



SEATTLE CITY COUNCIL

Legislative Summary

CB 118914

Record No.: CB 118914

Type: Ordinance (Ord)

Status: Passed

Version: 2

Ord. no: Ord 125267

In Control: City Clerk

File Created: 02/07/2017

Final Action: 03/02/2017

Title: AN ORDINANCE relating to land use and zoning; amending Sections 23.30.010, 23.45.502, 23.45.510, 23.45.512, 23.45.514, 23.47A.002, 23.47A.009, 23.47A.012, 23.47A.013, 23.48.002, 23.48.005, 23.48.020, 23.48.021, 23.48.025, 23.48.040, 23.48.045, 23.48.055, 23.48.085, 23.48.240, 23.58A.040, 23.58A.042, 23.58B.040, 23.58B.050, 23.58C.030, 23.58C.035, 23.58C.040, 23.58C.050, 23.61.008, 23.61.014, 23.84A.004, 23.84A.025, 23.84A.028, 23.84A.038, 23.84A.042, and 23.84A.048 of the Seattle Municipal Code (SMC); adding new Sections 23.45.509, 23.45.517, 23.47A.017, 23.48.602, 23.48.605, 23.48.610, 23.48.615, 23.48.620, 23.48.621, 23.48.622, 23.48.623, 23.48.624, 23.48.627, 23.48.630, 23.48.635, 23.48.640, 23.48.645, 23.48.646, 23.48.650, 23.48.680, 23.48.685, and 23.48.690 to the SMC; amending Ordinance 125108 and Ordinance 125233; and amending the Official Land Use Map at pages 60, 61, 78, and 79 to rezone areas in the University District.

Notes:

Filed with City Clerk: 3/2/2017

Mayor's Signature: 3/2/2017

Sponsors: Johnson

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Full Text: CB 118914 v2, Ex A - U District Rezone Map v2, Ex B - Findings of Fact, Full Text: CB 118914 v1, Exhibit A1 - U District Rezone Map v1

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	02/08/2017	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office Notes:						
1	Council President's Office	02/09/2017	sent for review	Full Council			

Action Text: The Council Bill (CB) was sent for review. to the Full Council

Notes:

1 Full Council 02/13/2017 referred Full Council

1 Full Council 02/21/2017 passed as amended

Pass

Action Text: The Motion carried, the Council Bill (CB) was passed as amended by the following vote, and the President signed the Bill:

Notes: ACTION 1:

Motion was made and duly seconded to pass Council Bill 118914.

ACTION 2:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 118914, by adding a new Section 1, which adds a new Exhibit B, as shown in the strike through and underlined language below:

Section 1. ~~Reserved.~~ The City Council hereby makes the Findings of Fact in Exhibit B to this ordinance.

ACTION 3:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 118914, by adding a new Section 2, and renumbering the remaining sections accordingly, as shown in the underlined language below:

Section 2. The City Council expresses the following intent as to future actions related to this ordinance. The Council is enacting the rezones effected by Section 3 of this ordinance based on an expectation that those rezones are accompanied by requirements to provide a substantial amount of affordable housing. If the imposition of requirements under Chapter 23.58C of the Seattle Municipal Code as contemplated by this ordinance is determined to be unlawful, it is the Council's intent to (1) implement an alternative approach, in connection with some or all of the development capacity provided by the rezones effected by Section 3 of this ordinance, resulting in provision of a substantial amount of affordable housing; (2) take

steps to prevent the continuance of the new zoning and increased
development capacity in the absence of substantial affordable housing
requirements by repealing the rezones effected by Section 3 of this
ordinance; and/or (3) take other actions, including a moratorium on some or
all development while an alternative approach is implemented.

ACTION 4:

Motion was made by Councilmember Herbold and duly seconded, to amend Council Bill 118914, Exhibit A, by removing the proposed rezones from the multifamily district between NE 50th Street and NE 52nd Street from Lowrise 3 (LR3) to Midrise Multifamily (MR), as shown in Attachment 1 to the Minutes.

The Motion failed by the following vote:

In Favor: 3 - Herbold, O'Brien, Sawant

Opposed: 6 - Bagshaw, Burgess, González, Harrell, Johnson, Juarez

ACTION 5:

Motion was made by Councilmember O'Brien and duly seconded, to amend Council Bill 118914, by adding a new 30th recital, and amending Seattle Municipal Code Sections 32.58B.040.A, 32.58B.050, 32.58C.040, and 32.58C.050 tables, as shown in Attachment 2 to the Minutes.

The Motion failed by the following vote:

In Favor: 3 - Herbold, O'Brien, Sawant

Opposed: 6 - Bagshaw, Burgess, González, Harrell, Johnson, Juarez

ACTION 6:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 118914, by amending Seattle Municipal Code Sections 23.58C.035.B, 23.58C.040.A, and 23.58C.050, as shown in Attachment 3 to the Minutes.

ACTION 7:

Motion was made and duly seconded to pass Council Bill 118914 as amended.

In Favor: 9 Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant

Opposed: 0

2	City Clerk	02/23/2017	submitted for Mayor's signature	Mayor
2	Mayor	03/02/2017	Signed	
2	Mayor	03/02/2017	returned	City Clerk
2	City Clerk	03/02/2017	attested by City Clerk	

Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:

CITY OF SEATTLE

ORDINANCE

125267

COUNCIL BILL

118914

AN ORDINANCE relating to land use and zoning; amending Sections 23.30.010, 23.45.502, 23.45.510, 23.45.512, 23.45.514, 23.47A.002, 23.47A.009, 23.47A.012, 23.47A.013, 23.48.002, 23.48.005, 23.48.020, 23.48.021, 23.48.025, 23.48.040, 23.48.045, 23.48.055, 23.48.085, 23.48.240, 23.58A.040, 23.58A.042, 23.58B.040, 23.58B.050, 23.58C.030, 23.58C.035, 23.58C.040, 23.58C.050, 23.61.008, 23.61.014, 23.84A.004, 23.84A.025, 23.84A.028, 23.84A.038, 23.84A.042, and 23.84A.048 of the Seattle Municipal Code (SMC); adding new Sections 23.45.509, 23.45.517, 23.47A.017, 23.48.602, 23.48.605, 23.48.610, 23.48.615, 23.48.620, 23.48.621, 23.48.622, 23.48.623, 23.48.624, 23.48.627, 23.48.630, 23.48.635, 23.48.640, 23.48.645, 23.48.646, 23.48.650, 23.48.680, 23.48.685, and 23.48.690 to the SMC; amending Ordinance 125108 and Ordinance 125233; and amending the Official Land Use Map at pages 60, 61, 78, and 79 to rezone areas in the University District.

WHEREAS, Sound Transit will open a light rail station at NE 43rd Street and Brooklyn Avenue NE in 2021, and the City's Comprehensive Plan supports walkable, compact, mixed-use neighborhoods surrounding station areas; and

WHEREAS, from 2011 to 2016, City staff worked with community members in the University Community Urban Center to discuss the future of the neighborhood including zoning, development, open space, housing affordability, and walkability; and

WHEREAS, in 2013, City staff and community members completed the University District ("U District") Urban Design Framework, summarizing guiding principles and specific strategies for achieving neighborhood goals; and

WHEREAS, the public process in the U District has identified affordable housing, open space, historic preservation, and improved development standards as key community concerns; and

WHEREAS, these proposed zoning amendments have been reviewed as part of a programmatic Environmental Impact Statement (EIS) for the University District, completed January 8,

2015, and the adequacy of the Final EIS was upheld by the Seattle Hearing Examiner on June 19, 2015, and the content was updated to include Mandatory Housing Affordability requirements through an addendum issued May 27, 2016; and

WHEREAS, in September 2015, City Council approved Ordinance 124888 to amend the Comprehensive Plan's University Community Neighborhood Plan goals and policies, and make changes to the Future Land Use Map; and

WHEREAS, the City has provided for public participation opportunities in the development and review of these proposed amendments; and

