

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:

- 1 1. Procedures;
- 2 2. Permitted, prohibited or conditional use provisions, except that departures may
3 be granted from development standards for required street-level uses;
- 4 3. Residential density limits;
- 5 4. In Downtown zones, provisions for exceeding the base FAR or achieving
6 bonus development as provided in Chapter 23.49, Downtown zoning;
- 7 5. In Downtown zones, the minimum size for Planned Community Developments
8 as provided in Section 23.49.036;
- 9 6. In Downtown zones, the average floor area limit for stories in residential use in
10 Table B for 23.49.058(~~(D)~~);
- 11 7. In Downtown zones, the provisions for combined lot developments as
12 provided in Section 23.49.041;
- 13 8. In Downtown Mixed Commercial zones, tower spacing requirements as
14 provided in subsection 23.49.058.~~((E))~~E;
- 15 9. In the Downtown Mixed Commercial 160 zone, minimum floor-to-floor height
16 for street-level uses required as a condition of the additional height allowed by subsection
17 23.49.008.E;
- 18 10. Downtown view corridor requirements, provided that departures may be
19 granted to allow open railings on upper level roof decks or rooftop open space to project into the
20 required view corridor, provided such railings are determined to have a minimal impact on views
21 and meet the requirements of the Building Code;
- 22 ~~((40))~~11. In Seattle Mixed zones in the South Lake Union Urban Center, floor
23 plate limits for all uses provided in Section 23.48.013, except that departures of up to a 5 percent
24 increase in floor plate area may be granted for structures with non-residential uses meeting the
25 conditions of subsections 23.48.013.B.1.d.1 and 23.48.013.B.1.d.2;

1 ~~((41))~~12. In Seattle Mixed zones in the South Lake Union Urban Center,
2 provisions for gaining extra floor area provided for in Section 23.48.011 and Chapter 23.58A;

3 ~~((42))~~13. In Seattle Mixed zones in the South Lake Union Urban Center,
4 provisions limiting the number of towers permitted per block provided for in Section 23.48.013;

5 ~~((43))~~14. In the Seattle Mixed zones in the South Lake Union Urban Center,
6 provisions for upper level setbacks provided for in Section 23.48.013;

7 ~~((44))~~15. Floor Area Ratios; except that in the Pike/Pine Conservation Overlay
8 District shown on Map A for 23.73.004, departures from the development standards for allowing
9 floor area exemptions from FAR calculations in subsection 23.73.009.C and for retaining a
10 character structure on a lot in Section 23.73.015 are not considered departures from FAR limits;

11 ~~((45))~~16. Maximum size of use;

12 ~~((46))~~17. Structure height, except that:

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

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

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

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

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

6 f. Within the PSM 85-120 zone in the area shown on Map A for
7 23.49.180, departures may be granted from development standards that apply as conditions to
8 additional height, except for floor area ratios and provisions for adding bonus floor area above
9 the base FAR;

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

14 ~~((17))~~18. Quantity of parking required, minimum and maximum parking limits,
15 and minimum and maximum number of drive-in lanes, except that within the Ballard Municipal
16 Center Master Plan area required parking for ground level retail uses that abut established mid-
17 block pedestrian connections through private property as identified in the "Ballard Municipal
18 Center Master Plan Design Guidelines, ~~2000~~2013" may be reduced, but shall not be less than the
19 required parking for ~~Pedestrian~~pedestrian-designated areas shown in Table D for 23.54.015;

20 ~~((18))~~19. Provisions of the Shoreline District, Chapter 23.60;

21 ~~((19))~~20. Standards for storage of solid-waste containers;

22 ~~((20))~~21. The quantity of open space required for major office projects in
23 Downtown zones as provided in subsection 23.49.016.B;

24 ~~((21))~~22. Noise and odor standards;

25 ~~((22))~~23. Standards for the location of access to parking in Downtown zones;

1 ((23))24. Provisions of Chapter 23.52, (~~Transportation Concurrence Project~~
2 ~~Review System~~)Transportation Concurrence and Transportation Impact Mitigation;

3 ((24))25. Provisions of Chapter 23.53, Requirements for Streets, Alleys and
4 Easements, except that departures may be granted from the access easement standards in Section
5 23.53.025 and the provisions for structural building overhangs in Section 23.53.035;

6 ((25))26. Affordable housing production conditions within the MPC-YT zone,
7 pursuant to Section 23.75.085;

8 ((26))27. Limits on floor area for uses within the MPC-YT zone, as provided in
9 Sections 23.75.085 and 23.75.090 or as applicable under Section 23.75.040;

10 ((27))28. Limits on number, distribution, and gross floor area per story for
11 highrise structures within the MPC-YT zone, as provided in Section 23.75.120 or as applicable
12 under Section 23.75.040;

13 ((28))29. Definitions;

14 ((29))30. Measurements;

15 ((30))31. Lot configuration standards in subsections 23.22.100.C.3,
16 23.24.040.A.9, and 23.28.030.A.3, which may be modified as authorized in those provisions; ~~and~~

17 ((31))32. Standards for structural building overhangs in Section 23.53.035.

18 ((32))33. Within the Pike/Pine Conservation Overlay District shown on Map A
19 for 23.73.004, the requirement that all character structures on a lot be retained in order to qualify
20 as a TDP receiving site in subsection 23.73.024.B, the exception allowing additional FAR for
21 non-residential uses in subsection 23.73.009.B, the FAR exemption for residential uses in
22 subsection 23.73.009.C.3, the exception to floor area limits in subsections 23.73.010.B.1 and
23 23.73.010.B.2, the exception for width and depth measurements in subsection 23.73.012.B, or
24 the exception for an additional 10 feet in height as provided for in subsection 23.73.014.B.

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

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

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

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

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

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

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

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

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

1 23.73.010.B.2 regarding increases in the floor area limits, subsection 23.73.012.B regarding the
2 exception from width and depth measurements, or subsection 23.73.014.B regarding the
3 exception allowing for an additional 10 feet in height are being used by the development
4 proposal.

5 2) No character structures are required to be retained on the lot if:
6 subsection 23.73.009.B regarding the exception to allow additional FAR for non-residential uses,
7 subsection 23.73.010.B.1 regarding increases in the floor area limits, or Section 23.73.024 for the
8 use of TDP on a lot that is an eligible TDP receiving site under the provisions of subsection
9 23.73.024.B are the only provisions being used by the development proposal.

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11 * * *

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

14 **23.49.008 Structure height**

15 * * *

16 A. Base and maximum height limits

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

19
20 In certain zones, as specified in this Section 23.49.008, the maximum structure height may be
21 allowed only for particular uses or only on specified conditions, or both. ~~If((Where))~~ height
22 limits are specified for portions of a structure that contain specified types of uses, the applicable
23 height limit for the structure is the highest applicable height limit for the types of uses in the
24 structure, unless otherwise specified.

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

6 3. In zones listed below in this subsection 23.49.008.A.3, the applicable height
7 limit for portions of a structure that contain non-residential and live-work uses is shown as the
8 first figure after the zone designation (except that there is no such limit in DOC1), and the base
9 height limit for portions of a structure in residential use is shown as the first figure following the
10 "/". The third figure shown is the maximum residential height limit. Except as stated in
11 subsection 23.49.008.D, the base residential height limit is the applicable height limit for
12 portions of a structure in use if the structure does not use the bonus available under Section
13 23.49.015, and the maximum residential height limit is the height limit for portions of a structure
14 in residential use if the structure uses the bonus available under Section 23.49.015:

15 DOC1 Unlimited/450 unlimited

16 DOC2 500/300-500

17 DMC 340/290-400

18 DMC 240/290-400.

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

24 a. Only one tower is permitted on the lot;

25 b. Any additional floor area above the maximum height limit for non-
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1 residential or live-work use, as increased under this subsection 23.49.008.A.4, is occupied by
2 residential use;

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

6 * * *

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

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

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

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

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

17 1) Religious symbols for religious institutions,

18 2) Smokestacks, and

19 3) Flagpoles.

20 2. The following rooftop features are permitted up to the heights indicated below,
21 as long as the combined coverage of all rooftop features, whether or not listed in this subsection
22 23.49.008.D.2, does not exceed 55 percent of the roof area for structures that are subject to
23 maximum floor area limits per story pursuant to Section 23.49.058, or 35 percent of the roof area
24 for other structures.

25 a. The following rooftop features are permitted to extend up to 15 feet
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1 above the applicable height limit:

- 2 1) Solar collectors;
- 3 2) Stair penthouses;
- 4 3) Play equipment and open-mesh fencing, as long as the fencing
5 is at least 15 feet from the roof edge;
- 6 4) Covered or enclosed common recreation area;
- 7 5) Mechanical equipment; and
- 8 6) Wind turbines.

9 b. Elevator penthouses as follows:

- 10 1) In the PMM zone, up to 15 feet above the applicable height
11 limit;
- 12 2) Except in the PMM zone, up to 23 feet above the applicable
13 height limit for a penthouse designed for an elevator cab up to 8 feet high;
- 14 3) Except in the PMM zone, up to 25 feet above the applicable
15 height limit for a penthouse designed for an elevator cab more than 8 feet high;
- 16 4) Except in the PMM zone, if the elevator provides access to a
17 rooftop designed to provide usable open space, an additional 10 feet above the amount permitted
18 in subsections 23.49.008.D.2.b.2 and 23.49.008.D.2.b.3 shall be permitted.

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

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

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

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

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

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

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

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

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

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

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

25 c. The feature, supporting structure and structure below shall be
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1 compatible in design elements such as bulk, profile, color and materials.

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

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

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

11 1) A residential penthouse allowed under this subsection
12 23.49.008.D.5 shall be set back a minimum of 15 feet from the street lot line.

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

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

19 1) An increase of the penthouse height limit under subsection
20 23.49.008.D.5.a by an amount up to the average height of the structure's street-facing parapet; or

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

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

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

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

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

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

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

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

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

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

18 Section 3. Section 23.49.009 of the Seattle Municipal Code, last amended by Ordinance
19 122311, is amended as follows:

20 **23.49.009 Street-level use requirements((+))**

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

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

25 1. General sales and services;

- 1 2. Human service uses and ~~((childcare))~~ child care ~~((facilities))~~ centers;
- 2 3. Retail sales, major durables;
- 3 4. Entertainment uses;
- 4 5. Museums, and administrative offices within a museum expansion space
- 5 meeting the requirement of subsection 23.49.011_B_1_h;
- 6 6. Libraries;
- 7 7. Elementary and secondary schools, and colleges, except on lots zoned DRC;
- 8 8. Public atriums;
- 9 9. Eating and drinking establishments;
- 10 10. Arts facilities; and ~~((Sales and services, automotive;~~
- 11 11. ~~Sales and services, marine; and~~
- 12 12. ~~Animal shelters and kennels.))~~
- 13 11. Religious facilities; and
- 14 12. Bicycle parking, provided that the use does not exceed 30 percent of the
- 15 frontage 23.49.009.B or 50 feet, whichever is less.

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

- 17 1. The amount of street frontage required to be occupied by street-level uses is as
- 18 follows:
- 19 a. Except as provided in subsection 23.49.009.B.1.b, ((A)) a minimum of
- 20 ~~((seventy five (-))75((-))~~ percent of each street frontage at street ~~((-))~~ level where street-level uses
- 21 are required must be occupied by uses listed in subsection 23.49.009.A. The remaining ~~((twenty~~
- 22 ~~five (-))25((-))~~ percent of the street frontage at street level may contain other permitted uses
- 23 and/or pedestrian or vehicular entrances.
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1 b. The frontage required to be occupied by street-level uses is reduced to
2 50 percent, while the remaining 50 percent may contain other permitted uses and/or pedestrian or
3 vehicular entrances, for each street frontage that is 120 feet in length or less if either:

4 1) the lot does not abut an alley, or

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

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

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

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

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

16 4) any open space required for office uses.

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

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

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

1 b. If sidewalk widening is required by Section 23.49.022, the ~~(ten~~
2 ~~)10(9))~~ feet shall be measured from the line established by the new sidewalk width~~((-)); or~~

3 c. In the DMC 160 zone, if a continuous setback greater than 10 feet is
4 provided from the Alaskan Way street lot line, as allowed in subsection 23.49.056.B.1.d, the
5 required street-level uses shall abut the setback. The setback may be provided at grade or above
6 a partially above-grade story.

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

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

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

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

18 Section 4. Section 23.49.011 of the Seattle Municipal Code, last amended by Ordinance
19 ~~124287124591~~, is amended as follows:

20 **23.49.011 Floor area ratio**

21 A. General standards

22 1. The base and maximum floor area ratio (FAR) for each zone is provided in
23 Table A for 23.49.011.

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Table A for 23.49.011 Base and Maximum Area Ratios (FARs)
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Zone Designation	Base FAR	Maximum FAR
Downtown Office Core 1 (DOC1)	6	20
Downtown Office Core 2 (DOC2)	5	14
Downtown Retail Core (DRC)	3	5
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 <u>5 in DMC 160, except 8 for hotels</u> 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.		

