTERY ST
BELL ST
BLANCHARD ST
LENORA ST
VIRGINIA ST
PINE ST
PIKE ST
PIKE PL
UNION ST
POST
WESTERN AV
ELLIOTT AV
ALASKAN WY
ALASKAN WY VI
WESTLAKE AV
QUEEN ANNE AV N
WARREN AV N
WARREN PL
AURORA AV N
DEXTER AV N
TAYLOR AV N
0 500 1000 Feet
VILLAGE BOUNDARY
EDGE OF PAVEMENT

Map A for 23.49.058: Belltown Urban Center Village



4. Except as otherwise provided in this subsection 23.49.058.F((~~E~~)), ((~~on~~))in the DMC zone((~~d sites~~)) with ((~~maximum~~)) a mapped height limit((~~s~~)) of more than ((~~one hundred sixty (~~))160((~~)~~)) feet located in the Denny Triangle Urban Center Village, as shown on ((~~Exhibit 23.49.056F~~))Map A for 23.49.056, if any part of a tower exceeds ((~~one hundred sixty (~~))160((~~)~~)) feet in height, then all portions of the tower that are above ((~~one hundred twenty-five (~~))125((~~)~~)) feet in height must be separated from any other existing tower that is above 160 feet in height, and the minimum separation required between towers from all points above the height of 125 feet in each tower is 60 feet ((~~by a minimum of sixty (60) feet from any portion of any other existing tower above one hundred twenty-five (125) feet in height~~)).

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

6. If the presence of an existing tower would preclude the addition of another tower proposed on the same block, as a special exception, the Director may waive or modify the tower spacing requirements of this ((~~s~~))Section 23.49.058 to allow a maximum of two (((~~2~~)))towers to be located on the same block that are not separated by at least the minimum spacing required in subsections ((~~E2, E3~~))23.49.058.F.2, 23.49.058.F.3 and 23.49.058.F.4((~~E4~~)), other than towers described in subsection 23.49.058.F.1((~~E1~~)). The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider the following factors in determining whether such an exception shall be granted:

a. potential impact of the additional tower on adjacent residential structures, located within the same block and on adjacent blocks, in terms of views, privacy, and shadows;

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b. potential public benefits that offset the impact of the reduction in required separation between towers, including the provision of public open space, designated green street or other streetscape improvements, preservation of landmark structures, and provision of neighborhood commercial services, such as a grocery store, or community services, such as a community center or school;

c. potential impact on the public environment, including shadow and view impacts on nearby streets and public open spaces;

d. design characteristics of the additional tower in terms of overall bulk and massing, facade treatments and transparency, visual interest, and other features that may offset impacts related to the reduction in required separation between towers;

e. the City's goal of encouraging residential development downtown; and

f. the feasibility of developing the site without an exception from the tower spacing requirement.

7. For purposes of this ((~~s~~))Section 23.49.058, an "existing" tower is either:

((~~(~~))a.((~~)~~)) a tower that is physically present, except as provided below in this subsection 23.49.058.F.7((~~E6~~)), or

((~~(~~))b.((~~)~~)) a proposed tower for which a Master Use Permit decision that includes approval of the Design Review element has been issued, unless and until either (i) the Master Use Permit issued pursuant to such decision expires or is cancelled, or the related application is withdrawn by the applicant, without the tower having been constructed; or (ii) a ruling by a hearing examiner or court of competent jurisdiction reversing or vacating such decision, or determining such decision or the Master Use Permit issued thereunder to be invalid, becomes final and no longer subject to judicial review.

A tower that is physically present shall not be considered "existing" if the owner of the lot where such tower is located shall have applied to the Director for a permit to demolish such

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tower and such application shall be pending or a permit issued for such demolition shall be in effect, but any permit decision or permit for any structure that would not be permitted under this subsection 23.49.058.F.7 if such tower were considered "existing" may be conditioned upon the actual demolition of such tower.

((~~F~~))G. Upper ((~~L~~))level ((~~S~~))setbacks((~~.~~))

1. ((~~When~~))If a lot in a DMC zone is across a street from the Pike Place Market Historical District, as shown on Map 1K, a continuous upper-level setback of ((~~fifteen (~~))15((~~)~~)) feet, measured from the street lot line across the street from the Pike Place Market Historical District, is required ((~~shall be provided~~))for all portions of a structure above a height of 65 feet((~~on all street frontages across from the Historical District above a height of sixty-five (65) feet~~)).

2. ((~~When~~))If a lot in a DMC or DOC2 zone is located on a designated green street that is not a designated view corridor requiring view corridor setbacks according to Section 23.49.024, as shown on Map 1D, View Corridors, a continuous upper-level setback of ((~~fifteen (~~))15((~~)~~)) feet, measured from the abutting green street lot line, is required for portions of the structure above ((~~shall be provided on the street frontage abutting the green street at~~))a height of ((~~forty-five (~~))45((~~)~~)) feet.

((~~G~~))H. Structure ((~~S~~))separation ((~~R~~))requirements for ((~~M~~))mid-((~~B~~))block ((~~C~~))corridors in a DMC ((~~Z~~))zone in South Downtown. On a lot in a DMC zone in South Downtown, as depicted on Map 1A, the following standards apply:

1. At all levels above 45 feet and up to 85 feet in height, structures separated by a mid-block corridor must be separated at all points by a minimum horizontal distance of 45 feet, unless subsection 23.49.058.((~~G~~))H.3 applies.

2. At all levels above 85 feet in height, structures separated by a mid-block corridor must be separated at all points by a minimum horizontal distance of 55 feet, unless

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subsection 23.49.058.((~~G~~))H.3 applies.

3. If a mid-block corridor abuts a side lot line that is not a street lot line, at all levels above 45 feet structures on that lot must set back from that side lot line at all points by a minimum horizontal distance of 45 feet.

Section 11. Maps 1A, 1F, 1G, 1H, and 1J in Chapter 23.49 of the Seattle Municipal Code, last amended by Ordinance 123589, are amended as follows:

23.49 Downtown Overlay Maps

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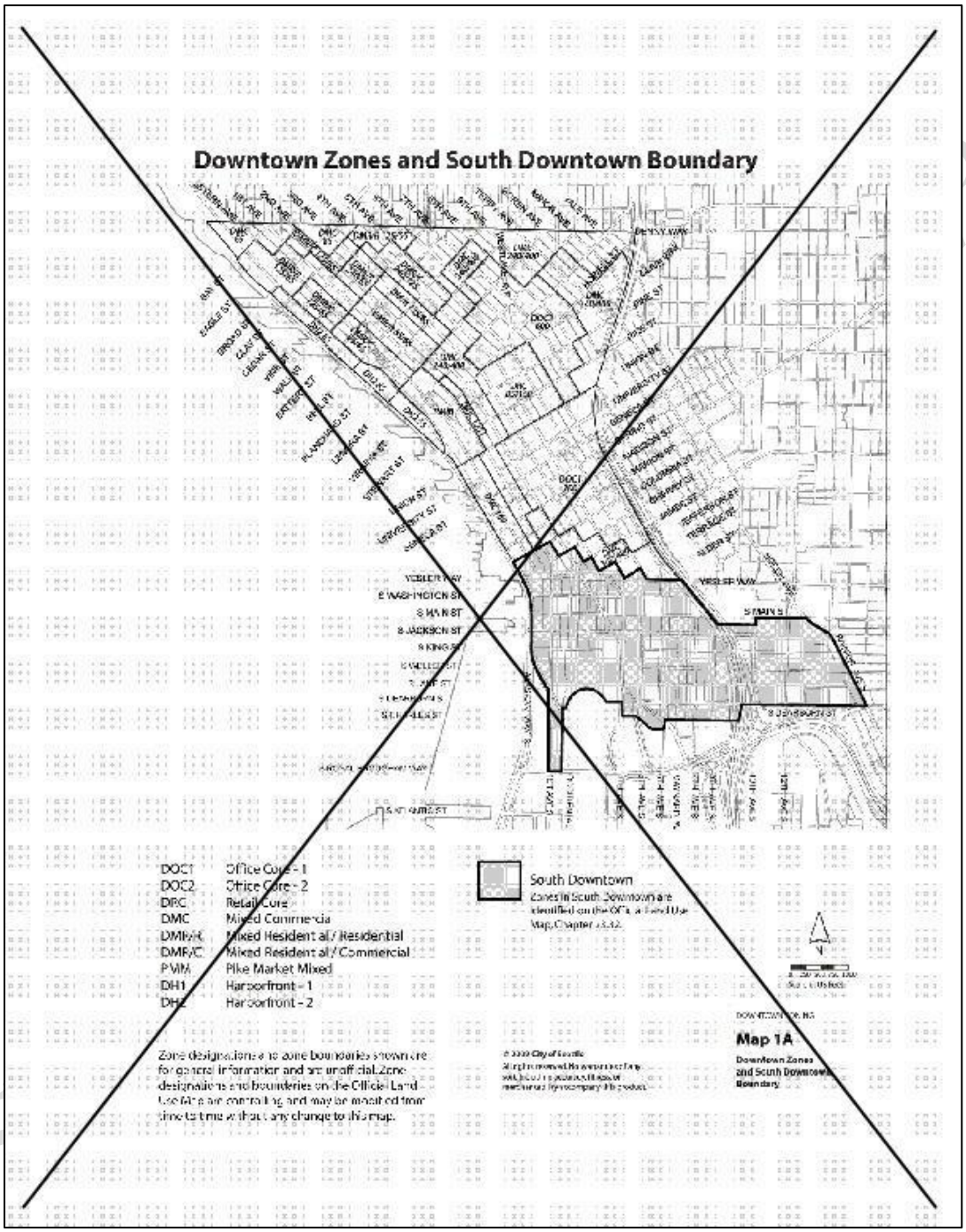
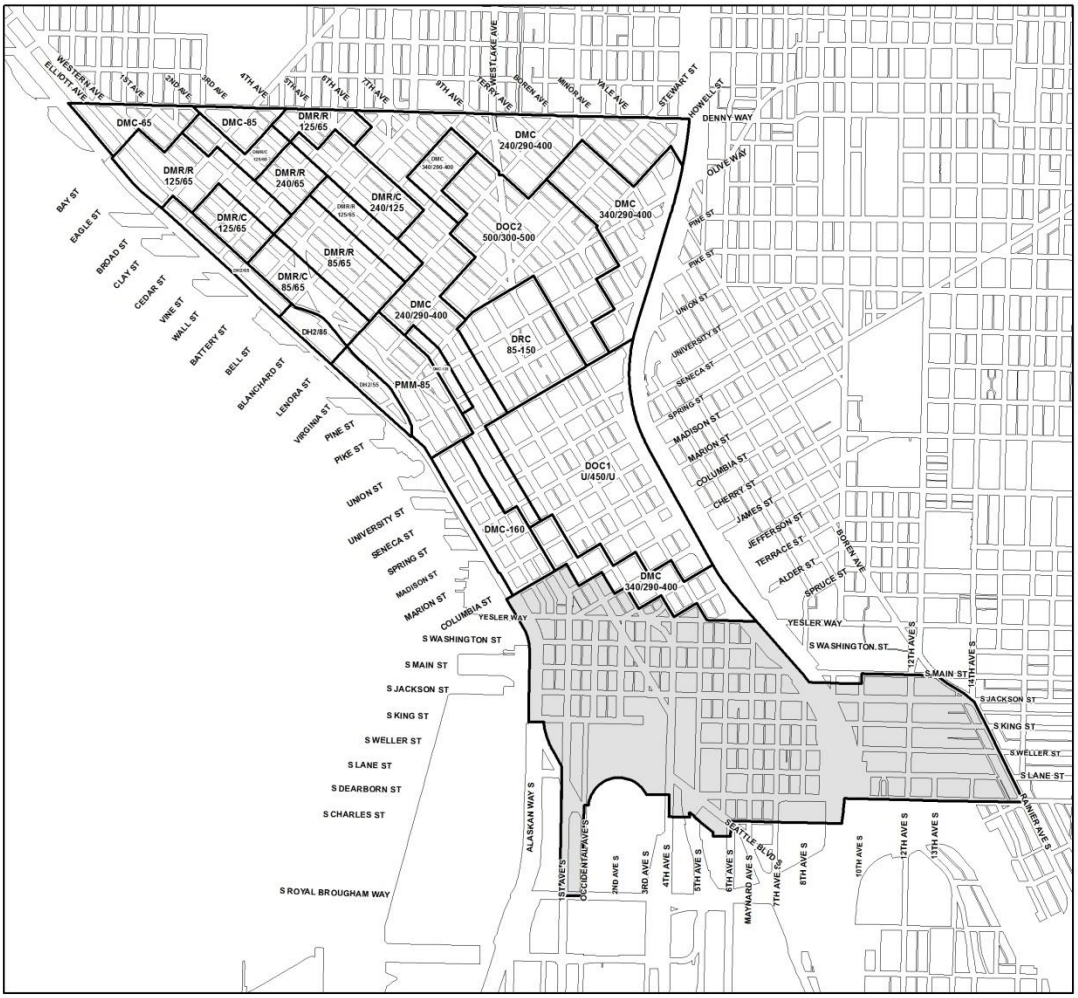
Map 1A: Downtown Zones and South Downtown Boundary



Downtown Zones and South Downtown Boundary



DOC1 Office Core - 1
DOC2 Office Core - 2
DRC Retail Core
DMC Mixed Commercial
DMR/R Mixed Residential / Residential
DMR/C Mixed Residential / Commercial
PMM Pike Market Mixed
DH2 Harborfront - 2

Zone designations and zone boundaries shown are for general information and are unofficial. Zone designations and boundaries on the Official Land use Map are controlling and may be modified from time to time without any change to this map.