WHEREAS, in May 2013 the City Council adopted Resolution 31444, which established a work program for reviewing and potentially modifying the City's affordable housing incentive programs; and

WHEREAS, according to Resolution 31444, the City Council commissioned reports examining national best practices for increasing the availability of affordable housing to identify new strategies for Seattle; and

WHEREAS, in September 2014 the City Council adopted Resolution 31546, in which the Council and Mayor proposed that a Seattle Housing Affordability and Livability Agenda (HALA) Advisory Committee be jointly convened by the Council and the Mayor to evaluate potential housing strategies; and

WHEREAS, the HALA Advisory Committee provided final recommendations to the Mayor and City Council on July 13, 2015; and

WHEREAS, the HALA Advisory Committee recommended extensive citywide upzoning of residential and commercial zones and, in connection with such upzones, implementation

1 of a mandatory inclusionary housing requirement for new residential development and
2 commercial linkage fees for new commercial development; and

3 WHEREAS, the HALA Advisory Committee recommended that the mandatory inclusionary
4 housing requirement offer developers the option of building affordable housing or
5 making a cash contribution to fund preservation and production of affordable housing,
6 and that the requirement be implemented upon approval of extensive citywide upzoning
7 of residential and commercial zones; and

8 WHEREAS, the City has the authority to require mandatory housing affordability for residential
9 development according to its police power; and

10 WHEREAS, a mandatory housing affordability requirement for residential development is one of
11 many actions the City intends to undertake to implement the Comprehensive Plan's goals
12 and policies for housing affordability; and

13 WHEREAS the Countywide Planning Policies, as ratified by the King County Council, provide
14 that jurisdictions may consider a full range of programs, from optional to mandatory, that
15 will assist in meeting the jurisdiction's share of the countywide need for affordable
16 housing; and

17 WHEREAS, one of the City's planning goals under the Growth Management Act, chapter
18 36.70A RCW, is to make adequate provision for the housing needs of all economic
19 segments of the City; and

20 WHEREAS, the Affordable Housing Incentives Program Act, RCW 36.70A.540, authorizes and
21 encourages cities to enact or expand affordable housing incentive programs providing for
22 the development of low-income housing units through development regulations or
23 conditions on rezoning or permit decisions, or both; and

1 WHEREAS, according to the Affordable Housing Incentives Program Act, jurisdictions may
2 establish a minimum amount of affordable housing that must be provided by all
3 residential developments in areas where increased residential development capacity has
4 been provided; and

5 WHEREAS, the July 13, 2015, Statement of Intent for Basic Framework for Mandatory
6 Inclusionary Housing and Commercial Linkage Fee (commonly referred to as the “Grand
7 Bargain”) states that the mandatory housing affordability requirements for residential and
8 commercial development should achieve a projected production level over ten years of no
9 less than 6,000 units of housing affordable to households with incomes no greater than 60
10 percent of median income, and that, if the projected production level falls below the
11 target, all parties agree to develop and consider options to achieve the agreed-upon
12 production target; and

13 WHEREAS, in November 2015, the City Council adopted Ordinance 124895, which established
14 the framework for an Affordable Housing Impact Mitigation Program for commercial
15 development; and

16 WHEREAS, in November 2015, the City Council adopted Resolution 31612, stating the
17 Council’s intent to make changes to zoning and land use regulations to implement a
18 mandatory inclusionary affordable housing program for residential development
19 recommended by the HALA Advisory Committee and the Mayor; and

20 WHEREAS, in August 2016, Council adopted and the Mayor signed Ordinance 125108 to
21 establish the framework for mandatory housing affordability for residential development;
22 and

1 WHEREAS, in December 2016, Council adopted and the Mayor signed Ordinance 125233 to
2 make organizational and technical amendments to the regulatory framework for the
3 mandatory housing affordability program for commercial development; and

4 WHEREAS, Ordinance 125233 and Ordinance 125108 established factors the City will consider
5 for purposes of determining the location for use of cash contributions made pursuant to
6 the MHA-C or MHA-R programs, including locating near developments that generate
7 cash contributions; and

8 WHEREAS, this ordinance was informed by public feedback gathered at an open house
9 conducted on May 31, 2016, and hundreds of presentations and conversations with the U
10 District Partnership, the Roosevelt Neighbors Alliance, University Heights Community
11 Club, U District Community Council, Northeast District Council, University of
12 Washington, the Seattle Planning Commission, the Seattle Design Commission, as well
13 as letters, emails, and other correspondence from individuals and groups; and

14 WHEREAS, this ordinance would increase development capacity and implement the Affordable
15 Housing Impact Mitigation Program for commercial development and mandatory
16 housing affordability for residential development in the University District; and

17 WHEREAS, increased residential development in the University District will assist in achieving
18 local growth management and housing policies; and

19 WHEREAS, this ordinance provides increased residential development capacity in the form of
20 an increase in the amount of height or floor area allowed by zoning in many areas of the
21 University District; and

1 WHEREAS, the Council has reviewed and considered the Executive's report and
2 recommendations, public testimony made at the public hearing, and other pertinent
3 material regarding the proposed amendments; and

4 WHEREAS, the Council finds that the amendments to be adopted are consistent with the Growth
5 Management Act, and will protect and promote the health, safety, and welfare of the
6 general public; NOW, THEREFORE,

7 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

8 Section 1. The City Council hereby makes the Findings of Fact in Exhibit B to this
9 ordinance.

10 Section 2. The City Council expresses the following intent as to future actions related to
11 this ordinance. The Council is enacting the rezones effected by Section 3 of this ordinance based
12 on an expectation that those rezones are accompanied by requirements to provide a substantial
13 amount of affordable housing. If the imposition of requirements under Chapter 23.58C of the
14 Seattle Municipal Code as contemplated by this ordinance is determined to be unlawful, it is the
15 Council's intent to (1) implement an alternative approach, in connection with some or all of the
16 development capacity provided by the rezones effected by Section 3 of this ordinance, resulting
17 in provision of a substantial amount of affordable housing; (2) take steps to prevent the
18 continuance of the new zoning and increased development capacity in the absence of substantial
19 affordable housing requirements by repealing the rezones effected by Section 3 of this ordinance;
20 and/or (3) take other actions, including a moratorium on some or all development while an
21 alternative approach is implemented.

Section 3. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone land located on pages 60, 61, 78, and 79 of the Official Land Use Map, as shown on Exhibit A, attached to this ordinance.

Section 4. Section 23.30.010 of the Seattle Municipal Code, last amended by Ordinance 124883, is amended as follows:

23.30.010 Classifications for the purpose of this Subtitle III

A. General zoning designations. The zoning classification of land shall include one of the designations in this subsection 23.30.010.A. Only in the case of land designated "RC," the classification shall include both "RC" and one additional multifamily zone designation in this subsection 23.30.010.A.