**Table A for 23.49.011
Base and Maximum Area Ratios (FARs)**

Zone Designation	Base FAR	Maximum FAR
* 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.		

* * *

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 1) short-term parking or parking accessory to residential uses, or
2 both, subject to a limit on floor area used wholly or in part as parking accessory to residential
3 uses of one parking space for each dwelling unit on the lot with the residential use served by the
4 parking; or

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

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

13 n. Public restrooms;

14 o. Major retail stores in the DRC zone and adjacent areas shown on Map
15 1J, provided that:

16 1) The minimum lot area for a major retail store development is
17 20,000 square feet;

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

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

22 4) The maximum area eligible for a floor area exemption is
23 200,000 square feet; and

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

1 p. Shower facilities for bicycle commuters;

2 q. Floor area, excluding floor area otherwise exempt, up to a maximum of
3 25,000 square feet on any lot, within one or more Landmark structures for which a floor area
4 bonus has been granted pursuant to subsection 23.49.011.A.2.k, or within one or more small
5 structures for which a floor area bonus has been granted pursuant to subsection 23.49.011.A.2.l,
6 or within any combination of such Landmark structures and such small structures, in each case
7 only to the extent that the floor area satisfies the following criteria as determined by the Director:

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

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

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

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

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

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

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

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

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

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

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

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

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

22 w. Parking uses if:

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

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

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

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

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

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

9 7) Any addition of non-exempt floor area to the existing structure
10 is developed to LEED Gold standards; and

11 x. Floor area for a preschool, an elementary school, or a secondary school,
12 except on lots zoned DRC, which may include minimum space requirements for associated uses
13 including but not limited to academic core functions, child care, administrative offices, a library,
14 maintenance facilities, food service, interior recreation, and specialty instruction space, provided
15 that;

16 1) Prior to issuance of a Master Use Permit, the applicant shall
17 submit a letter to the Director from the operator of the school indicating that, based on the Master
18 Use Permit plans, the operator has determined that the development could meet the operator's
19 specifications; and

20 2) Prior to issuance of a building permit, the applicant shall submit
21 a written certification by the operator to the Director that the operator's specifications have been
22 met.

23
24 **2. Mechanical equipment**

1 a. As an allowance for mechanical equipment fully contained within a
2 structure, 3.5 percent shall be deducted in computing chargeable gross floor area. Calculation of
3 ~~((F))~~the allowance excludes ~~((shall be calculated on the))~~ gross floor area ~~((after all exempt~~
4 ~~space permitted under))~~ exempt pursuant to subsection 23.49.011.B.1 ~~((has been deducted))~~.

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

10 Section 5. Section 23.49.014 of the Seattle Municipal Code, last amended by Ordinance
11 ~~124378~~124591, is amended as follows:

12 **23.49.014 Transfer of development rights**

13 A. General standards

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

- 16 a. Housing TDR;
- 17 b. DMC housing TDR;
- 18 c. Landmark housing TDR;
- 19 d. Landmark TDR;
- 20 e. Open space TDR; and
- 21 f. South Downtown Historic TDR.

22 2. In addition to transfers permitted under subsection 23.49.014.A.1, TDR may
23 be transferred from any lot to another lot on the same block, as within-block TDR, to the extent
24 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.

C.B. 118123, AS Amended

**Table A for 23.49.014
 Permitted Use of TDR**

Zones ¹	TDR Transferable Within-block Transfer from any lot within the same Downtown block	Types of TDR Transferable Within or Between Blocks				
		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.

* * *

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-

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

6 * * *

7 Section 7. Section 23.49.019 of the Seattle Municipal Code, last amended by Ordinance
8 123589, is amended as follows:

9 **23.49.019 Parking quantity, location, and access requirements, and screening and**
10 **landscaping of ((surface))parking areas((-))**

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

13 A. Parking ((Q))quantity ((R))requirements((-))

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

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

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

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

1 2. Reduction or ~~(E)~~elimination of ~~(P)~~parking ~~(R)~~required by ~~(P)~~permits. A
2 property owner may apply to the Director for the reduction or elimination of parking required by
3 any permit issued under this ~~(t)~~Title 23 or Title 24, except for a condition contained in or
4 required pursuant to any Council conditional use, contract rezone, planned community
5 development or other Type IV decision. The Director may grant a reduction or elimination of
6 required parking as a Type I decision, either as part of a Master Use Permit for the establishment
7 of any new use or structure, or as an independent application for reduction or elimination of
8 parking required by permit. Parking for bicycles may not be reduced or eliminated under this
9 subsection 23.49.019.A.2. Any Transportation Management Plan (TMP) required by permit for
10 the development for which a parking reduction or elimination is proposed shall remain in effect,
11 except that the Director may change the conditions of the TMP to reflect current conditions and
12 to mitigate any parking and traffic impacts of the proposed changes. If any bonus floor area was
13 granted for the parking, then reduction or elimination shall not be permitted except in
14 compliance with applicable provisions regarding the elimination or reduction of bonus features.
15 If any required parking that is allowed to be reduced or eliminated under this subsection
16 23.49.019.A.2 is the subject of a recorded parking covenant, the Director may authorize
17 modification or release of the covenant.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18 1) One story of parking is permitted above the street-level story of
19 the structure for each story of parking provided below grade that is of at least equivalent
20 capacity, up to a maximum of four stories of parking above the street-level story. The separation
21 requirements of subsection 23.49.019.B.3 and the screening requirements of subsection
22 23.49.019.B.4 must be met.

23 2) The Director may permit more than four stories of parking
24 above the street-level story of the structure or may permit other exceptions to subsection
25 23.49.019.B.2.b.1 as a Type I decision if the Director finds that locating parking below grade is

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

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

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

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

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

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

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

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

25 c) office use; or

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

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

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

12 a. Except as provided in subsection 23.49.019.B.4.b, the perimeter of each
13 story of parking above the street-level story of the structure shall have an opaque screen at least
14 3.5 feet high where the parking is not separated from the street by another use.

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

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

20 1. Except as provided in subsections 23.49.019.C.2, 23.49.019.C.3, and
21 23.66.342.B, parking for non-residential uses is limited to a maximum of one parking space per
22 1,000 square feet.

23 2. Parking for non-residential uses in excess of the maximum quantities identified
24 in subsections 23.49.019.C.1 and 23.49.019.C.3 may be permitted as a special exception
25 pursuant to Chapter 23.76. When deciding whether to grant a special exception, the Director
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1 shall consider evidence of parking demand and alternative means of transportation, including but
2 not limited to the following:

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

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

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

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

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

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

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

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

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

19 3. In the area east of Interstate 5, parking for general sales and service uses and
20 for eating and drinking establishments is limited to a maximum of ~~((2))~~two parking spaces per
21 1,000 square feet.

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

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

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

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

23 E. Bicycle ((P))parking((-))

24 1. The minimum number of off-street spaces for bicycle parking required for
25 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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1 shown on Table A for 23.49.019((A)), there is no minimum bicycle parking requirement. After
2 the first ((~~fifty~~)50((+))) spaces for bicycles are provided for a use, additional spaces are required
3 at ((~~one half (1/2)~~))0.5 times the ratio shown in Table A for 23.49.019((A)). Spaces within
4 dwelling units or on balconies do not count toward the bicycle parking requirement.

5
6 **Table A for 23.49.019 ((A))**
Minimum Bicycle Parking Requirement

7 Use	8 Bicycle ((P))parking ((R))required
9 Office	1 space per 5,000 square feet of gross floor area of office use
10 Hotel	.05 spaces per hotel room
11 Retail use over 10,000 square feet	1 space per 5,000 square feet of gross floor area of retail use
12 Residential	1 space for every 2 dwelling units

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

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

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

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

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

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

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

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

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

14 F. Bicycle ~~((€))~~commuter ~~((S))~~shower ~~((F))~~facilities. Structures containing ~~((two~~
15 ~~hundred fifty thousand (-))~~250,000(+) square feet or more of office gross floor area shall include
16 shower facilities and clothing storage areas for bicycle commuters. One ~~((4))~~ shower per gender
17 shall be required for every ~~((two hundred fifty thousand (-))~~250,000(+) square feet of office use.
18 Such facilities shall be for the use of the employees and occupants of the building, and shall be
19 located where they are easily accessible to parking facilities for bicycles.

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

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

24 2. In Pioneer Square Mixed zones, the Department of Neighborhoods Director,
25 after review and recommendation by the Pioneer Square Preservation Board, may waive or
26

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

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

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

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

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

15 b. If a lot does not abut an alley and abuts more than one right-of-way, the
16 location of access is determined by the Director as a Type I decision after consulting with the
17 Director of Transportation. Unless the Director otherwise determines under subsection
18 23.49.019.H.1.c, access is allowed only from a right-of-way in the category, determined by the
19 classifications shown on Map 1B and Map 1F or another map identified in a note to Map 1F,
20 that is most preferred among the categories of rights-of-way abutting the lot, according to the
21 ranking set forth below, from most to least preferred (a portion of a street that is included in
22 more than one category is considered as belonging only to the least preferred of the categories in
23 which it is included):

24 1) Access street;

25 2) Class II pedestrian street~~((:))~~Minor arterial;

- 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.

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

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

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

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

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

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

13 Section 8. Section 23.49.046 of the Seattle Municipal Code, last amended by Ordinance
14 123589, is amended as follows:

15 **23.49.046** ~~((-))~~ **Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and**
16 **Downtown Mixed Commercial (DMC) conditional uses and Council decisions**

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

18 A. All conditional uses shall meet the following criteria:

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

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

25 B. Principal use parking garages for short-term parking may be permitted as
26
27

1 administrative conditional uses, if the Director finds that:

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

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

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

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

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

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

13 Recorder.

14 * * *

15 Section 9. Section 23.49.056 of the Seattle Municipal Code, last amended by Ordinance
16 123649, is amended as follows:

17 **23.49.056 ((-))Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and**
18 **Downtown Mixed Commercial (DMC) street facade, landscaping, and street setback**
19 **requirements**

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

22 ((M))minimum facade heights((:))₂

23 ((S))setback limits((:))₂

24 ((F))facade transparency((:))₂

25 ((B))blank facade limits((:))₂

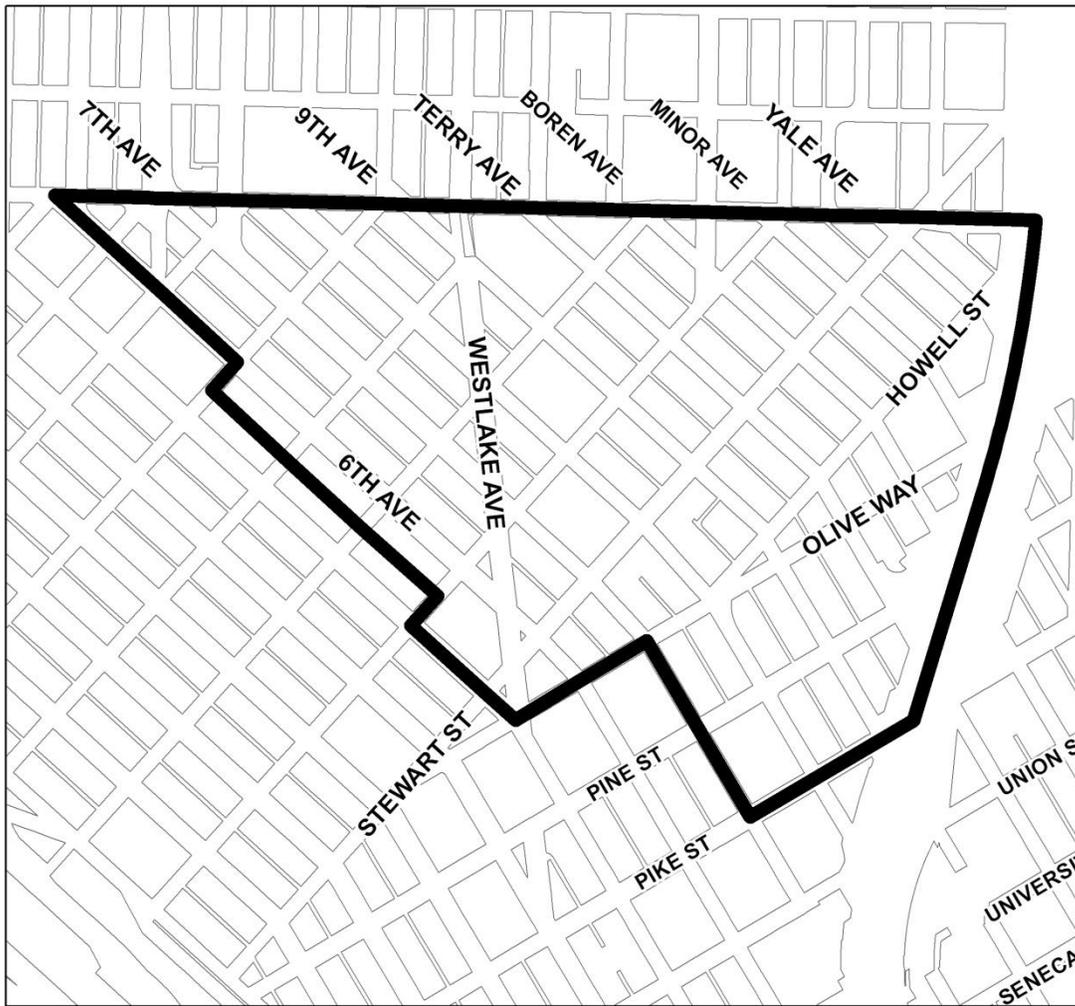
1 ~~(S)~~ street trees~~(;)~~, and

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

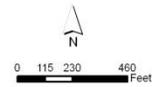
4 These standards apply to each lot line that abuts a street designated on Map 1F or another
5 map identified in a note to Map 1F as having a pedestrian classification, except lot lines of open
6 space TDR sites, and apply along other lot lines and to circumstances as expressly stated in this
7 Section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