South Downtown Zones in South Downtown are identified on the Official Land Use Map, Chapter 23.32

N

0 300 600 1,200 Feet

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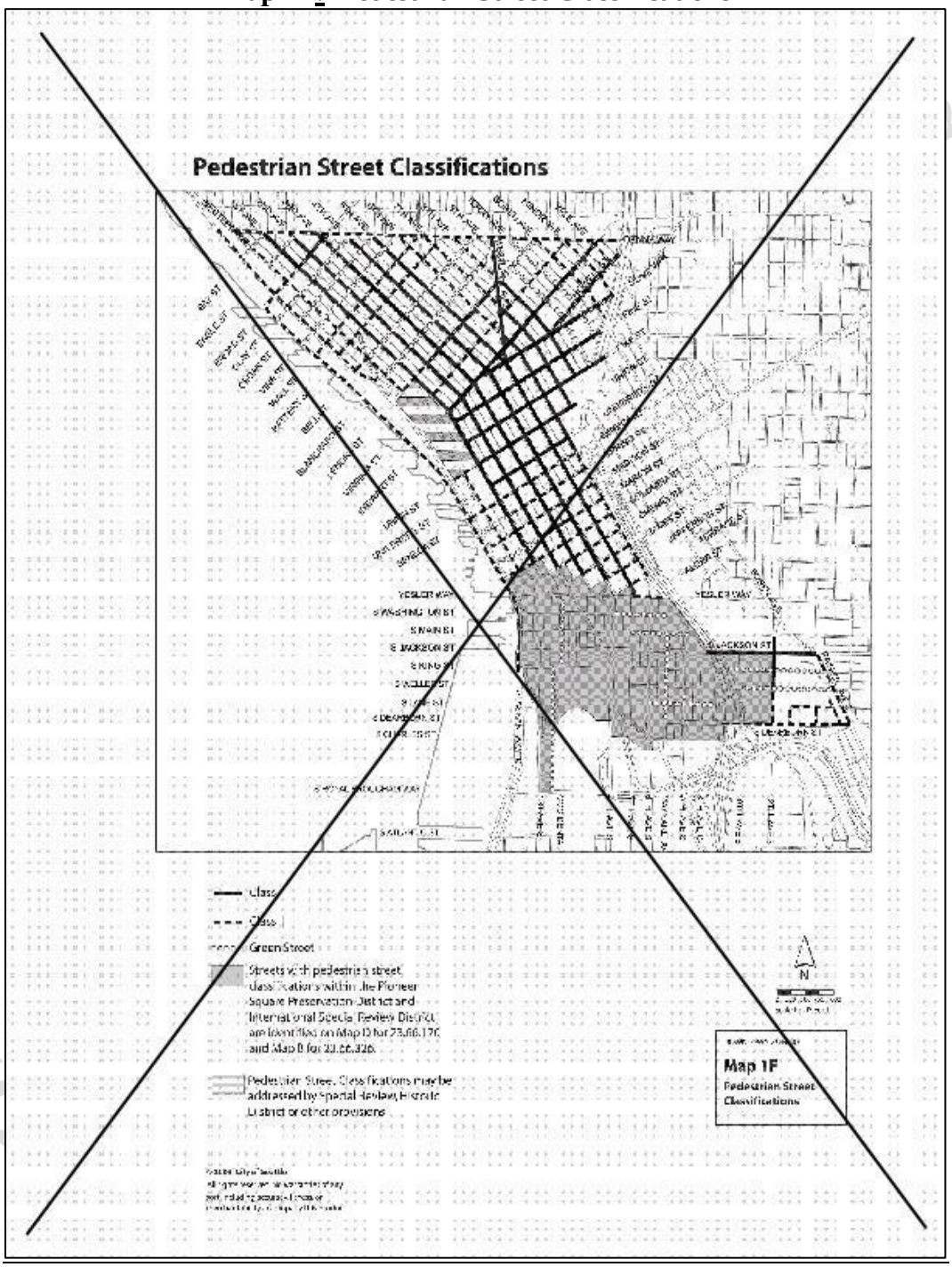
Downtown zoning

Map 1A

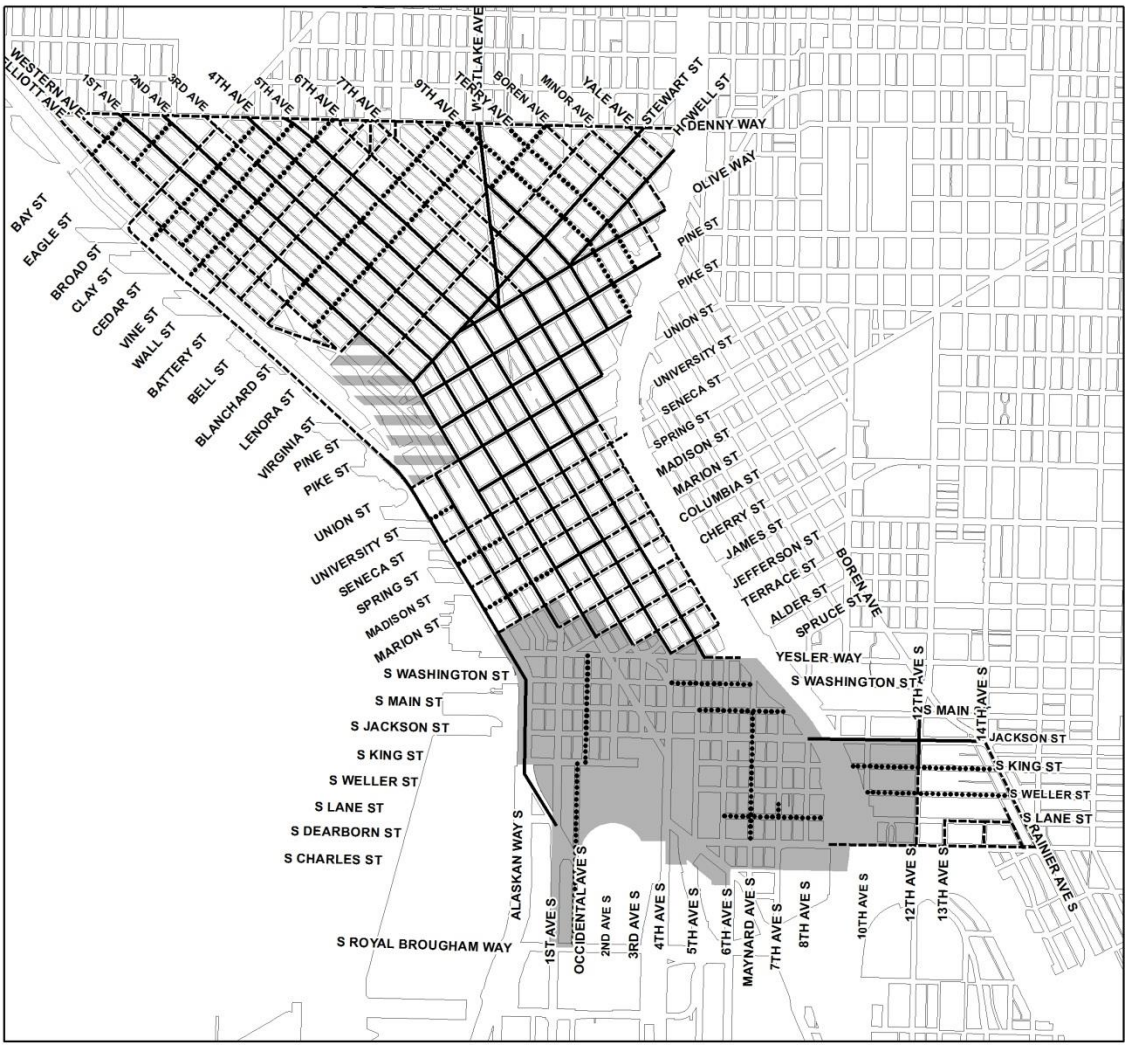
Downtown Zones and South Downtown Boundary