Zones	Abbreviated
Residential, Single-family 9,600	SF 9600
Residential, Single-family 7,200	SF 7200
Residential, Single-family 5,000	SF 5000
Residential Small Lot	RSL
Residential, Multifamily, Lowrise 1	LR1
Residential, Multifamily, Lowrise 2	LR2
Residential, Multifamily, Lowrise 3	LR3
Residential, Multifamily, Midrise	MR
Residential, Multifamily, Highrise	HR
Residential-Commercial	RC
Neighborhood Commercial 1	NC1
Neighborhood Commercial 2	NC2
Neighborhood Commercial 3	NC3
Master Planned Community - Yesler Terrace	MPC-YT
Seattle Mixed	SM
Seattle Mixed-South Lake Union	SM-SLU
Seattle Mixed-Dravus	SM-D
Seattle Mixed-North Rainier	SM-NR
<u>Seattle Mixed-University District</u>	<u>SM-U</u>
Commercial 1	C1
Commercial 2	C2
Downtown Office Core 1	DOC1
Downtown Office Core 2	DOC2
Downtown Retail Core	DRC

Zones	Abbreviated
Downtown Mixed Commercial	DMC
Downtown Mixed Residential	DMR
Pioneer Square Mixed	PSM
International District Mixed	IDM
International District Residential	IDR
Downtown Harborfront 1	DH1
Downtown Harborfront 2	DH2
Pike Market Mixed	PMM
General Industrial 1	IG1
General Industrial 2	IG2
Industrial Buffer	IB
Industrial Commercial	IC

1
2 B. Suffixes—Height (~~((Limits, Letters))~~) limits, letters, mandatory housing affordability
3 provisions, and (~~((Incentive Provisions))~~) incentive provisions. The zoning (~~((classification))~~)
4 classifications for land subject to some of the designations in subsection 23.30.010.A include one
5 or more numerical suffixes indicating height limit(s) or a range of height limits, or one or more
6 letter suffixes indicating certain overlay districts or designations, or numerical suffixes enclosed
7 in parentheses indicating the application of incentive zoning provisions, or letter suffixes and
8 letter-with-numerical suffixes enclosed in parentheses indicating the application of mandatory
9 housing affordability provisions, or any combination of these. A letter suffix may be included
10 only in accordance with provisions of this (~~((title))~~) Title 23 expressly providing for the addition of
11 the suffix. A zoning classification that includes a numerical or letter suffix or other combinations
12 denotes a different zone than a zoning classification without any suffix or with additional, fewer,
13 or different suffixes. Except where otherwise specifically stated in this (~~((title))~~) Title 23 or where
14 the context otherwise clearly requires, each reference in this (~~((title))~~) Title 23 to any zoning
15 designation in subsection 23.30.010.A without a suffix, or with fewer than the maximum
16 possible number of suffixes, includes any zoning classifications created by the addition to that
17 designation of one or more suffixes.

Section 5. Section 23.45.502 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

23.45.502 Scope of provisions

A. This Chapter 23.45 establishes regulations for the following zones:

1. Lowrise 1 (LR1);

2. Lowrise 2 (LR2);

3. Lowrise 3 (LR3);

4. Midrise (MR) (references to MR zones include the Midrise/85 (MR/85) zone unless otherwise noted); and

5. Highrise (HR).

B. ~~((Multifamily zones))~~ Zones listed in subsection 23.45.502.A and having an incentive zoning suffix are subject to this Chapter 23.45 and Chapter 23.58A, Incentive ~~((provisions))~~ Provisions.

C. Zones listed in subsection 23.45.502.A that have a mandatory housing affordability suffix of either (M), (M1), or (M2) are subject to this Chapter 23.45 and to the provisions of Chapters 23.58B and 23.58C. Specific provisions that apply to zones with a mandatory housing affordability suffix are in Section 23.45.517.

~~((C.))~~ D. Areas in multifamily zones described in subsection 23.76.026.D are vested according to the provisions of subsection 23.76.026.D.

Section 6. A new Section 23.45.509 is added to the Seattle Municipal Code as follows:

23.45.509 Standards applicable to specific areas

A. Resolution of standards conflicts. To the extent there is a conflict between this Section 23.45.509 and other sections of Title 23, the provisions of this Section 23.45.509 apply.

B. University Community Urban Center. The following provisions apply to development in the MR (M1) zone.

1. Lots located in MR (M1) zones are eligible as Landmark TDR and TDP sending sites if the lot meets the definition of the applicable TDR or TDP sending site in Chapter 23.84A and meets all applicable standards in Section 23.58A.042.

2. The maximum amount of TDR and TDP that can be transferred from an eligible sending site shall not exceed an amount of floor area equivalent to the numerical value of the FAR permitted on a lot in a Midrise zone with a mandatory housing affordability suffix as listed in subsection 23.45.517.B.2, multiplied by the lot area of the sending site and minus the sum of any chargeable floor area on the lot plus any TDR and TDP previously transferred.

3. Eligible receiving sites are limited to those lots in SM-U zones specified in subsection 23.48.623.C.

Section 7. Subsections 23.45.510.B and 23.45.510.D of the Seattle Municipal Code, which section was last amended by Ordinance 125163, are amended as follows:

23.45.510 Floor area ratio (FAR) limits

* * *

B. FAR limits in LR zones. FAR limits apply in LR zones as shown in Table A for 23.45.510, provided that if the LR zone designation includes an incentive zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive Provisions, to obtain gross floor area exceeding that allowed by the FAR shown in the suffix designation. In LR zones the following standards apply to the calculation of gross floor area for application of FAR limits:

1. Exterior corridors, breezeways, and stairways that provide building circulation and access to dwelling units or sleeping rooms((s)) are included in gross floor area.

2. Balconies, patios, and decks that are associated with a single dwelling unit or sleeping room and that are not used for common circulation, and ground-level walking paths, are excluded from gross floor area.

3. Common walls separating individual rowhouse and townhouse dwelling units are considered to be exterior walls.

Table A for 23.45.510
FAR in LR ((Zones)) zones¹

Zone	Location	Category of residential use((¹)) ²			
	Outside or inside urban centers, urban villages, and the Station Area Overlay District	Cottage housing developments and single-family dwelling units	Rowhouse developments((²)) ³	Townhouse developments((²)) ³	Apartments((²)) ³
LR1	Either outside or inside	1.1	1.0 or 1.2	0.9 or 1.1	1.0
LR2	Either outside or inside	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
LR3	Outside	1.1	1.2 or 1.4	1.1 or 1.3	1.3 or 1.5((³)) ⁴
	Inside	1.1	1.2 or 1.4	1.2 or 1.4	1.5 or 2.0

Footnotes to Table A for 23.45.510((:))

¹ FAR limits for LR1 zones with a mandatory housing affordability suffix are shown in subsection 23.45.517.B.1.

² If more than one type of residential use is provided on a lot, the FAR limit for each residential use is the higher FAR limit for each residential use in this Table A for 23.45.510 only if the conditions in subsection 23.45.510.C are satisfied for all residential uses on the lot.

((²))³ The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C.

((³))⁴ On lots that abut a street with frequent transit service, the higher FAR limit is 1.6.

* * *

D. FAR limits in MR and HR zones. FAR limits apply to all structures and lots in MR and HR zones as shown in Table B for 23.45.510, provided that if the MR and HR zone designations include an incentive zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive ~~((provisions))~~ Provisions, to obtain gross floor area exceeding that allowed by the FAR shown in the suffix designation.

Table B for 23.45.510

Floor ~~((Area Ratios))~~ area ratios (FAR) in MR and HR zones¹

	MR	HR
Base FAR	3.2	8 on lots 15,000 square feet or less in size; 7 on lots larger than 15,000 square feet
Maximum FAR, allowed pursuant to Chapter 23.58A and Section 23.45.516	4.25	13 for structures 240 feet or less in height; 14 for structures over 240 feet

Footnotes to Table B for 23.45.510

¹The maximum FAR limit for MR zones with a mandatory housing affordability suffix is shown in subsection 23.45.517.B.2.

* * *

Section 8. Section 23.45.512 of the Seattle Municipal Code, last amended by Ordinance 124843, is amended as follows:

23.45.512 Density limits—LR zones

A. The minimum lot area per dwelling unit in LR zones for cottage housing developments, townhouse developments, and apartments~~((s))~~ is shown on Table A for 23.45.512, except as provided in subsections 23.45.512.B, 23.45.512.C, 23.45.512.D, 23.45.512.E, and 23.45.512.G.