Map A for 23.49.056: Denny Triangle Urban Center Village

**Map A for 23.49.056:
Denny Triangle Urban Center Village**



— Denny Triangle Urban Center Village Boundary



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City of Seattle

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

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

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

6 **Table A for 23.49.056**

7 **Minimum Facade Height**

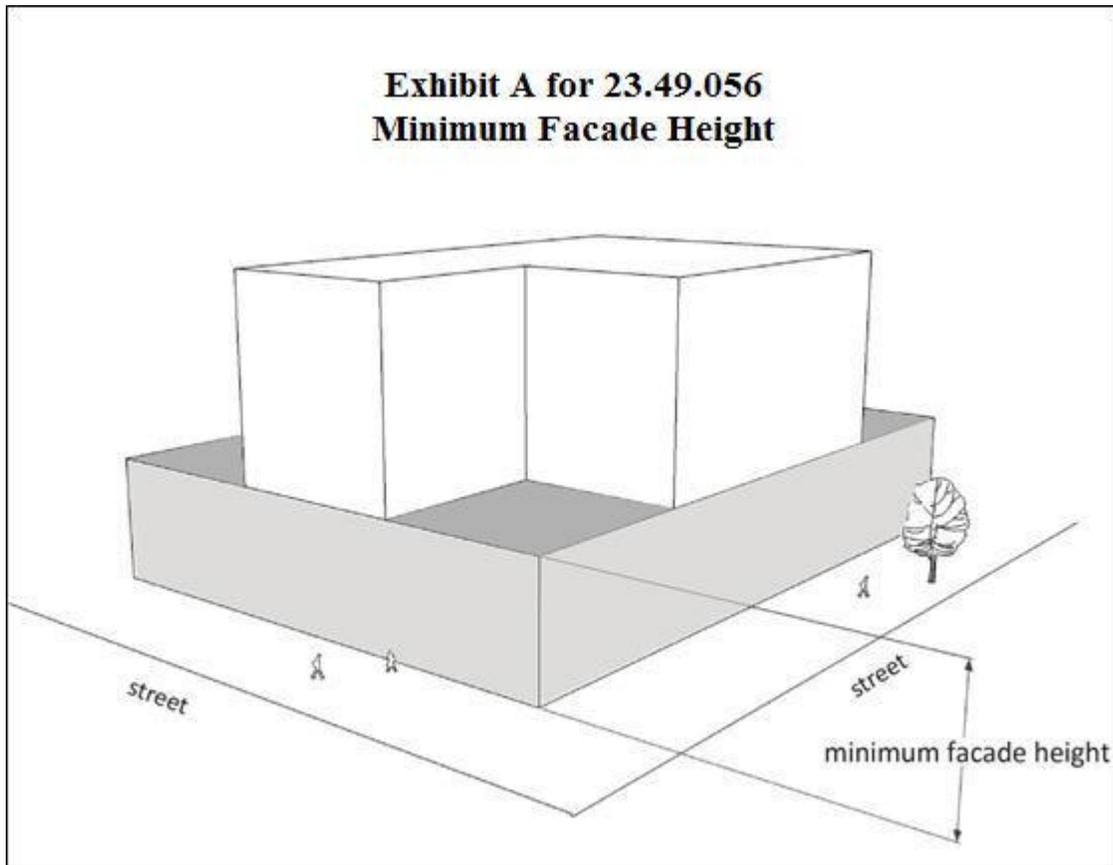
8 Street (C) classification	9 Minimum (F) facade (H) height* within (D) designated (Z) zone
10 Streets (R) requiring (P) property (L) line 11 (F) facades	DOC1, DOC2, DMC: 35 feet
12 Class I (P) pedestrian (S) streets	DOC 1, DOC 2: 35 feet DMC: 25 feet
14 Class II (P) pedestrian (S) streets	DOC 1, DOC 2: 25 feet DMC: 15 feet
16 Designated (G) green (S) streets	DOC1, DOC2, DMC: 25 feet

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

18
 19 2. On designated view corridors specified in Section 23.49.024, the minimum
 20 facade height is the maximum height permitted in the required setback, if it is less than the
 21 minimum facade height required in subsection 23.49.056.A.1.

Exhibit A for 23.49.056

Minimum Facade Height



B. Facade setback limits

1. Setback limits for property line 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 1) No setback limits apply up to an elevation of 15 feet above
2 sidewalk grade.

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

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

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

11 i. The maximum setback is 10 feet.

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

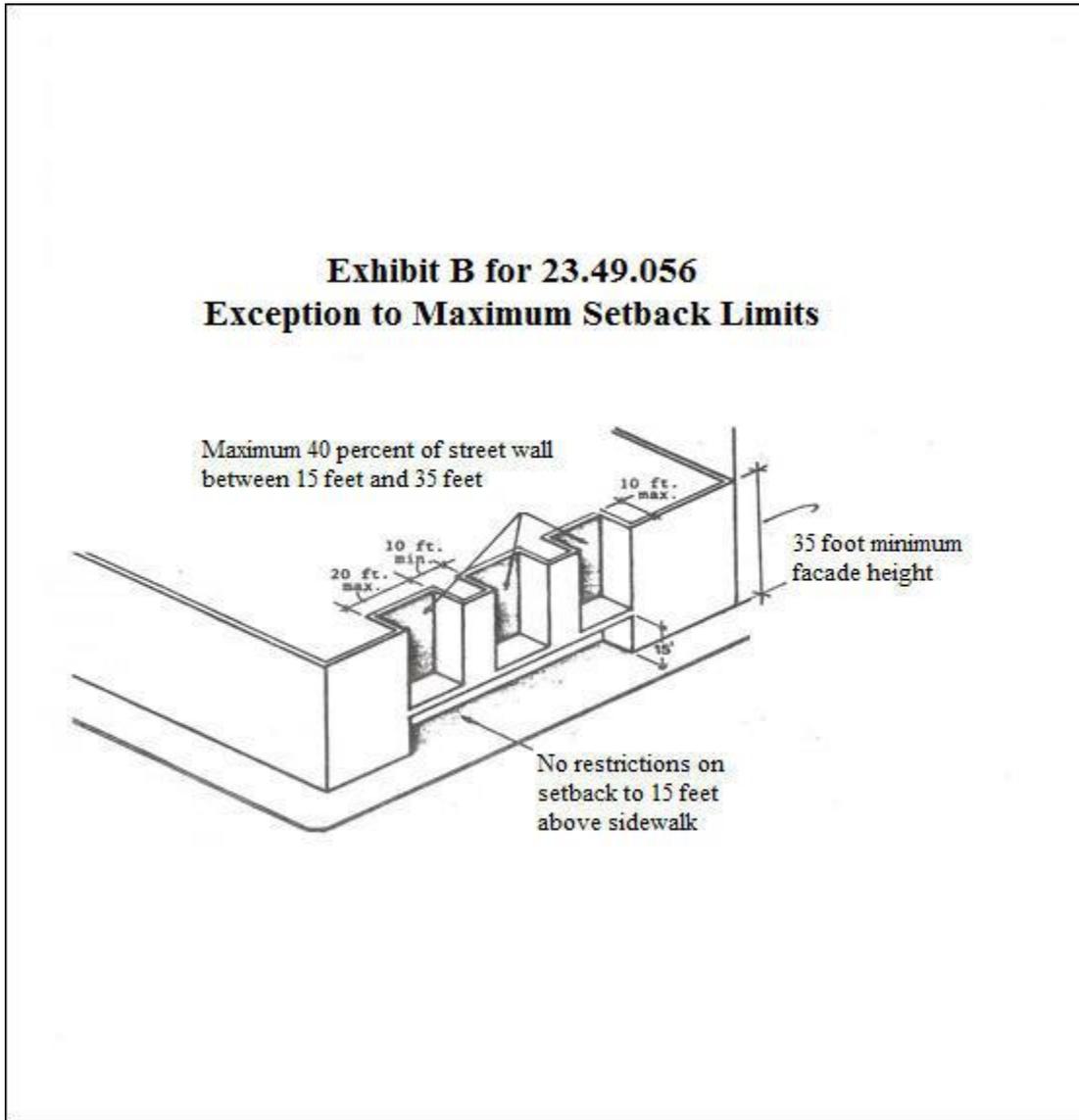
15 iii. No setback deeper than 2 feet shall be wider
16 than 20 feet, measured parallel to the street lot line.

17 iv. The facade of the structure shall return to within
18 2 feet of the street lot line between each setback area for a minimum of 10 feet. Balcony railings
19 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

1 to the standards for required property line facades in subsections 23.49.056.B.1.a,
2 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
3 abutting Alaskan Way is allowed for the street-facing facade. If the alternative setback allowed
4 by this subsection 23.49.056.B.1.d is provided, the setback area shall be used for outdoor uses
5 related to abutting street-level uses, for landscaped open space, for a partially above-grade story
6 that meets the conditions of subsection 23.49.011.B.1.u, or to widen the abutting sidewalk for
7 pedestrian use.

8 * * *

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

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

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

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

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

4 d. All plant material shall be planted directly in the ground or in
5 permanently installed planters if ~~((where))~~ planting in the ground is not feasible. A minimum of
6 50 percent of the plant material shall be perennial.

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

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

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

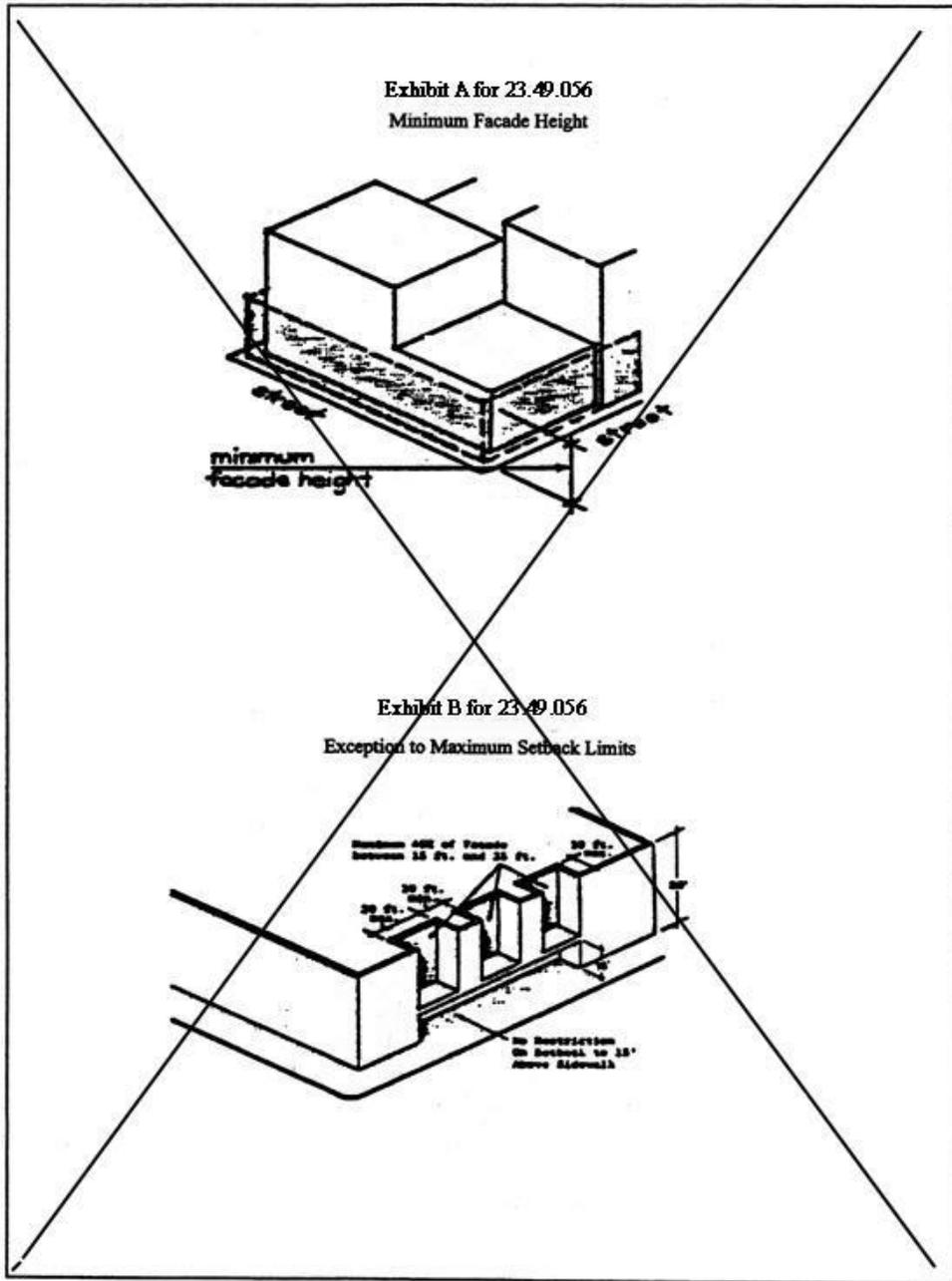
18 b. All plant material shall be planted directly in the ground or in
19 permanently installed planters if ~~((where))~~ planting in the ground is not feasible. A minimum of
20 50 percent of the plant material shall be perennial and shall include trees if a contiguous area, all
21 or a portion of which is landscaped pursuant to subsection 23.49.056.F.1.a, exceeds 600 square
22 feet.