* * *

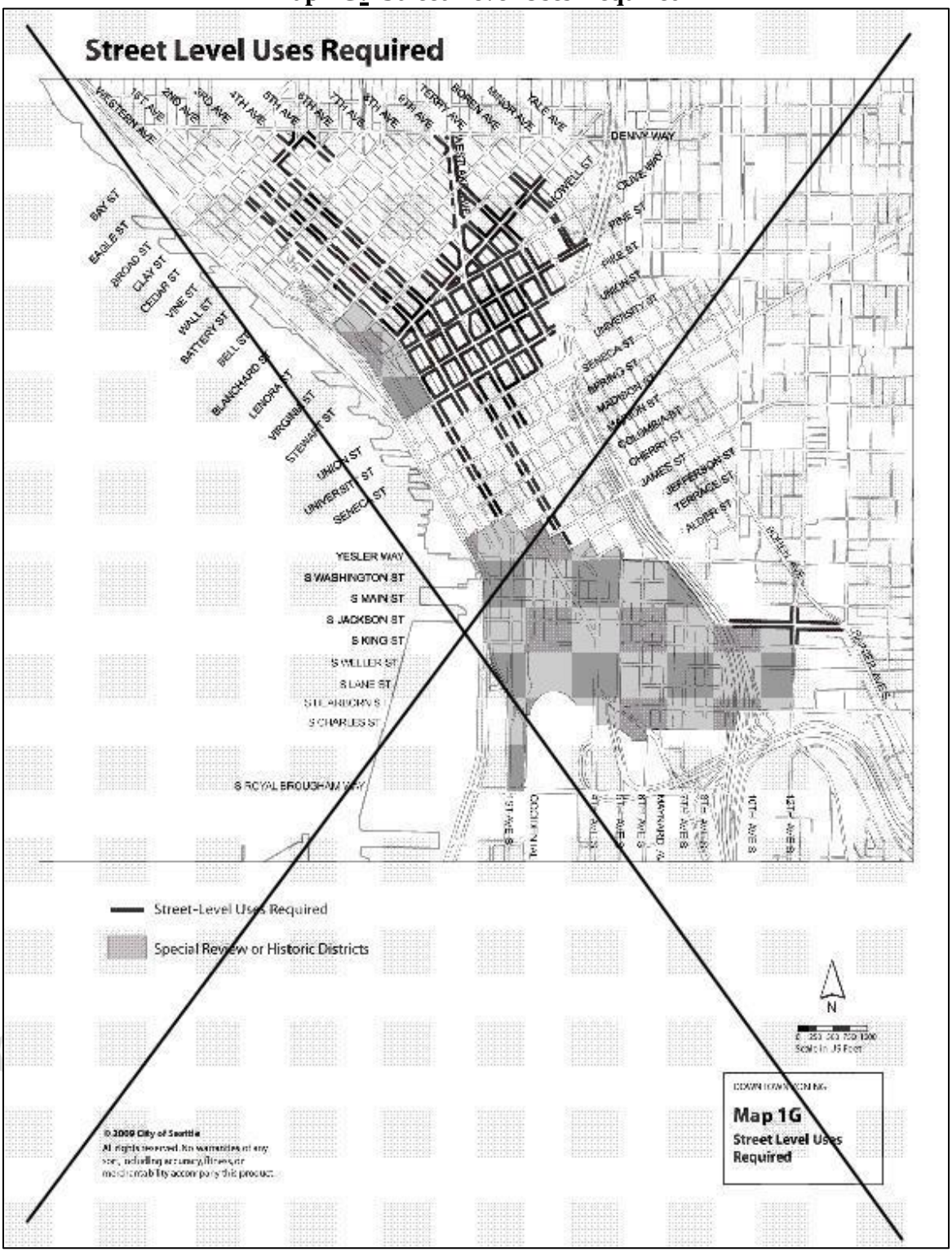
Map 1F: Pedestrian Street Classifications