Table A for 23.45.512

Density ((Limits)) limits in Lowrise ((Zones)) zones¹

Zone	Units allowed per square foot of lot area by category of residential use((⁽⁴⁾)) ²			
	Cottage housing development((⁽²⁾)) ³ and single-family dwelling unit((⁽⁶⁾)) ⁴	Rowhouse development	Townhouse development((⁽⁴⁾)) ⁵	Apartment((⁽⁵⁾)) ⁶
LR1 ⁶	1/1,600	1/1,600 or ((No)) no limit((⁽³⁾)) ⁷	1/2,200 or 1/1,600	1/2,000 ((Duplexes)) duplexes and ((Triplexes)) triplexes only
LR2	1/1,600	No limit	1/1,600 or ((No)) no limit	1/1,200 or ((No)) no limit
LR3	1/1,600	No limit	1/1,600 or ((No)) no limit	1/800 or ((No)) no limit

Footnotes for Table A for 23.45.512

¹ Density limits for LR1 zones with a mandatory housing affordability suffix are shown in subsection 23.45.517.C.

((⁽⁴⁾))² When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

((⁽²⁾))³ See Section 23.45.531 for specific regulations about cottage housing developments.

((⁽³⁾))⁴ The density limit for rowhouse development in LR1 zones applies only on lots less than 3,000 square feet in size.)

⁴ One single-family residence meeting the standards of subsection 23.45.510.C may be built on a lot that is existing as of April 19, 2011, and has an area of less than 1,600 square feet.

((⁽⁴⁾))⁵ For townhouse developments that meet the standards of subsection 23.45.510.C, the higher density shown is permitted in LR1 zones, and there is no density limit in LR2 and LR3 zones.

((⁽⁵⁾))⁶ For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.

((⁽⁶⁾))⁷ One single-family residence meeting the standards of subsection 23.45.510.C and Section 23.45.526 may be built on a lot that is existing as of April 19, 2011, and has an area of less than 1,600 square feet.)

⁷ The density limit for rowhouse development in LR1 zones applies only on lots less than 3,000 square feet in size.

- 1
- 2 B. Density exception for certain types of low-income multifamily residential uses((:))

1 1. The exception in this subsection 23.45.512.B applies to low-income disabled
2 multifamily residential uses, low-income elderly multifamily residential uses, and low-income
3 elderly/low-income disabled multifamily residential uses, operated by a public agency or a
4 private nonprofit corporation, if they do not qualify for the higher FAR limit shown in Table A
5 for 23.45.510.

6 2. The uses listed in subsection 23.45.512.B.1 shall have a maximum density of
7 one dwelling unit per 400 square feet of lot area if a majority of the dwelling units are designed
8 for and dedicated to tenancies of at least three months, and the dwelling units remain in low-
9 income disabled multifamily residential use, low-income elderly multifamily residential use, or
10 low-income elderly/low-income disabled multifamily residential use for the life of the structure.

11 C. Carriage houses, nursing homes, congregate housing, assisted living facilities, and
12 accessory dwelling units that meet the standards of Section 23.45.545((;)) are exempt from the
13 density limit set in Table A for 23.45.512.

14 D. In LR1 zones no apartment shall contain more than three dwelling units, except as
15 permitted in subsections 23.45.512.E and 23.45.512.G.

16 E. Dwelling unit(s) located in structures built prior to January 1, 1982, as single-family
17 dwelling units that will remain in residential use are exempt from density limits and the
18 provisions of subsection 23.45.512.D.

19 F. If dedication of right-of-way is required, permitted density shall be calculated before
20 the dedication is made.

21 G. Adding ((Units)) units to ((Existing Structures-)) existing structures

22 1. One additional dwelling unit may be added to an existing residential use
23 regardless of the density restrictions in subsections 23.45.512.A, 23.45.512.B, 23.45.512.C, and

23.45.512.D ((above)). An additional unit is allowed only if the proposed additional unit is to be located entirely within an existing structure, and no additional floor area is proposed to be added to the existing structure.

2. For the purposes of this subsection 23.45.512.G, "existing residential uses" are those that were established under permit as of October 31, 2001, or for which a permit has been granted and the permit has not expired on October 31, 2001.

Section 9. Section 23.45.514 of the Seattle Municipal Code, last amended by Ordinance 124803, is amended as follows:

23.45.514 Structure height

A. Subject to the additions and exceptions allowed as set forth in this Section 23.45.514, the height limits for principal structures permitted in LR zones are as shown on Table A for 23.45.514.

Table A for 23.45.514				
Structure ((Height)) height for Lowrise ((Zones)) zones (in ((Feet)) feet)				
Housing type	LR1	LR2	LR3 outside ((Urban Centers, Urban Villages)) urban centers and urban villages, and Station Area Overlay Districts	LR3 in ((Urban Centers, Urban Villages)) urban centers and urban villages, and Station Area Overlay Districts
Cottage housing developments	18	18	18	18
Rowhouse and townhouse developments	30	30	30	30
Apartments	30	30	30	40 ¹
Footnotes for Table A for 23.45.514((:))				
¹ The height limit is 30 feet on the portions of lots that are within 50 feet of a single-family zoned lot, unless the lot in the LR zone is separated from a single-family zoned lot by a street.				

B. The base and maximum height limits for principal structures permitted in MR and HR zones are as shown in Table B for 23.45.514, subject to the additions and exceptions allowed as set forth in this Section 23.45.514.

Table B for 23.45.514

Structure height for MR and HR zones (in feet)¹

	MR	MR/85	HR
Base height limit	60	85	160
Maximum height limit if extra residential floor area is gained under Chapter 23.58A and Section 23.45.516	75	85	240 or 300

Footnotes to Table B for 23.45.514:

¹ Height limits for MR zones with a mandatory housing affordability suffix are in subsection 23.45.517.D.

* * *

Section 10. A new Section 23.45.517 is added to the Seattle Municipal Code as follows:

23.45.517 Multifamily zones with a mandatory housing affordability suffix

The following standards apply to multifamily zones with a mandatory housing affordability suffix, which include (M), (M1), and (M2):

A. Affordable housing requirements. Development is subject to the provisions of Chapters 23.58B and 23.58C.

B. Floor area ratio (FAR)

1. FAR limits for LR1 zones with a mandatory housing affordability suffix are shown in Table A for 23.45.517.

Table A for 23.45.517

FAR limits for LR1 zones with mandatory housing affordability suffix

Zone	Location	Category of residential use ¹			
		Cottage housing developments and single-family dwelling units	Rowhouse developments	Townhouse developments	Apartments
LR1	Outside or inside urban centers, urban villages, and the Station Area Overlay District	1.3	1.3	1.2	1.2

Footnotes to Table A for 23.45.517

¹Accessory dwelling units and detached accessory dwelling units are not subject to the provisions of Chapter 23.58C.

2. The maximum FAR limit for MR zones with a mandatory housing affordability suffix is 4.5.

C. Density limit. The minimum lot area per dwelling unit for cottage housing developments, townhouse developments, and apartments in LR1 zones with a mandatory housing affordability suffix is shown on Table B for 23.45.517. The limit on the number of dwelling units permitted in an apartment in the LR1 zone in subsection 23.45.512.D does not apply to a LR1 zone with a mandatory housing affordability suffix.

Table B for 23.45.517
Density limits in LR1 zones with mandatory housing affordability suffix

Zone	Units allowed per square foot of lot area by category of residential use ^{1, 2}			
	Cottage housing development ³ and single-family dwelling unit ⁴	Rowhouse development	Townhouse development	Apartment
LR1	No limit	No limit	1/1,600	No limit ⁵

Footnotes to Table B for 23.45.517

¹ When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

² Accessory dwelling units and detached accessory dwelling units are not subject to the provisions of Chapter 23.58C.

³ See Section 23.45.531 for specific regulations about cottage housing developments.

⁴ One single-family residence meeting the standards of subsection 23.45.510.C may be built on a lot that is existing as of April 19, 2011, and has an area of less than 1,600 square feet.

⁵ The limit on the number of dwelling units permitted in an apartment in the LR1 zone in subsection 23.45.512.D does not apply to a LR1 zone with a mandatory housing affordability suffix.

D. Structure height. The maximum height limit for principal structures permitted in MR zones with a mandatory housing affordability suffix is 80 feet, subject to the additions and exceptions allowed as set forth in subsections 23.45.514.C, 23.45.514.H, 23.45.514.I, and 23.45.514.J.