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

24 a. In addition to the requirements of subsections 23.49.056.F.2 and
25 23.49.056.F.3, a 2 foot wide setback from the street lot line is required along the Terry and 9th
26
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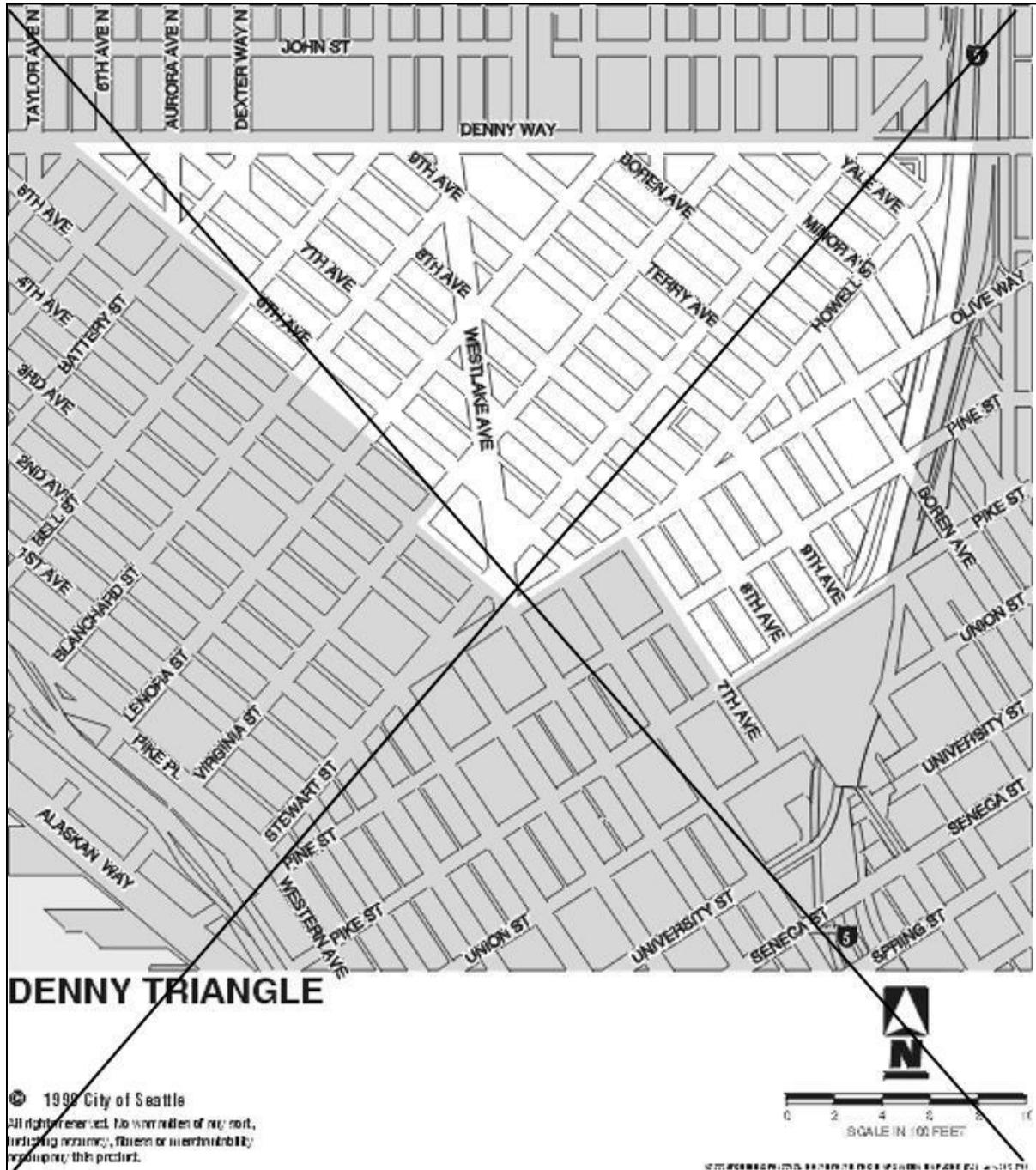
1 Avenue Green Streets within the Denny Triangle Urban Center Village as shown on ((~~Exhibit~~
2 ~~F~~)Map A for 23.49.056. The Director may allow averaging of the setback requirement of this
3 subsection 23.49.056.F.4.a to provide greater conformity with an approved green street plan.

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



* * *

((Exhibit F for 23.49.056))



1 Section 10. Section 23.49.058 of the Seattle Municipal Code, last amended by Ordinance
2 123589, is amended as follows:

3 **23.49.058 Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and**
4 **Downtown Mixed Commercial (DMC) upper-level development standards**

5 A. ~~((The provisions of this section apply in DOC 1, DOC 2, and DMC zones.))~~ For
6 purposes of this ~~((§))~~Section 23.49.058, except in zones with a mapped height limit of 160 feet or
7 less, a "tower" is a portion of a structure, not including rooftop features that would be permitted
8 above the applicable height limit pursuant to Section 23.49.008, in which portion all gross floor
9 area in each story is horizontally contiguous, and which portion is above (i) a height of ~~((eighty-~~
10 ~~five-))85((§))~~ feet in a structure that has any non-residential use above a height of ~~((sixty-five~~
11 ~~-))65((§))~~ feet or does not have residential use above a height of ~~((one hundred sixty-))160((§))~~
12 feet; or (ii) in any structure not described in clause (i) a height determined as follows:

13 ~~((1))1_((§))~~ For a structure on a lot that includes an entire block front or that is on
14 a block front with no other structures, ~~((sixty-five-))65((§))~~ feet; or

15 ~~((2))2_((§))~~ For a structure on any other lot, the height of the facade closest to the
16 street property line of the existing structure on the same block front nearest to that lot, but if the
17 nearest existing structures are equidistant from that lot, then the height of the higher such facade;
18 but in no instance shall the height exceed ~~((eighty-five-))85((§))~~ feet or be required to be less
19 than ~~((sixty-five-))65((§))~~ feet.

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

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

1 to each tower individually; and

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

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

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

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

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

~~((Table 23.49.058A))~~
Table A for 23.49.058

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

<u>Elevation</u>	<u>Zone</u> <u>Maximum length of un((-))modulated facade within 15((²)) feet of street lot((property)) line</u>
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

<u>0 to 60 feet</u>	<u>No limit</u>
<u>Above 60 feet</u>	<u>125 feet</u>

~~((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

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

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

10 1. Maximum limits on average residential gross floor area per story and
 11 maximum residential floor area per story of towers are prescribed in Table B for
 12 23.49.058((23.49.058D1)).

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

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

17 (1) Zone	18 (2) Average residential gross floor area limit per story of a tower if height does not exceed the base height limit for residential use	19 (3) Average residential gross floor area limit per story of a tower if ((when))height exceeds the base height limit for residential use	20 (4) Maximum residential floor area of any story in a tower
21 DMC 240/290-400 and DMC 340/290-400	22 10,000 square((-)) feet((-))	23 10,700 square((-)) feet((-))	24 11,500 square((-)) feet((-))
25 DOC2	26 15,000 square((-)) feet((-))	27 12,700 square((-)) feet((-))	28 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

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

3 b. For structures that exceed the base height limit for residential use
4 (which requires that the applicant obtain bonus residential floor area pursuant to Section
5 23.49.015), the average residential gross floor area per story of each tower is subject to the
6 applicable maximum limit specified in column (3) on Table B for 23.49.058(~~(D)~~).

7 c. In no instance shall the residential gross floor area of any story in a
8 tower exceed the applicable maximum limit specified in column (4) on Table B for
9 23.49.058(~~(D)~~).

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

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

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

17 ~~((1))~~1) On a lot where the limiting factor is the ~~((eighty ()))~~80~~((:))~~
18 percent width limit, the maximum facade width is ~~((one hundred twenty ()))~~120~~((:))~~ feet, if
19 ~~((when))~~ at all elevations above a height of ~~((eighty five ()))~~85~~((:))~~ feet, no more than ~~((fifty~~
20 ~~((:))~~50~~((:))~~ percent of the area of the lot located within ~~((fifteen ()))~~15~~((:))~~ feet of the street lot
21 line(s) is occupied by the structure; and

22 ~~((2))~~2) On lots smaller than ~~((ten thousand seven hundred ()))~~
23 10,700~~((:))~~ square feet that are bounded on all sides by street right-of-way, the maximum facade
24 width shall be ~~((one hundred twenty ()))~~120~~((:))~~ feet.

25 b. In DOC1 and DOC2 zones, the maximum facade width for portions of
26
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1 a building above (~~eighty five~~)85(+) feet along the general north/south axis of a site (parallel
2 to the Avenues) shall be (~~one hundred forty five~~)145(+) feet.

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

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

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

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

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

11 or

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

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

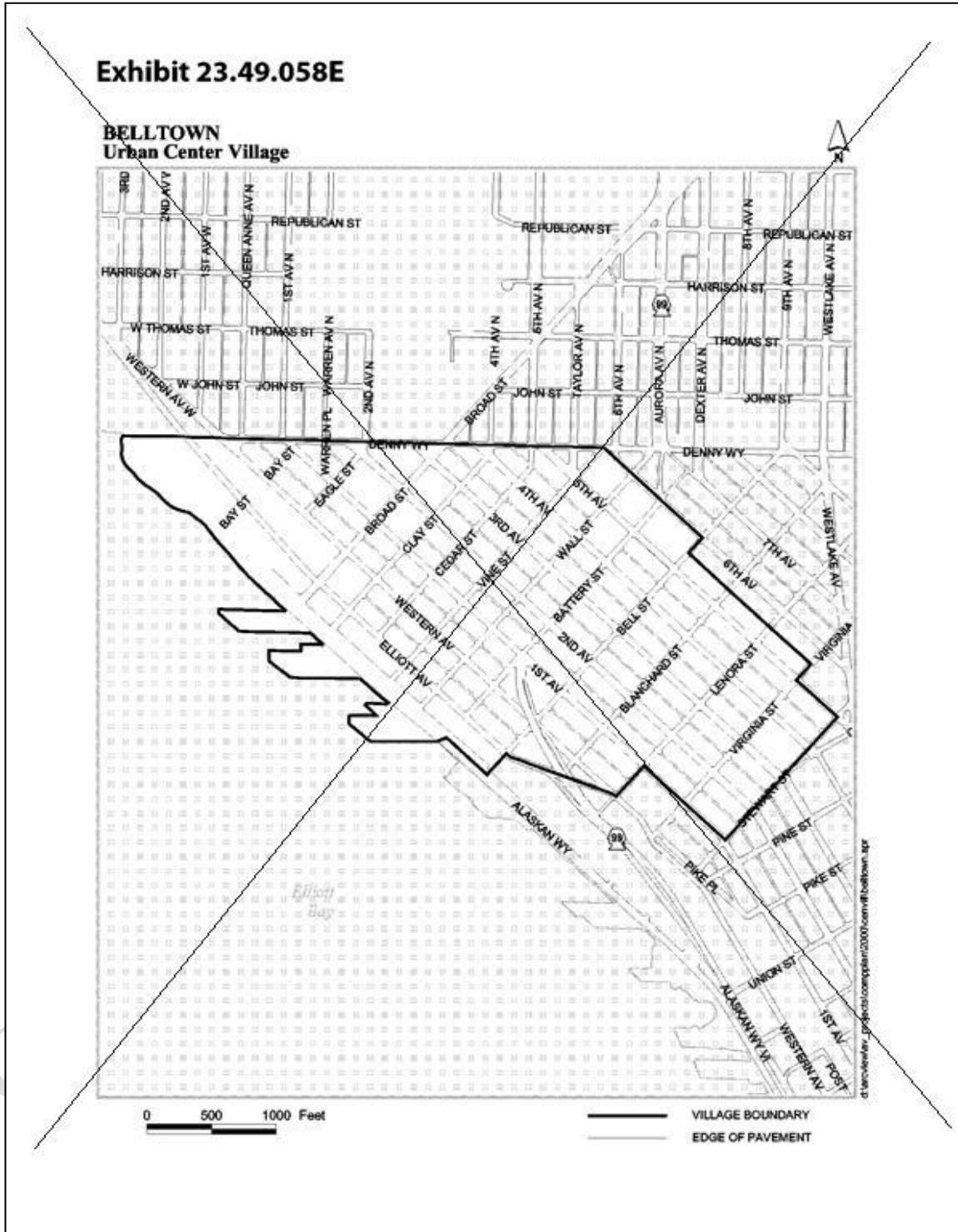
17 e. from a structure in a DMC 160 zone that gains additional height
18 through subsection 23.49.008.E.