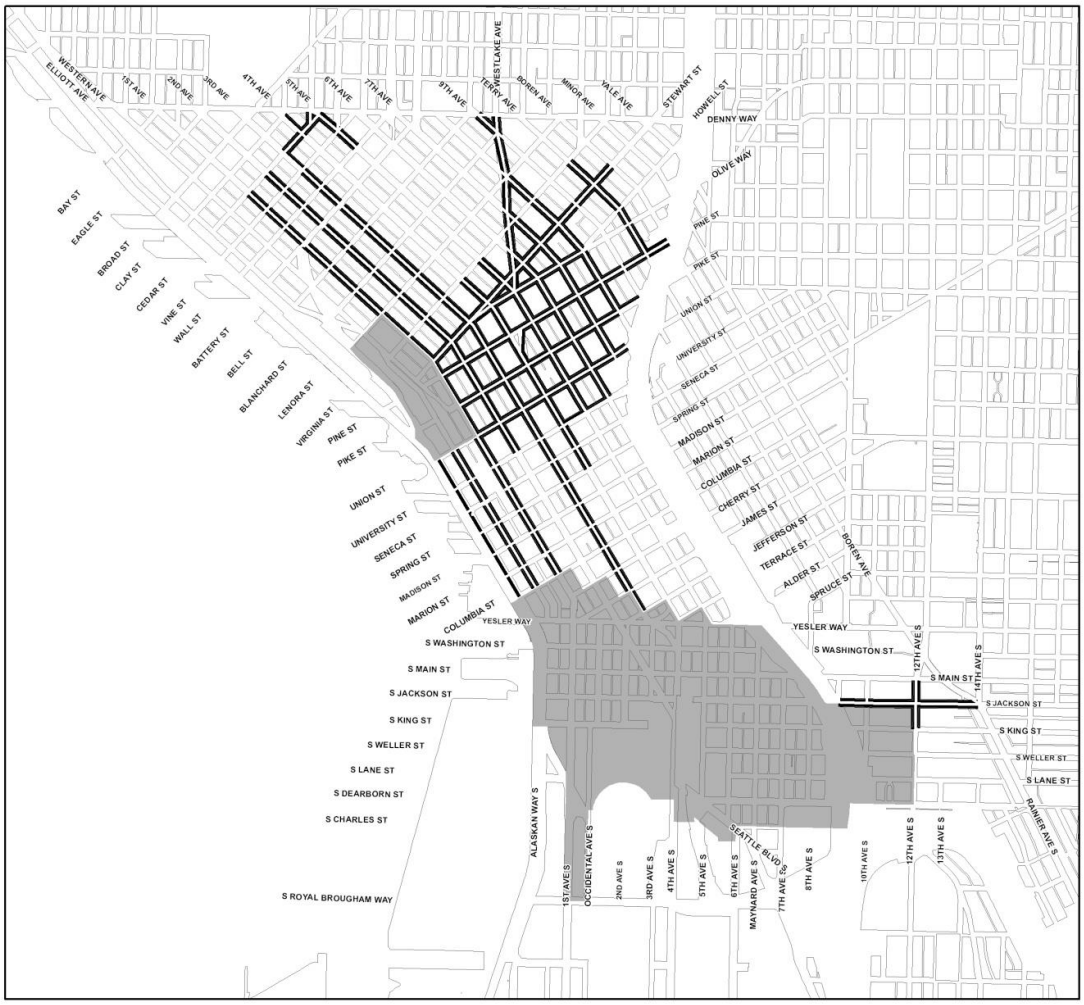
Pedestrian Street Classifications



Map 1G: Street Level Uses Required



Street Level Uses Required



Street Level Uses Required

Special Review or Historic Districts

N

0 300 600 1,200 Feet

Downtown zoning

Map 1G

Street Level Uses Required

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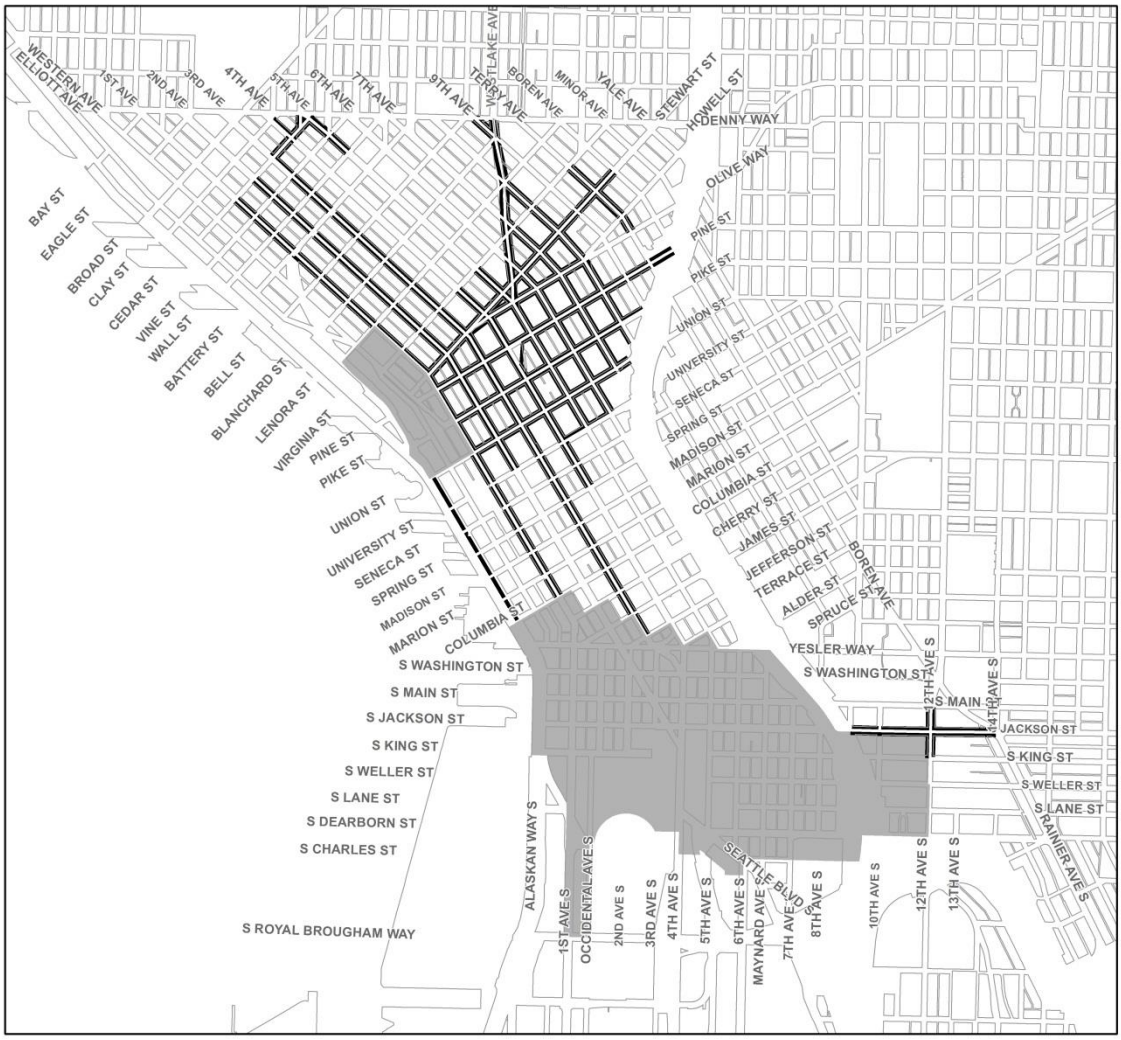
Street Level Uses Required