E. Green building performance. Applicants for development in LR1 zones with a mandatory housing affordability suffix shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.

Section 11. Section 23.47A.002 of the Seattle Municipal Code, last amended by Ordinance 124969, is amended as follows:

23.47A.002 Scope of provisions

A. This Chapter 23.47A describes the authorized uses and development standards for the following zones:

1. Neighborhood Commercial 1 (NC1);

2. Neighborhood Commercial 2 (NC2);

3. Neighborhood Commercial 3 (NC3);

4. Commercial 1 (C1); and

5. Commercial 2 (C2).

B. ~~((Commercial zones))~~ Zones listed in subsection 23.47A.002.A and having an incentive zoning suffix are subject to this Chapter 23.47A and Chapter 23.58A, Incentive Provisions.

C. Zones listed in subsection 23.47A.002.A that have a mandatory housing affordability suffix of either (M), (M1), or (M2) are subject to this Chapter 23.47A and to the provisions of Chapters 23.58B and 23.58C. Specific provisions for zones with a mandatory housing affordability suffix are in Section 23.47A.017.

~~((C))~~ D. Some land in C zones and NC zones may be regulated by Subtitle III, Division 3, Overlay Districts, of this Title 23.

~~((D))~~ E. Other regulations, including but not limited to major marijuana activity (Section 23.42.058); requirements for streets, alleys, and easements (Chapter 23.53); standards for parking quantity, access, and design (Chapter 23.54); standards for solid waste storage (Chapter 23.54); signs (Chapter 23.55); and methods for measurements (Chapter 23.86) may apply to development proposals. Communication utilities and accessory communication devices, except

as exempted in Section 23.57.002, are subject to the regulations in this Chapter 23.47A and additional regulations in Chapter 23.57, Communications Regulations.

Section 12. Section 23.47A.009 of the Seattle Municipal Code, last amended by Ordinance 125125, is amended as follows:

23.47A.009 Standards applicable to specific areas

A. Resolution of standards conflicts. To the extent there is a conflict between this Section 23.47A.009 and other sections of Title 23, the provisions of this Section 23.47A.009 apply.

B. West Seattle Junction Hub Urban Village. The following provisions apply to development in the NC3 85(4.75) zone.

1. Lot coverage limit. The maximum lot coverage permitted for principal and accessory structures shall not exceed 80 percent on lots 40,000 square feet in size or greater.

2. The total permitted FAR is as identified in subsection ((23.47A.013.F))
23.47A.013.E.

3. Maximum width of structures. The maximum width of all portions of a structure measured parallel to a north-south street lot line is 275 feet.

4. Setback and separation requirements

a. The following standards apply to structures greater than 250 feet in width measured parallel to a north-south street lot line:

1) A minimum separation of 30 feet is required between structures that are adjacent to the same north-south street lot line; and

2) A minimum setback of 15 feet is required from side lot lines that are not street side lot lines and that separate lots that abut the same north-south street lot line; and

3) Structures permitted in required setback and separation areas pursuant to subsections ((23.47A.009.A.4.a)) 23.47A.009.B.4.a and ((23.47A.009.A.4.b)) 23.47A.009.B.4.b are subject to subsection 23.47A.014.E. In addition:

a) Decks with open railings may project up to 5 feet into the required setback or separation area if they are no lower than 20 feet above existing or finished grade. Decks may cover no more than 20 percent of the total setback or separation area.

b) Unenclosed porches or steps for residential units no higher than 4 feet above the grade at the street lot line closest to the porch are permitted.

b. A setback of at least 10 feet from the street lot line is required along non-arterial north-south avenues for at least 25 percent of the lot frontage or 100 feet of the lot frontage, whichever is less.

c. Required setback and areas separating structures identified in subsections ((23.47A.009.A.4.a)) 23.47A.009.B.4.a and ((23.47A.009.A.4.b)) 23.47A.009.B.4.b shall include landscaping, paving, and lighting. Sidewalks for pedestrian access, plazas, or other approved amenity or landscaped areas are permitted in required setback or separation areas.

d. Upper-level setback requirements along SW Alaska Street

1) Structures exceeding 65 feet in height on lots abutting SW Alaska Street between 38th Avenue SW and California Avenue SW shall maintain a minimum setback of 10 feet for that portion of the structure between 45 feet and 55 feet in height.

2) For portions of a structure above 55 feet in height, an additional minimum setback is required at a rate of at least 1 foot of setback for every 5 feet of height that exceeds 55 feet, up to the maximum allowable height.

3) Structures located within 100 feet of Fauntleroy Way SW are exempt from the upper-level setback requirement.

4) Heights in this subsection ((23.47A.009.A.4.d)) 23.47A.009.B.4.d shall be measured from the middle of the street lot line along SW Alaska Street.

* * *

G. University Community Urban Center. The following provisions apply to specified NC zones within the portion of the University Community Urban Center west of 15th Avenue NE.

1. Maximum width and depth limits. The following standards apply to NC zones with a mapped height limit exceeding 40 feet:

a. The maximum width and depth of a structure is 250 feet, except as otherwise provided in this subsection 23.47A.009.G.1. The width and depth limits do not apply to below-grade or partially below-grade stories with street-facing facades that do not extend more than 4 feet above the sidewalk, measured at any point above the sidewalk elevation to the floor above the partially below-grade story, excluding access.

b. For the stories of a structure subject to width and depth limits, all portions of the same story that are horizontally contiguous, including any portions connected by doorways, ramps, bridges, elevated stairways, and other such features, shall be included in the measurement of width and depth. The width and depth limit of stories in separate structures or structures on the same lot that abut but are not internally connected shall be measured separately. Designated Landmark structures and vulnerable masonry structures included on a list promulgated by the Director that are retained on the lot are excluded from the width and depth measurement, whether or not internally or externally connected to a new structure.

1 c. Width and depth limits do not apply to stories of a structure with more
2 than 50 percent of the total gross floor area occupied by any of the following uses:

3 1) Community clubs or community centers;

4 2) Religious facilities;

5 3) Arts facilities;

6 4) Preschool, elementary, or secondary schools; or

7 5) Performing arts theaters.

8 2. Provisions for the transfer of development rights (TDR) and transfer of
9 development potential (TDP)

10 a. Lots located in NC3 and NC3P zones with height limits of 55 feet or
11 greater are eligible as open space, vulnerable masonry structure, or Landmark TDR and TDP
12 sending sites if the lot meets the definition of the applicable TDR or TDP sending site in Chapter
13 23.84A and meets all applicable standards in Section 23.58A.042.

14 b. The maximum amount of TDR and TDP that can be transferred from an
15 eligible sending site shall not exceed an amount of floor area equivalent to the numerical value of
16 the FAR permitted on a lot that is solely occupied by residential uses or non-residential uses in
17 the zone where the sending site is located, as shown on Table A for 23.47A.013 and Table A for
18 23.47A.017 for zones with a mandatory housing affordability suffix, multiplied by the lot area of
19 the sending site and minus the sum of any chargeable floor area on the lot plus any TDR and
20 TDP previously transferred.

21 c. Eligible receiving sites are limited to those lots in SM-U zones specified
22 in subsection 23.48.623.C.

Section 13. Subsection 23.47A.012.A of the Seattle Municipal Code, which section was last amended by Ordinance 125173, is amended as follows:

23.47A.012 Structure height

A. The height limit for structures in NC zones or C zones is ~~((30 feet, 40 feet, 65 feet, 85 feet, 125 feet, or 160 feet,))~~ as designated on the Official Land Use Map, Chapter 23.32.

Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012.