19 2. Except as otherwise provided in this subsection 23.49.058.F~~(E)~~, in the DMC
20 240(-)/290-400(-) zone located between Stewart Street, Union Street, Third Avenue and First
21 Avenue, if any part of a tower exceeds (~~one hundred sixty~~)160(+) feet in height, then all
22 portions of the tower that are above (~~one hundred twenty five~~)125(+) feet in height shall be
23 separated from any other existing tower that is above 160 feet in height, and the minimum
24 separation required between towers from all points above the height of 125 feet in each tower is

1 200 feet (~~by a minimum of two hundred (200) feet from any portion of any other existing tower~~
2 ~~above one hundred twenty five (125) feet in height~~)).

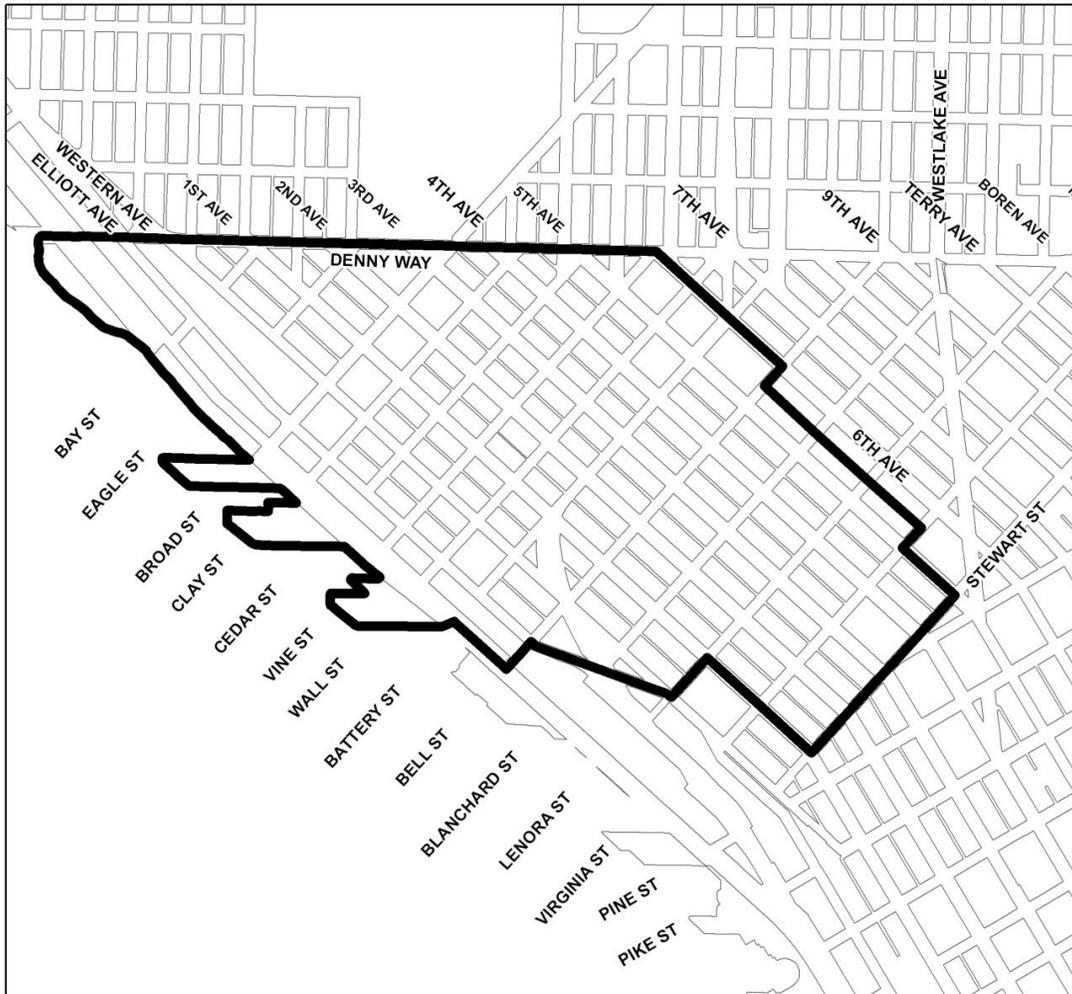
3 3. Except as otherwise provided in this subsection 23.49.058.F(~~(E, on)~~) in the
4 DMC zone(~~(d-sites)~~) with (~~(maximum)~~) a mapped height limit(~~(s)~~) of more than (~~(one hundred~~
5 ~~sixty (160))~~) 160 feet located either in the Belltown Urban Center Village, as shown on (~~(Exhibit~~
6 ~~23.49.058E)~~)Map A for 23.49.058, or south of Union Street, if any part of a tower exceeds (~~(one~~
7 ~~hundred sixty (160))~~) 160(~~(125)~~) feet in height, then all portions of the tower that are above (~~(one~~
8 ~~hundred twenty five (125))~~) 125(~~(160)~~) feet in height must be separated from any other existing tower
9 that is above 160 feet in height, and the minimum separation required between towers from all
10 points above the height of 125 feet in each tower is 80 feet (~~(by a minimum of eighty (80) feet~~
11 ~~from any portion of any other existing tower above one hundred twenty five (125) feet in~~
12 ~~height~~)).

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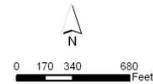


Map A for 23.49.058: Belltown Urban Center Village

**Map A for 23.49.058:
Belltown Urban Center Village**



 Belltown Urban Center Village Boundary



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

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

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

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

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

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

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

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

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

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

15 ~~((a))~~a. ~~((1))~~ a tower that is physically present, except as provided below in
16 this subsection 23.49.058.F.7~~((E6))~~, or

17 ~~((b))~~b. ~~((1))~~ a proposed tower for which a Master Use Permit decision that
18 includes approval of the Design Review element has been issued, unless and until either (i) the
19 Master Use Permit issued pursuant to such decision expires or is cancelled, or the related
20 application is withdrawn by the applicant, without the tower having been constructed; or (ii) a
21 ruling by a hearing examiner or court of competent jurisdiction reversing or vacating such
22 decision, or determining such decision or the Master Use Permit issued thereunder to be invalid,
23 becomes final and no longer subject to judicial review.

24 A tower that is physically present shall not be considered "existing" if the owner of the lot
25 where such tower is located shall have applied to the Director for a permit to demolish such
26

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

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

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

12 2. ~~((When))~~If a lot in a DMC or DOC2 zone is located on a designated green
13 street that is not a designated view corridor requiring view corridor setbacks according to Section
14 23.49.024, as shown on Map 1D, View Corridors, a continuous upper-level setback of ~~((fifteen~~
15 ~~-))~~15~~((-))~~ feet, measured from the abutting green street lot line, is required for portions of the
16 structure above ~~((shall be provided on the street frontage abutting the green street at))~~a height of
17 ~~((forty-five-))~~45~~((-))~~ feet.