Downtown zoning

Map 1G

Street Level Uses Required

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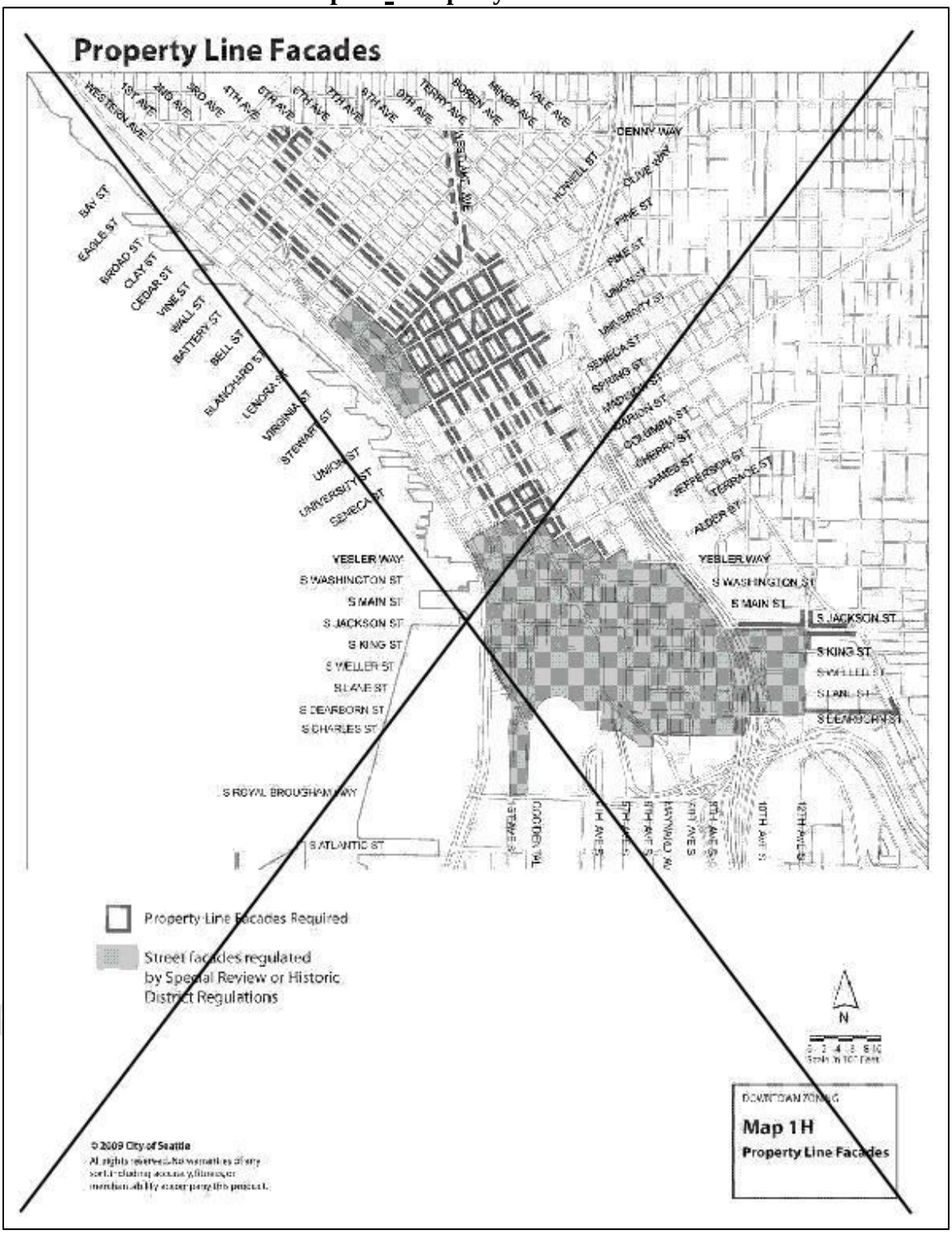
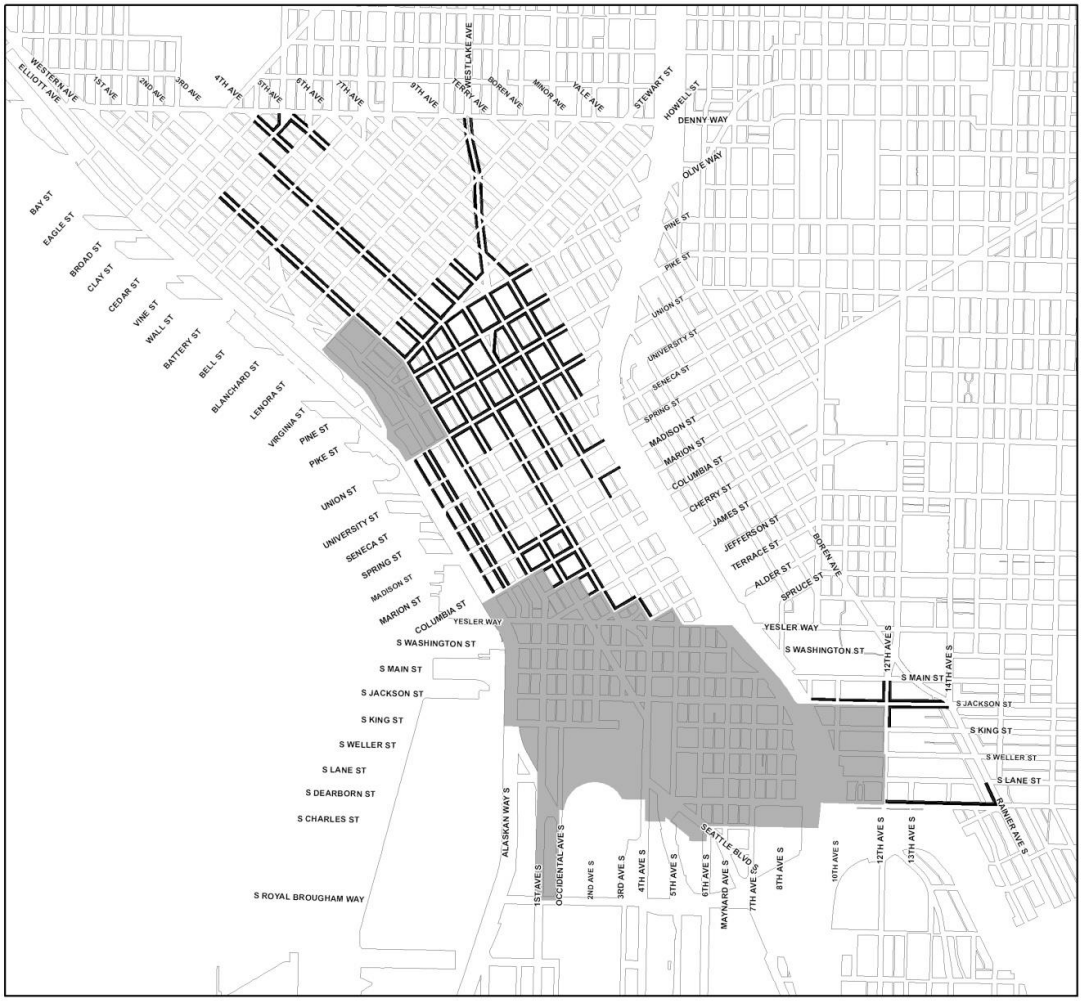
Map 1H: Property Line Facades