1. In zones with a 30 foot or 40 foot mapped height limit:

a. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:

1) Either:

a) A floor-to-floor height of 13 feet or more is provided for non-residential uses at street level; or

b) A residential use is located on a street-level, street-facing facade, provided that the average height of the exterior facades of any portion of a story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade; and

2) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.

b. The height of a structure may exceed the otherwise applicable limit by up to 7 feet, subject to subsection 23.47A.012.A.1.c, provided all of the following conditions are met:

1) Residential and multipurpose retail sales uses are located in the same structure;

2) The total gross floor area of at least one multi-purpose retail sales use exceeds 12,000 square feet;

3) A floor-to-floor height of 16 feet or more is provided for the multi-purpose retail sales use at street level;

4) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit if a floor-to-floor height of 16 feet were not provided at street level; and

5) The structure is not allowed additional height under subsection 23.47A.012.A.1.a.

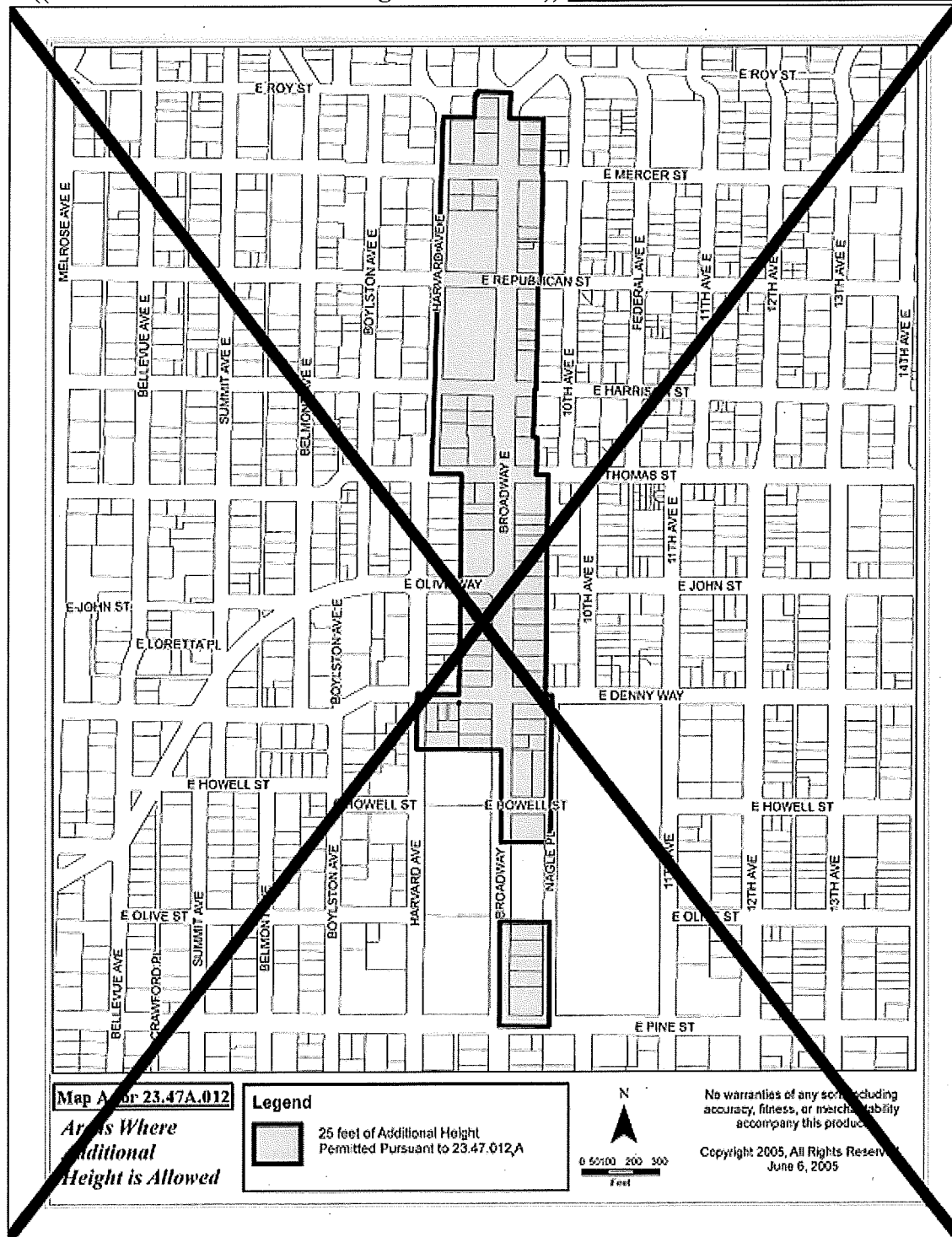
c. The Director shall reduce or deny the additional structure height allowed by this subsection 23.47A.012.A.1 if the additional height would significantly block views from neighboring residential structures of any of the following: Mount Rainier, the Olympic and Cascade Mountains, the downtown skyline, Green Lake, Puget Sound, Lake Washington, Lake Union, or the Ship Canal.

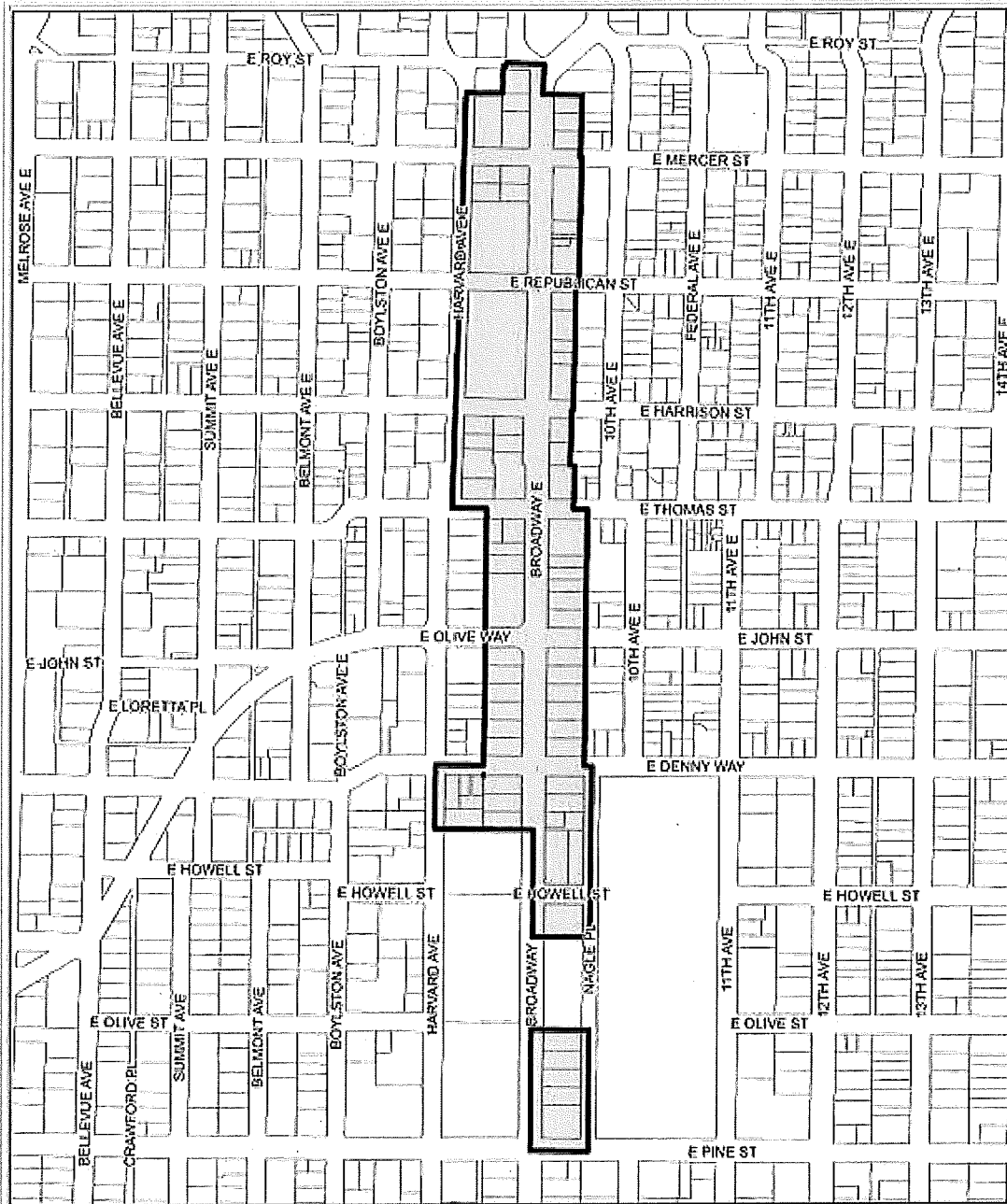
2. For any lot within the designated areas shown on Map A for 23.47A.012, the height limit in NC zones or C zones designated with a 40-foot height limit on the Official Land Use Map may be increased to 65 feet and may contain floor area as permitted for a 65 foot zone, according to Section 23.47A.013, provided that all portions of the structure above 40 feet contain

only residential uses, and provided that no additional height is allowed under subsection
23.47A.012.A.1.