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

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

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

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

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

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

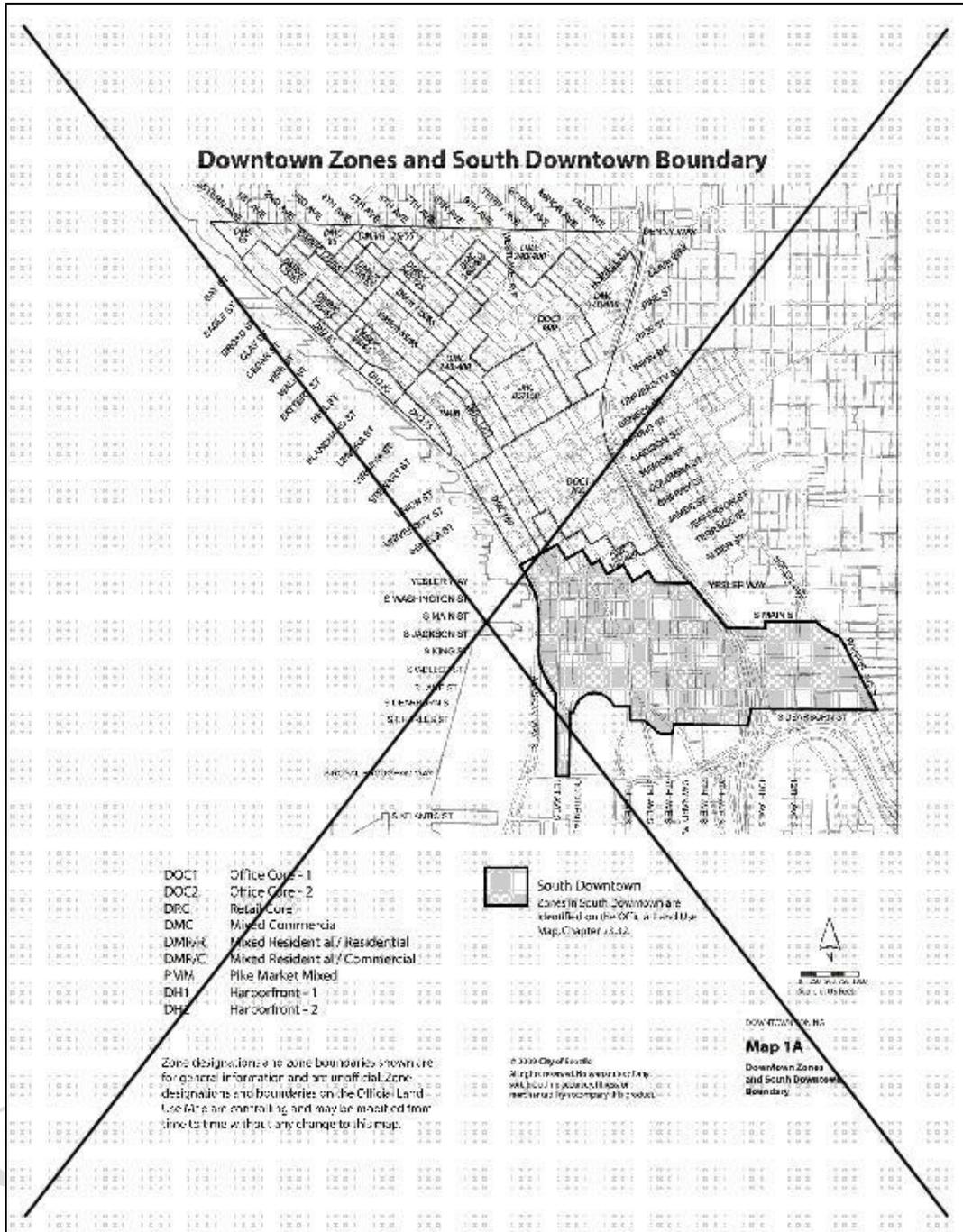
7 **23.49 Downtown Overlay Maps**

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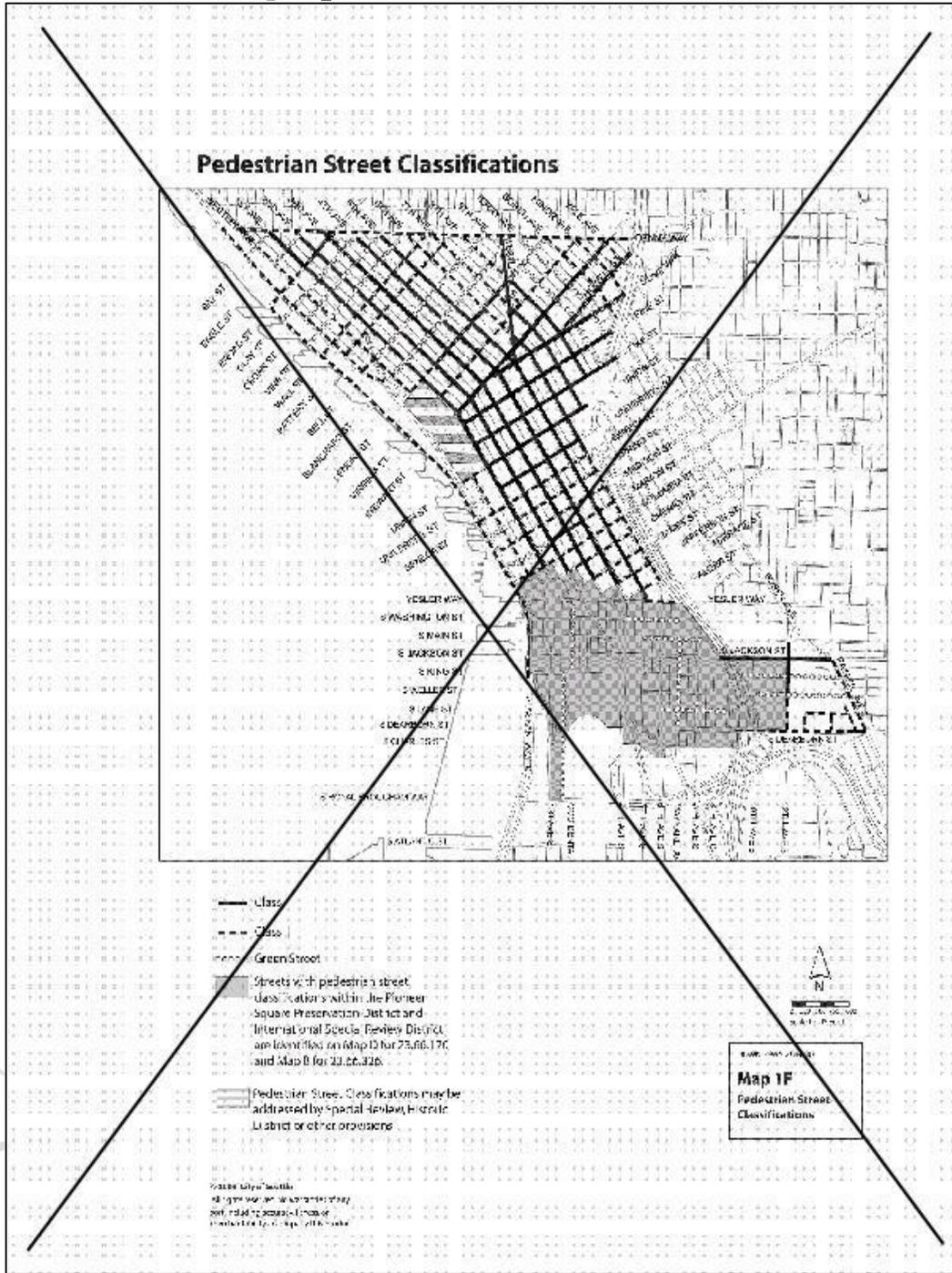
C.B. 118123, As Amended

Map 1A: Downtown Zones and South Downtown Boundary

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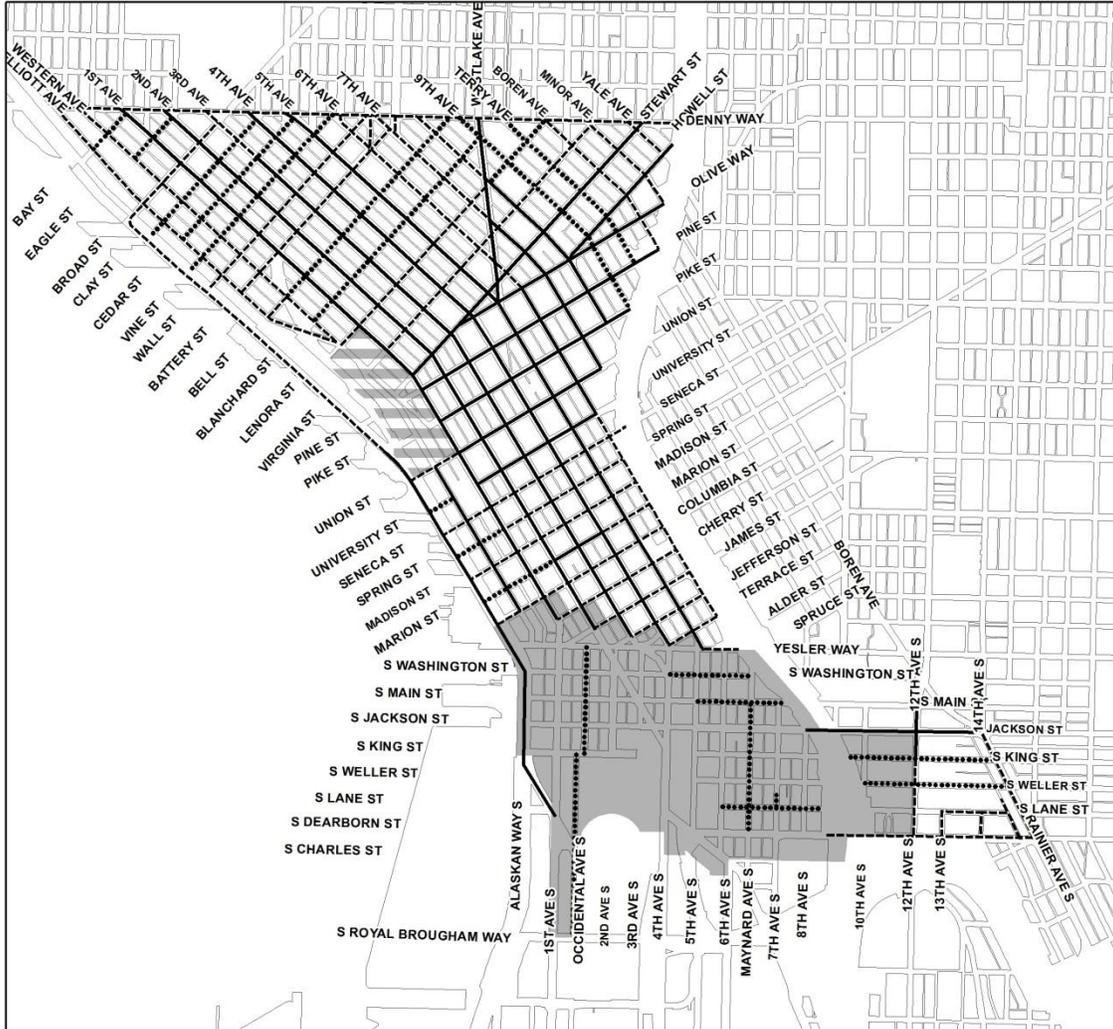
Map 1F: Pedestrian Street Classifications



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Pedestrian Street Classifications

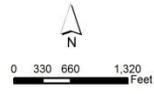


- Class I
- - - Class II
- Green Street

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

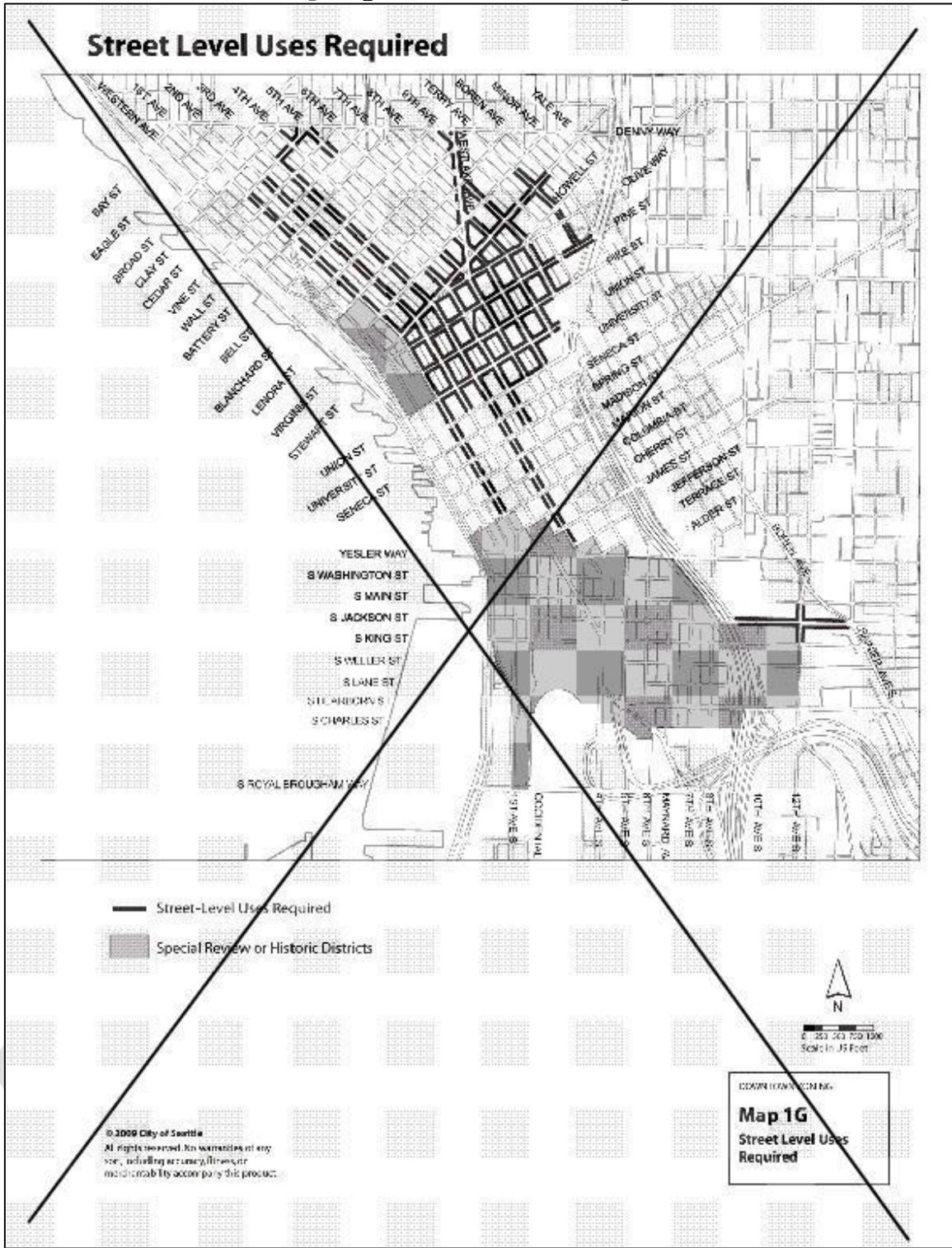
Pedestrian Street Classifications may be addressed by Special Review District or other provisions.

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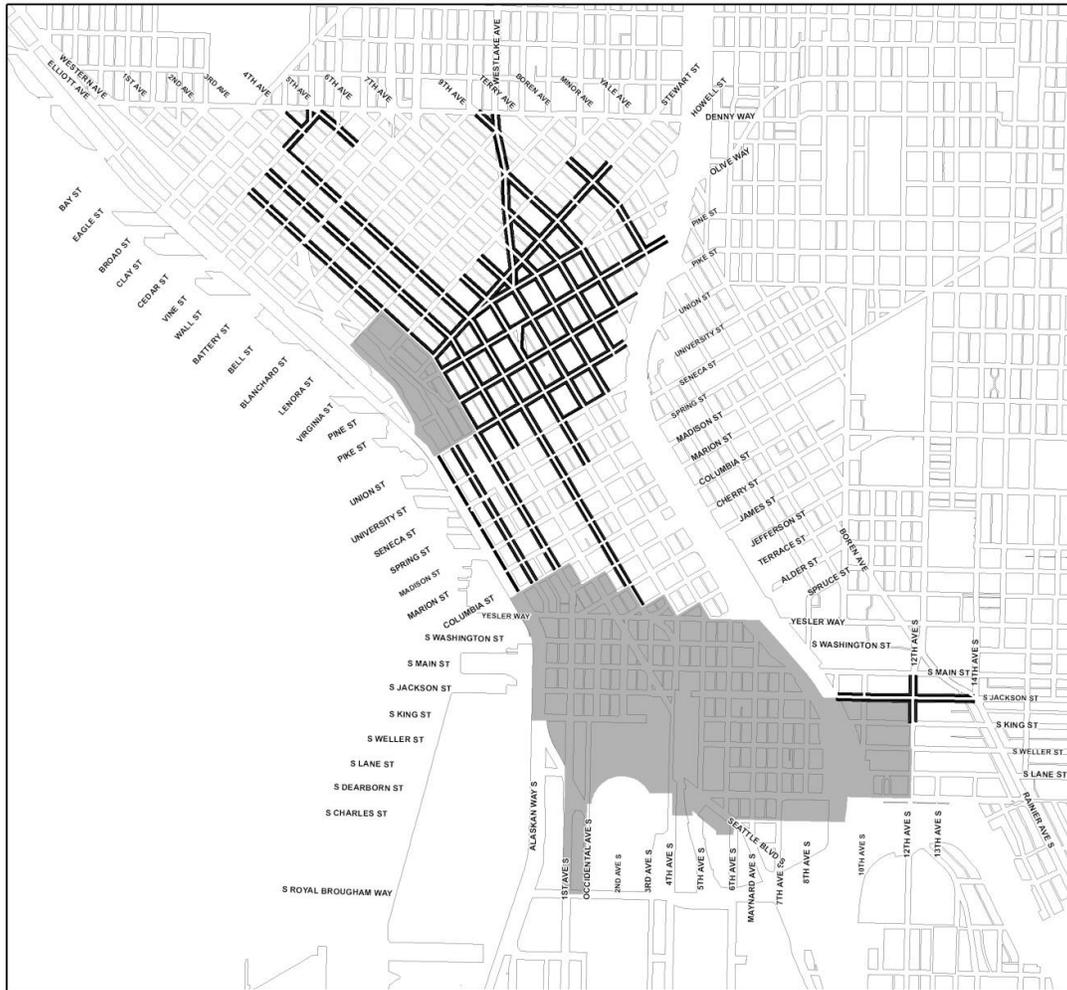
Downtown zoning
Map 1F
 Pedestrian Street Classifications