Property Line Facades



Property Line Facades Required

Street facades regulated by Special Review or Historic District Regulations

N

0 305 610 1,220 Feet

Downtown zoning

Map 1H

Property Line Facades

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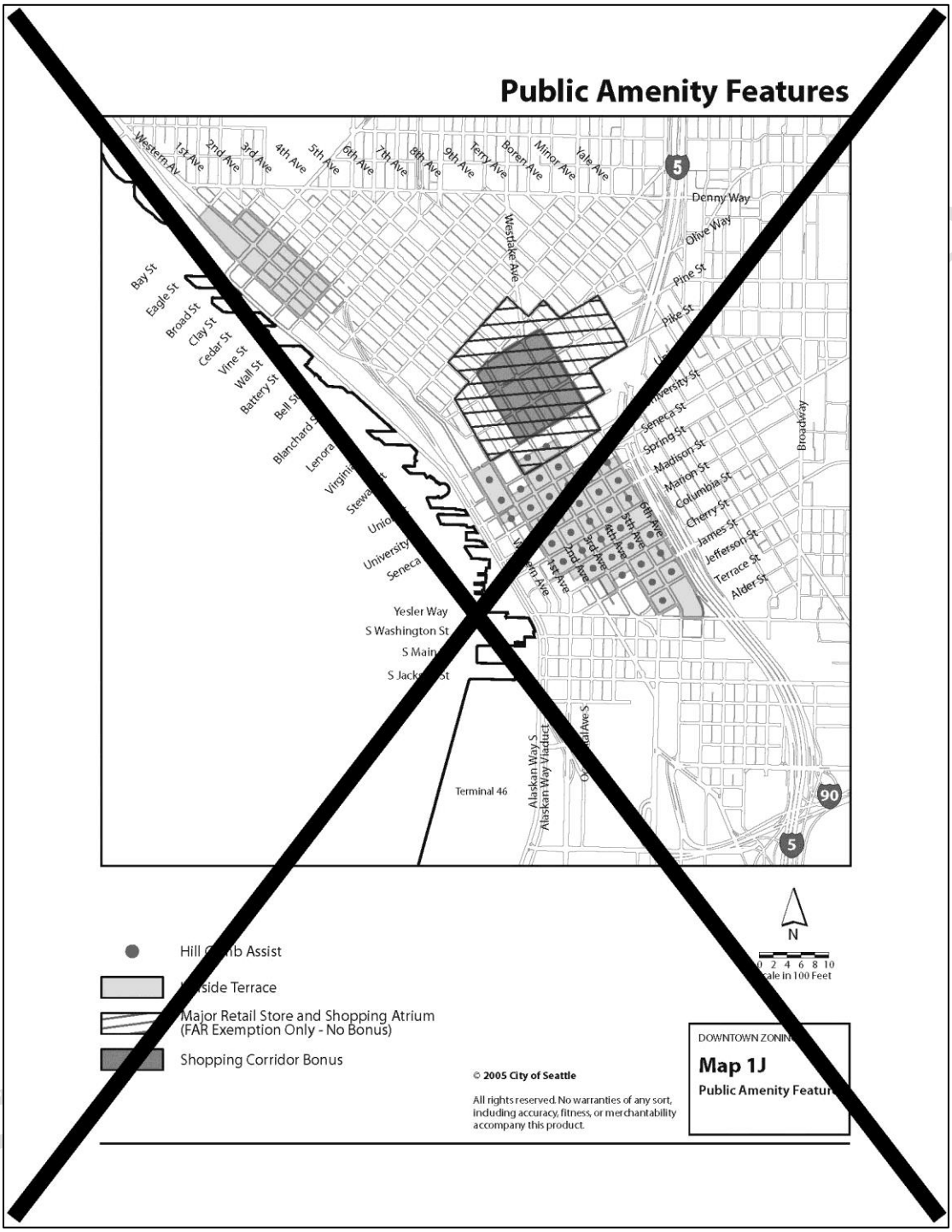
Public Amenity Features
Western Av
1st Ave
2nd Ave
3rd Ave
4th Ave
5th Ave
6th Ave
7th Ave
8th Ave
9th Ave
Terry Ave
Boren Ave
Minor Ave
Yale Ave
Denny Way
Olive Way
Pine St
Pike St
Westlake Ave
Bay St
Eagle St
Broad St
Clay St
Cedar St
Vine St
Wall St
Battery St
Bell St
Blanchard St
Lenora St
Virginia St
Stewart St
Union St
University St
Seneca St
Spring St
Madison St
Marion St
Columbia St
Cherry St
James St
Jefferson St
Terrace St
Alder St
Broadway
Yesler Way
S Washington St
S Main St
S Jackson St
Terminal 46
Alaskan Way S
Alaskan Way Viaduct
Occidental Ave S
5
90
N
0 2 4 6 8 10
Scale in 100 Feet
Hill Climb Assist
Inside Terrace
Major Retail Store and Shopping Atrium
(FAR Exemption Only - No Bonus)
Shopping Corridor Bonus
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DOWNTOWN ZONING
Map 1J
Public Amenity Features

Public Amenity and Other Features

Hill Climb Assist

Hillside Terrace

FAR Exemption Area: Uses Listed in 23.49.009.A, Major Retail Store and Shopping Atrium

Shopping Corridor

N

0 2 4 6 8 10
Scale in 100 Feet

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DOWNTOWN ZONING

Map 1J

Public Amenity and Other Features

* * *

Section 12. Section 23.54.035 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows:

23.54.035 Loading berth requirements and space standards

* * *

B. Exception to ((~~L~~))loading ((~~R~~))requirements((~~.~~))

1. For uses with less than 16,000 square feet of gross floor area that provide a loading space on a street or alley, the loading berth requirements may be waived by the Director if, after review, the Director of Transportation finds that the street or alley berth is adequate.

2. Within the Downtown and South Lake Union Urban Centers and within the MPC-YT zone, ((~~if multiple buildings share a central loading facility,~~))loading berth requirements may be waived or modified if the Director finds, after ((~~in~~))consultation with and approval by the Director of Transportation, that the number of loading berths in Table A for 23.54.035 is not required and that the modified number will be sufficient. The applicant shall submit specific information addressing the following criteria, upon which the Director's determination shall be based ((~~the following~~)):

a. All loading is proposed to occur on-site; or

b. Loading that is proposed to occur in a public right-of-way can take place without disrupting pedestrian circulation or vehicular traffic; ((~~and~~))

c. Additional evidence relating to the size, character and operation of the building and likely tenancy; and

d. ((~~Once located~~))Where loading occurs at a central loading facility, goods can be distributed to other buildings on-site without disrupting pedestrian circulation or vehicular traffic.

* * *

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Section 13. Section 23.66.170 and Map D of the Seattle Municipal Code, last amended by Ordinance 123034, is amended, as follows:

23.66.170 Parking and access

A. Parking standards in the Pioneer Square Preservation District are set forth in Section 23.49.019.

B. To mitigate the potential impacts of required loading on the District, the Director of Neighborhoods, after review and recommendation by the Preservation Board, may waive or reduce required loading if reasonable application of the loading standards will adversely affect the visual character of the District.

C. If parking is provided it shall be subject to the requirements of Section 23.54.030.

D. Standards for ((~~L~~))location of ((~~A~~))access to ((~~P~~))parking((~~.~~))

1. Access to parking and loading from alleys, and from streets that generally run east/west is preferred to access from ((~~avenues~~))Avenues. If a lot abuts more than one right-of-way, the location of access shall be determined by the Department of Neighborhoods Director in consultation with the Director of Transportation. This determination shall be made according to the traffic classification of the street, depicted on Map D for 23.66.170. Access shall be from rights-of-way classified as follows, from the most to least preferred (a portion of a street that is included in more than one category is considered as belonging only to the least preferred of the categories in which it is included), except when the Department of Neighborhoods Director, following review and recommendation by the Board, determines that access from the preferred right-of-way would create a hazardous condition: ((~~A~~))alleys; ((~~A~~))access streets, regardless of pedestrian classification; Class II pedestrian streets-minor arterial; Class II pedestrian streets-principal arterial; Class I pedestrian streets-minor arterial; Class I pedestrian streets-principal arterial; ((~~P~~))principal transit streets, regardless of pedestrian classification; ((~~G~~))green ((~~S~~))streets.