Map A for 23.47A.012

((Areas Where Additional Height Is Allowed)) Areas where additional height is allowed



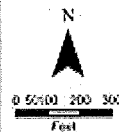


Map A for 23.47A.012
Areas where
additional height is
allowed

Legend



25 feet of Additional Height
Permitted Pursuant to 23.47.012A



No warranties of any sort, including
accuracy, fitness, or merchantability
accompany this product

Copyright 2005, All Rights Reserved,
June 6, 2005

3. Within the Station Area Overlay District within the University Community Urban Center, maximum structure height may be increased to 125 feet when all of the following are met:

a. The lot is within two blocks of a planned or existing light rail station;

b. The proposed use of the lot is functionally related to other office development, permitted prior to 1971, to have over 500,000 square feet of gross floor area to be occupied by a single entity;

c. A transportation management plan for the life of the use includes incentives for light rail and other transit use by the employees of the office use;

d. The development shall provide street-level amenities for pedestrians and shall be designed to promote pedestrian interest, safety, and comfort through features such as landscaping, lighting and transparent facades, as determined by the Director; and

e. This subsection 23.47A.012.A.3 can be used only once for each development that is functionally related.

4. On a lot containing a peat settlement-prone environmentally critical area, the height of a structure may exceed the otherwise applicable height limit and the other height allowances provided by this Section 23.47A.012 by up to 3 feet. In addition, 3 more feet of height may be allowed for any wall of a structure on a sloped lot, provided that on the uphill sides of the structure, the maximum elevation of the structure height shall be no greater than the height allowed by the first sentence of this subsection 23.47A.012.A.4. The Director may apply the allowances in this subsection 23.47A.012.A.4 only if the following conditions are met:

a. The Director finds that locating a story of parking underground is infeasible due to physical site conditions such as a high water table;

b. The Director finds that the additional height allowed for the structure is necessary to accommodate parking located partially below grade that extends no more than 6 feet above existing or finished grade, whichever is lower, and no more than 3 feet above the highest existing or finished grade along the structure footprint, whichever is lower, as measured to the finished floor level above; and

c. Other than the additional story of parking allowed according to this subsection 23.47A.012.A.4, the additional height (~~((allowed for the structure by subsection 23.47A.012.A.4,))~~) shall not allow an additional story beyond the number of stories that could be built under the otherwise applicable height limit.

5. In zones that are located within the Pike/Pine Conservation Overlay District with a mapped height limit of 65 feet, or with a mapped height limit of 40 feet with provisions allowing for additional height up to 65 feet according to subsection 23.47A.012.A.2, the provisions of Section 23.73.014 apply.

* * *

Section 14. Section 23.47A.013 of the Seattle Municipal Code, last amended by Ordinance 125173, is amended as follows:

23.47A.013 Floor area ratio

A. Floor area ratio (FAR) limits apply to all structures and lots in all NC zones and C zones.

1. All gross floor area not exempt under subsection 23.47A.013.D is counted against the maximum gross floor area allowed by the permitted FAR.

2. If there are multiple structures on a lot, the highest FAR limit applicable to any structure on the lot applies to the combined non-exempt gross floor area of all structures on the lot, subject to subsection 23.47A.013.A.4.

3. Except as provided in subsection 23.47A.013.D.7, parking that is within or covered by a structure or portion of a structure and that is within a story that is not underground shall be included in gross floor area calculations.

4. If a lot is in more than one zone, the FAR limit for each zone applies to the portion of the lot located in that zone, and the floor area on the portion of the lot with the lower FAR limit may not exceed the amount that would be permitted if it were a separate lot. If a lot is in both a multifamily zone and a commercial zone, the floor area on the commercial portion of the lot may not exceed the maximum that would be allowed if the commercial portion of the lot were a separate lot.

B. Except as provided in subsections 23.47A.013.C, 23.47A.013.D, 23.47A.013.E, 23.47A.013.F, and 23.47A.013.G, maximum FAR allowed in C zones and NC zones is shown in Table A for 23.47A.013, provided that if the commercial zone designation includes an incentive zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive Provisions, to obtain gross floor area exceeding that allowed by the FAR shown in the suffix designation.

Table A for 23.47A.013

Maximum ((~~Floor Area Ratio~~)) floor area ratio (FAR) outside of the Station Area Overlay District¹

	Height limit (in feet)					
	30	40	65	85	125	160
	Maximum FAR					
1. Total FAR permitted on a lot that is solely occupied by residential use or non-residential use.	2.25	3	4.25	4.5	5	5
2. Total permitted for any single use within a mixed-use structure.	n/a	n/a	4.25	4.5	5	5

Table A for 23.47A.013

Maximum ((Floor Area Ratio)) floor area ratio (FAR) outside of the Station Area Overlay District¹

	Height limit (in feet)					
	30	40	65	85	125	160
	Maximum FAR					
3. Total FAR permitted for all uses on a lot that is occupied by a mix of uses, provided that the FAR limit for either all residential uses or the FAR limit for all non-residential uses shall not exceed the FAR limit established in Row 1.	2.5	3.25	4.75	6	6	7

n/a = not applicable

Footnotes to Table A for 23.47A.013

¹Maximum FAR limits for zones with a mandatory housing affordability suffix are shown on Table A for 23.47A.017.

C. Maximum FAR allowed in NC zones or C zones within the Station Area Overlay District is shown in Table B for 23.47A.013, provided that, if the commercial zone designation includes an incentive zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive Provisions, to obtain gross floor exceeding that allowed by the FAR shown in the suffix designation.

Table B for 23.47A.013

Maximum ((Floor Area Ratio)) floor area ratio (FAR) in the Station Area Overlay District

	Height limit (in feet)					
	30	40	65	85	125	160
Maximum FAR	3	4	5.75	6	6	7

D. The following gross floor area is not counted toward maximum FAR:

1. All underground stories or portions of stories;
2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;

3. Gross floor area of a transit station, including all floor area open to the general public during normal hours of station operation but excluding retail or service establishments to which public access is limited to customers or clients, even where such establishments are primarily intended to serve transit riders;

~~((4. Within the South Lake Union Urban Center, gross floor area occupied by mechanical equipment located on the roof of a structure;~~

~~5. Within the South Lake Union Urban Center, mechanical equipment that is accessory to a research and development laboratory, up to 15 percent of the gross floor area of a structure. The allowance is calculated on the gross floor area of the structure after all space exempt under this subsection 23.47A.013.D is deducted;))~~

~~((6))~~ 4. Within First Hill, on lots zoned NC3(~~(;))~~) with a 160 foot height limit, all gross floor area occupied by a residential use;

~~((7))~~ 5. On a lot containing a peat settlement-prone environmentally critical area, above-grade parking within or covered by a structure or portion of a structure, if the Director finds that locating a story of parking below grade is infeasible due to physical site conditions such as a high water table, if either:

a. ~~((the))~~ The above-grade parking extends no more than 6 feet above existing or finished grade and no more than 3 feet above the highest existing or finished grade along the structure footprint, whichever is lower, as measured to the finished floor level or roof above, pursuant to subsection ~~((23.47A.012.A.5))~~ 23.47A.012.A.3; or

b. ~~((all))~~ All of the following conditions are met:

1) No above-grade parking is exempted by subsection ~~((23.47A.013.D.7.a))~~ 23.47A.013.D.5.a;

2) The parking is accessory to a residential use on the lot;

3) Total parking on the lot does not exceed one space for each residential dwelling unit plus the number of spaces required for non-residential uses; and

4) The amount of gross floor area exempted by this subsection ~~((23.47A.013.D.7.b))~~ 23.47A.013.D.5.b does not exceed 25 percent of the area of the lot in zones with a height limit less than 65 feet, or 50 percent of the area of the lot in zones with a height limit 65 feet or greater; and

~~((8))~~ 6. Rooftop greenhouse areas meeting the standards of ~~((subsection))~~ subsections 23.47A.012.C.6 and 23.47A.012.C.7.