Map 1G: Street Level Uses Required

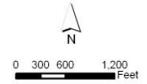


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Street Level Uses Required



-  Street Level Uses Required
-  Special Review or Historic Districts

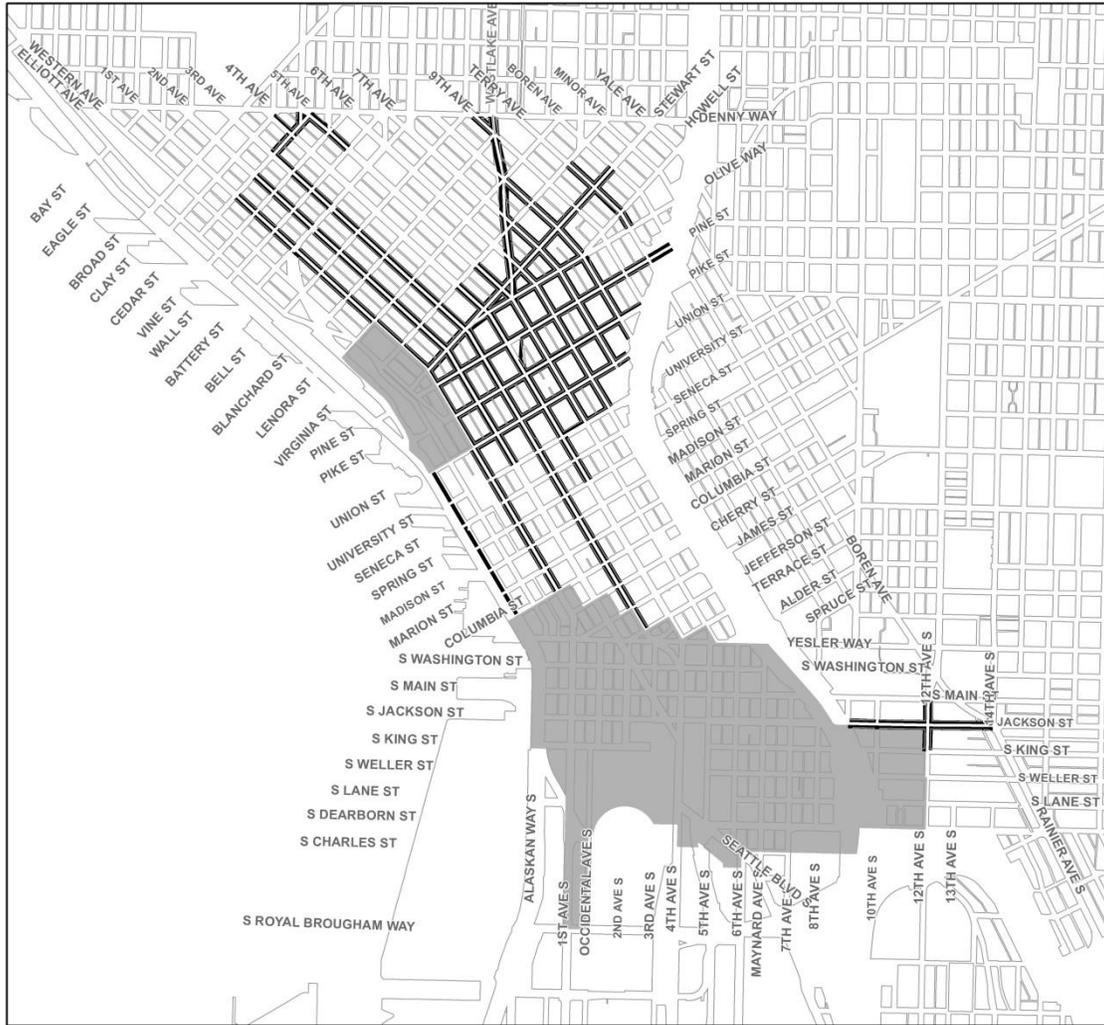


Downtown zoning
Map 1G
 Street Level Uses
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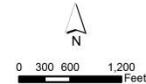
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Street Level Uses Required



-  Street Level Uses Required
-  Special Review or Historic Districts

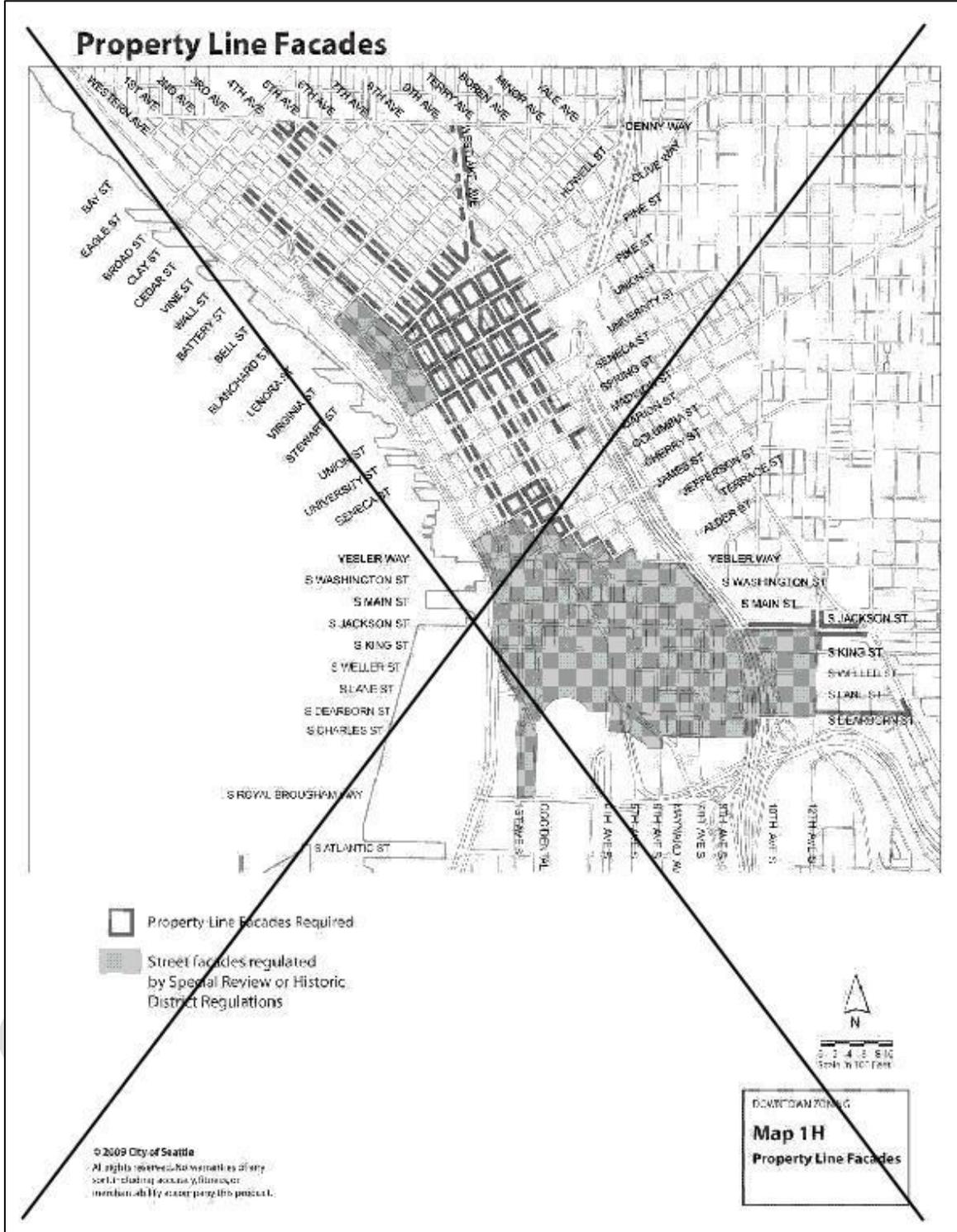


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Downtown zoning
Map 1G
 Street Level Uses
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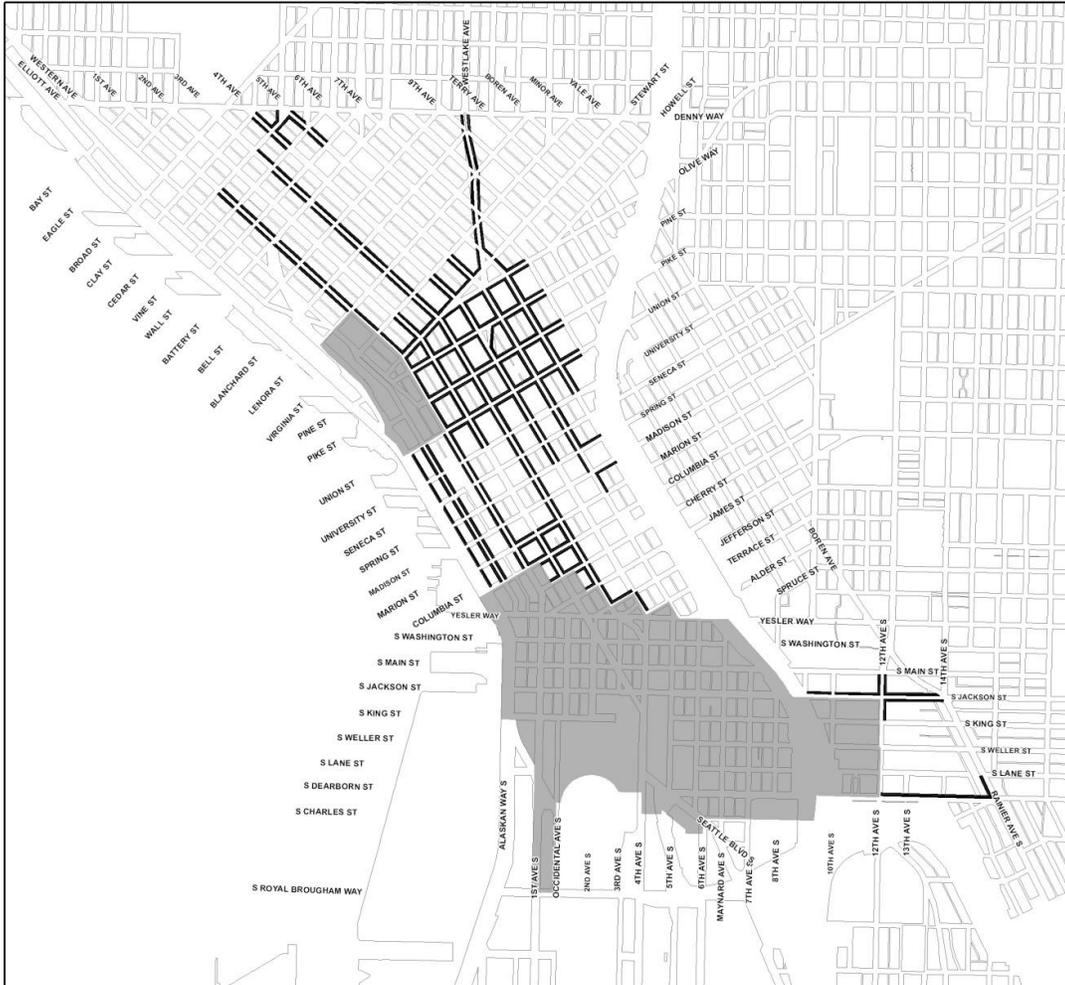
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Map 1H: Property Line Facades

