

1 The proposed amendment would exempt existing parking uses located west of 3<sup>rd</sup> Avenue in DMC zones  
2 from floor area ratio calculations to encourage repurposing the structures for short-term parking with  
street-level uses. Proposed amendments are shown in track changes.

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

5 **23.49.011 Floor area ratio**

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7 B. Exemptions and deductions from FAR calculations

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

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11 w. Parking uses if:

12 1) the parking use sought to be exempted was legally established  
13 as of the effective date of this ordinance;

14 2) the parking is in a structure that existed on January 1, 1980;

15 3) the structure is located west of Third Avenue in a DMC zone;

16 4) A minimum of 50 percent of the parking spaces will be  
17 available to the general public as short-term parking;

18 5) The existing structure and any proposed additions meet or are  
19 modified to meet the street-level use requirements of Section 23.49.009;

20 6) The existing structure and any proposed additions are subject to  
21 administrative design review regardless of whether administrative design review is required  
22 pursuant to Chapter 23.41; and

23 7) Any addition of non-exempt floor area to the existing structure  
24 is developed to LEED Gold standards.

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