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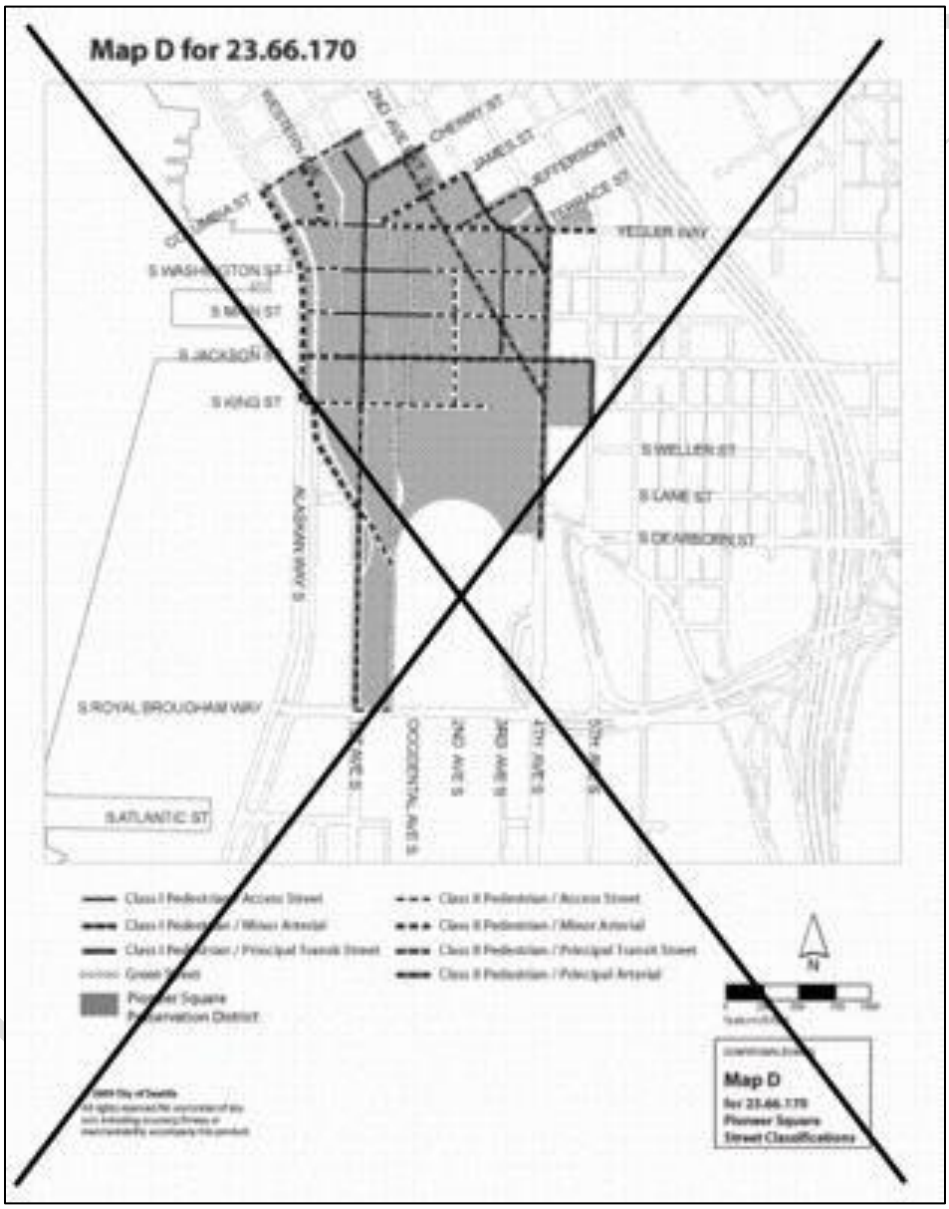
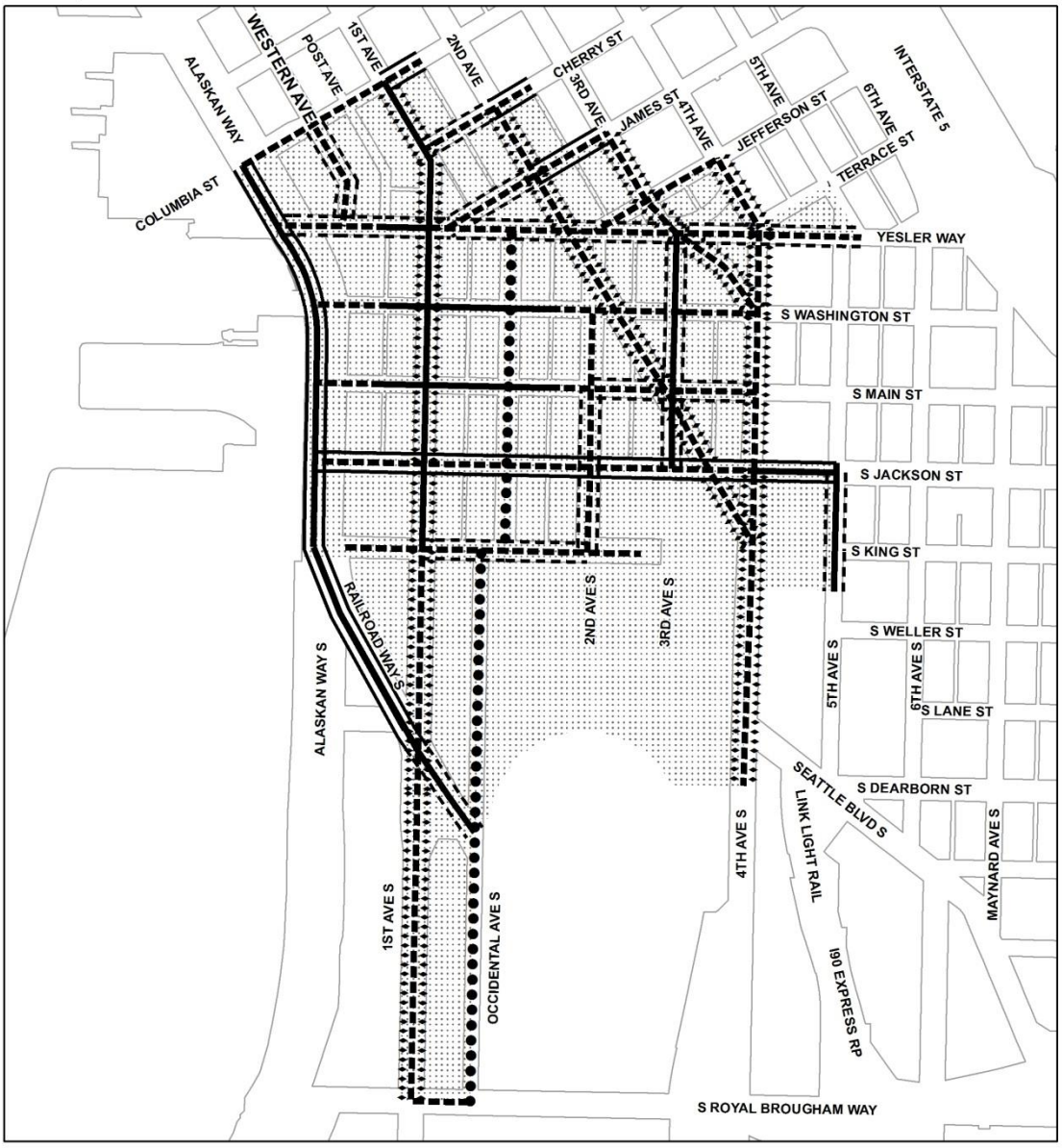
* * *

Map D for 23.66.170

<u>Pioneer Square Street Classification</u>



Map D for 23.66.170



Class I Pedestrian
Class II Pedestrian
Green Street
Pioneer Square Historic Preservation District for the purpose of street classifications
Principal Arterial
Minor Arterial
Principal Transit Street
Access Street

N
0 120 240 480 Feet

Downtown Zoning
Map D
for 23.66.170
Pioneer Square Street Classifications

Note: This map is only for purposes of Subection 23.66.170.D.1. The Arterials Street Map, SMC Section 11.18.010, should be referred to for a complete identification of arterials for other purposes.

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* * *

Section 14. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2014, and signed by me in open session in authentication of its passage this _____ day of _____, 2014.

_____

President _____of the City Council

Approved by me this ____ day of _____, 2014.

_____

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2014.

_____

Monica Martinez Simmons, City Clerk

(Seal)

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