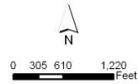


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Property Line Facades



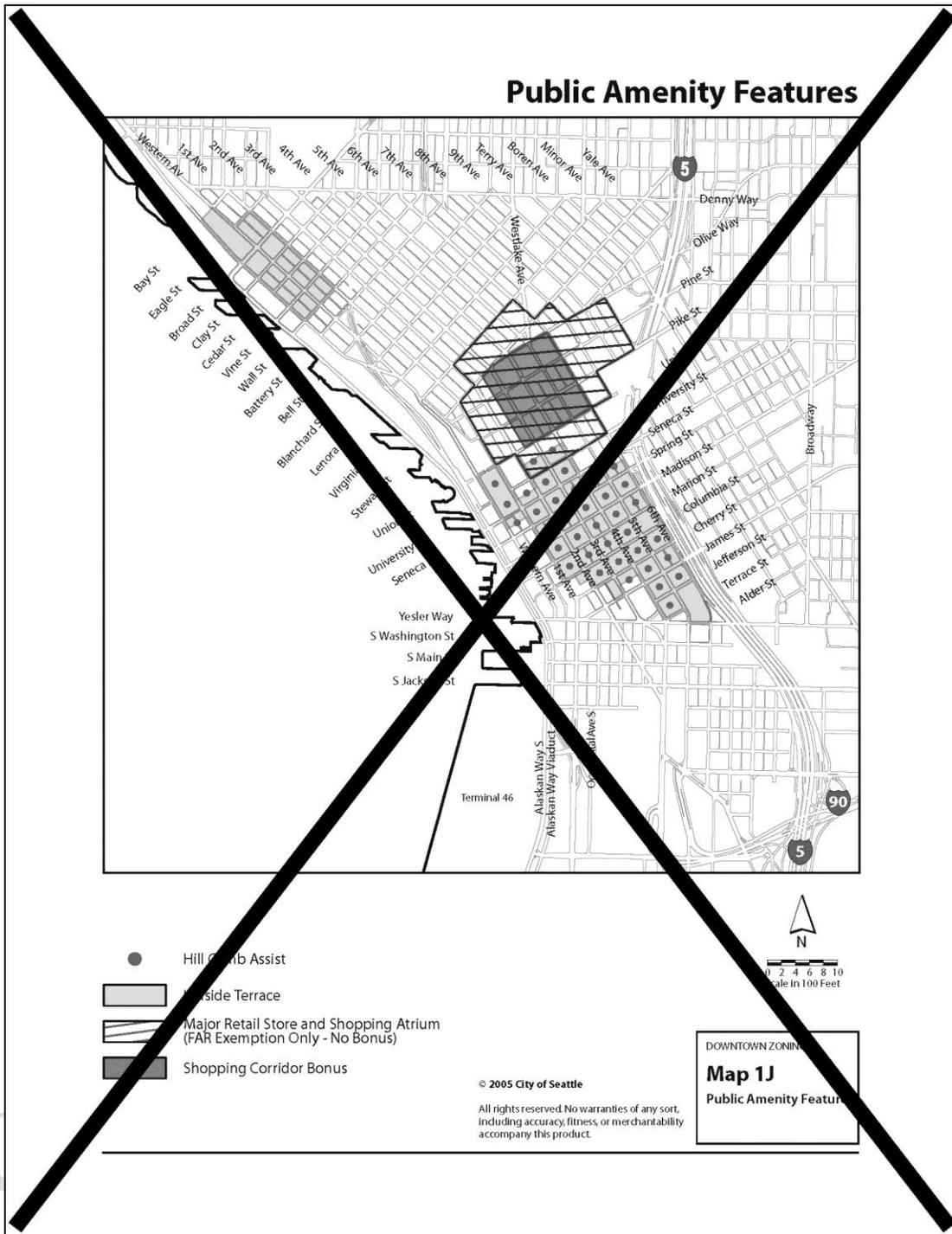
-  Property Line Facades Required
-  Street facades regulated by Special Review or Historic District Regulations



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Downtown zoning
Map 1H
 Property Line Facades

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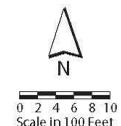


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Public Amenity and Other Features



- Hill Climb Assist
- Hillside Terrace
- ▨ FAR Exemption Area: Uses Listed in 23.49.009.A, Major Retail Store and Shopping Atrium
- Shopping Corridor



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DOWNTOWN ZONING

Map 1J

Public Amenity and Other Features

1 * * *

2 Section 12. Section 23.54.035 of the Seattle Municipal Code, last amended by Ordinance
3 123963, is amended as follows:

4 **23.54.035 Loading berth requirements and space standards**

5 * * *

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

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

10 2. Within the Downtown and South Lake Union Urban Centers and within the
11 MPC-YT zone, ~~((if multiple buildings share a central loading facility,))~~loading berth
12 requirements may be waived or modified if the Director finds, after ~~((H))~~consultation with and
13 approval by the Director of Transportation, that the number of loading berths in Table A for
14 23.54.035 is not required and that the modified number will be sufficient. The applicant shall
15 submit specific information addressing the following criteria, upon which the Director's
16 determination shall be based ~~((the following))~~:

- 17 a. All loading is proposed to occur on-site; or
18 b. Loading that is proposed to occur in a public right-of-way can take
19 place without disrupting pedestrian circulation or vehicular traffic; ~~((and))~~
20 c. Additional evidence relating to the size, character and operation of the
21 building and likely tenancy; and
22 d. ~~((One located))~~Where loading occurs at a central loading facility,
23 goods can be distributed to other buildings on-site without disrupting pedestrian circulation or
24 vehicular traffic.

25 * * *

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

3 **23.66.170 Parking and access**

4 A. Parking standards in the Pioneer Square Preservation District are set forth in Section
5 23.49.019.

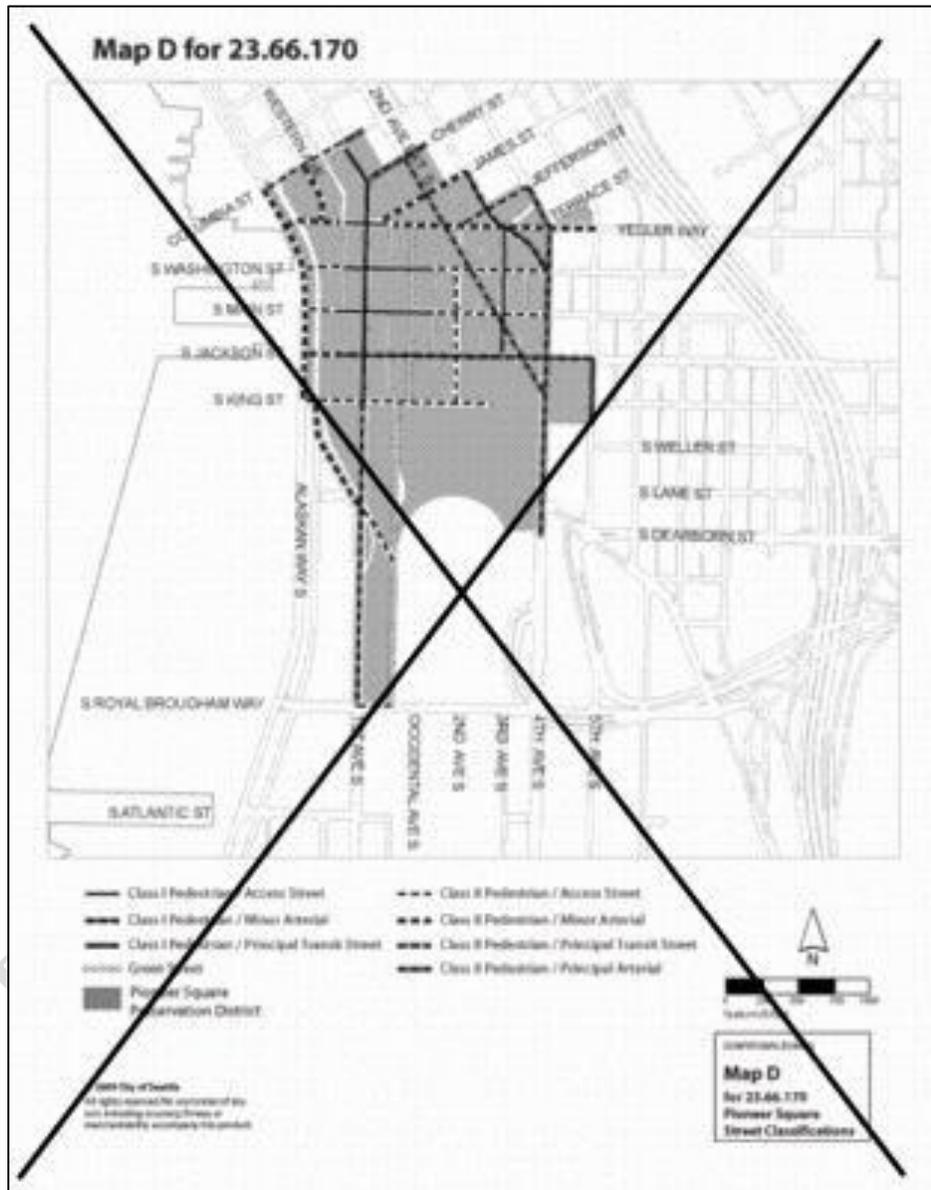
6 B. To mitigate the potential impacts of required loading on the District, the Director of
7 Neighborhoods, after review and recommendation by the Preservation Board, may waive or
8 reduce required loading if reasonable application of the loading standards will adversely affect
9 the visual character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

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

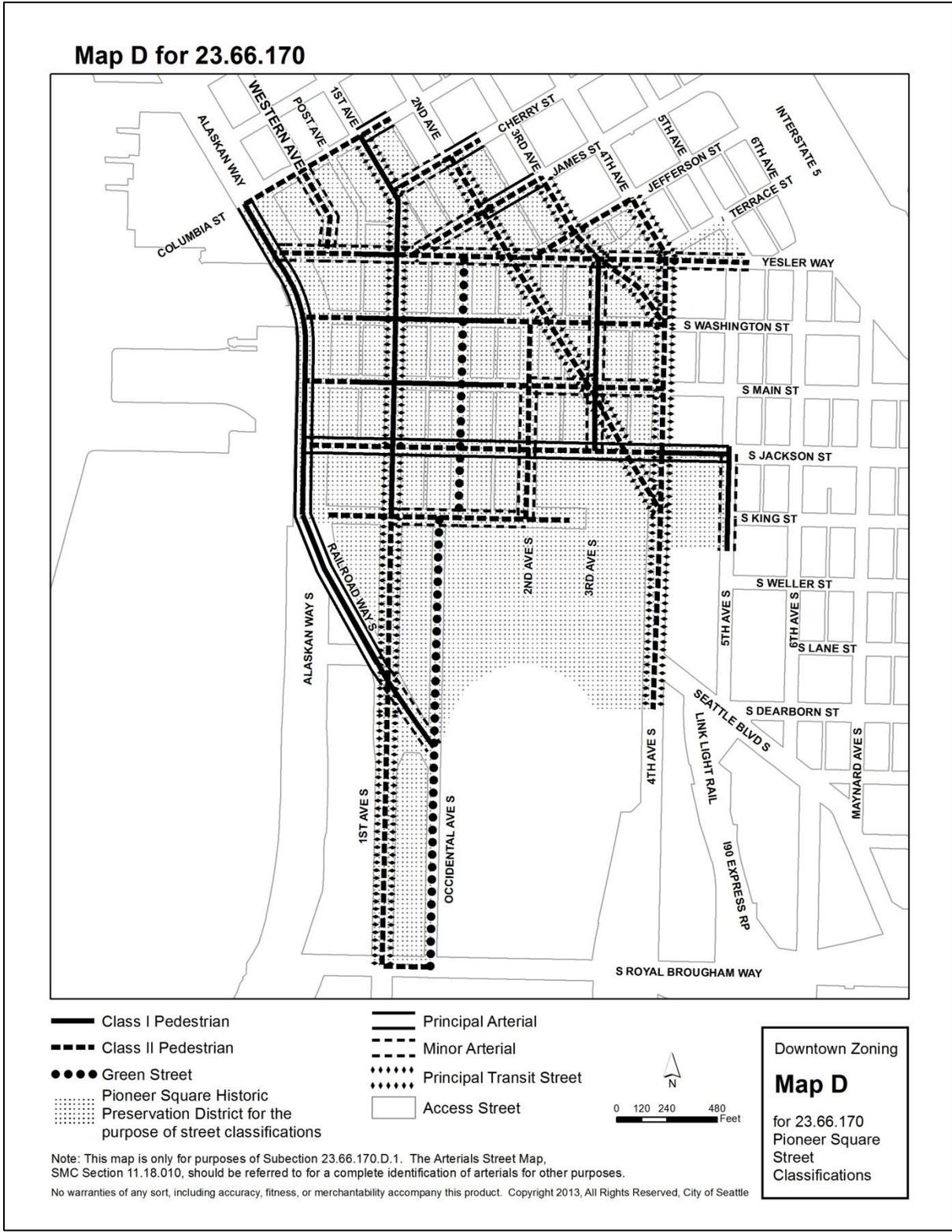
11 D. Standards for ~~((L))~~location of ~~((A))~~access to ~~((P))~~parking~~((:))~~

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

Map D for 23.66.170
Pioneer Square Street Classification



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

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

7 _____
8
9 President _____ of the City Council

10
11 Approved by me this ____ day of _____, 2014.

12 _____
13
14 Edward B. Murray, Mayor

15
16 Filed by me this ____ day of _____, 2014.

17 _____
18
19 Monica Martinez Simmons, City Clerk

20 (Seal)
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