E. Within the Station Area Overlay District within the University Community Urban Center, for office structures permitted prior to 1971, the area of the lot for purposes of calculating permitted FAR is the tax parcel created prior to the adoption of Ordinance 121846 on which the existing structure is located, provided the office structure is to be part of a functionally related development occupied by a single entity with over 500,000 square feet of area in office use. The floor area of above grade pedestrian access is exempt from the FAR calculations of this subsection 23.47A.013.E, and the maximum permitted FAR is 8.

F. Within the West Seattle Junction Hub Urban Village, on lots zoned NC3 85(4.75), the total permitted FAR for all uses within a mixed-use structure containing residential and non-residential uses is 5.5.

G. Within the portion of the Greenwood Residential Urban Village, on lots zoned NC2 40 that are located abutting NW 85th Street between 1st Avenue NW and 3rd Avenue NW, the total permitted FAR within a mixed-use structure containing residential and non-residential uses is 4.

H. Minimum FAR

1. A minimum FAR shown in Table C for 23.47A.013 is required whenever more than 1,000 square feet of gross floor area is added to or removed from a lot located in:

a. a pedestrian-designated zone in an (~~Urban Center, Urban Village~~) urban center, urban village, or Station Area Overlay District; or

b. the Northgate Overlay District and abutting a Major Pedestrian Street as shown on Map A for 23.71.004.

Table C for 23.47A.013

Minimum (~~Floor Area Ratio~~) floor area ratio (FAR)¹

Height limit (in feet)	30	40	65	85	125	160
Minimum FAR	1.5	1.5	2	2	2.5	2.5

Footnotes to Table C for 23.47A.013

¹Minimum floor area ratios for zones with a mandatory affordable housing suffix are shown on Table B for 23.47A.017.

2. The minimum FAR requirement provided in subsection 23.47A.013.H.1 does not apply if:

a. (~~additional~~) Additional floor area is added to an existing structure on a lot that is nonconforming with respect to the minimum FAR shown in Table C for 23.47A.013;

b. (~~the~~) The lot is larger than five acres;

c. (~~all~~) All existing gross floor area is demolished to create a vacant lot;

or

d. (~~parks~~) Parks and open space is the principal use of the lot.

3. Portions of the lot designated as a steep slope, wetland, or riparian corridor or as a buffer to one of these areas, as defined in Chapter 25.09, shall not be included when calculating lot size for the purpose of determining the minimum FAR requirement provided in subsection 23.47A.013.H.1.

1 4. The Director, in consultation with the Director of the Department of
2 Neighborhoods, may waive the minimum FAR requirement provided in subsection
3 23.47A.013.H.1 for lots that contain a designated Landmark, or for lots within a Landmark
4 District pursuant to Title 25 or within a Special Review District pursuant to Chapter 23.66, if the
5 Director determines a waiver is necessary to preserve the integrity of a Landmark or meet
6 adopted District design and development guidelines.

7 5. The Director may waive the minimum FAR requirement provided in subsection
8 23.47A.013.H.1 for lots within the Pike/Pine Conservation Overlay District pursuant to Chapter
9 23.32, if the Director determines that the proposed development promotes neighborhood
10 conservation objectives.

11 6. The following gross floor area is not counted toward the minimum FAR
12 requirement provided in subsection 23.47A.013.H.1:

- 13 a. Gross floor area below grade; and
14 b. Gross floor area containing parking.

15 7. In zones with an incentive zoning suffix, the minimum FAR requirement is the
16 FAR indicated by the incentive zoning suffix if that FAR is less than the FAR required by
17 subsection 23.47A.013.H.1.

18 Section 15. A new Section 23.47A.017 is added to the Seattle Municipal Code as
19 follows:

20 **23.47A.017 Commercial zones with a mandatory housing affordability suffix**

21 The following standards apply to NC zones with a mandatory housing affordability suffix of
22 either (M), (M1), or (M2):

A. Affordable housing requirements. Development is subject to the provisions of Chapters 23.58B and 23.58C.

B. Floor area ratio (FAR). The maximum FAR allowed in NC zones with a mandatory housing affordability suffix is shown on Table A for 23.47A.017.

Table A for 23.47A.017

Maximum floor area ratio (FAR) for NC zones with a mandatory housing affordability suffix

Height limit (in feet)	30	40	55	75
Maximum FAR ¹	2.5	3	3.75	5.5

Footnote to Table A for 23.47A.017

¹ Total FAR permitted for all uses on a lot

C. Minimum FAR. The minimum FAR required in NC zones with a mandatory housing affordability suffix is shown on Table B for 23.47A.017.

Table B for 23.47A.017

Minimum floor area ratio (FAR) for NC zones with a mandatory housing affordability suffix

Height limit (in feet)	30	40	55	75
Minimum FAR	1.5	1.5	1.5	2

Section 16. Section 23.48.002 of the Seattle Municipal Code, last amended by Ordinance 124969, is amended as follows:

23.48.002 Scope of provisions

A. This Chapter 23.48 identifies uses that are or may be permitted in Seattle Mixed (SM) zones and establishes development standards. The SM zone boundaries are shown on the Official Land Use Map. ~~((As))~~ SM zone designations for specific geographic areas are identified in Table A for 23.48.002((;)). ~~((the))~~ The SM-SLU designation with a height limit suffix may be applied to SM zoned land in the South Lake Union ~~((area))~~ Urban Center. The SM-D designation with a

height limit range may be applied to SM zoned land in the West Dravus area. The SM-NR designation with a height limit suffix may be applied to SM zoned land in the North Rainier area. The SM-U designation with a height limit suffix may be applied to SM-U zoned land in the University Community Urban Center.

Table A for 23.48.002 SM ((Zone Designations)) <u>zone designations for geographic areas</u>	
Zone designation	Geographic ((location)) <u>area</u>
SM-SLU	South Lake Union <u>Urban Center</u>
SM-D	West Dravus <u>area</u>
SM-NR	North Rainier <u>area</u>
<u>SM-U</u>	<u>University Community Urban Center</u>

B. The provisions of this Subchapter I ((for)) of Chapter 23.48 ((apply in)) are applicable to all SM zones ((and supplemental)) , including SM zones in geographic areas shown on Table A for 23.48.002. Supplemental regulations for ((designated)) SM zones in specific geographic areas are provided for in the subsequent subchapters of this Chapter 23.48. To the extent provisions in a supplemental subchapter conflict with provisions in this Subchapter I, the provisions of the supplemental subchapter ((apply)) shall prevail.

* * *

Section 17. Subsection 23.48.005.D of the Seattle Municipal Code, which section was last amended by Ordinance 124969, is amended as follows:

23.48.005 Uses

* * *

D. Required street-level uses

1. One or more of the following uses listed in this subsection 23.48.005.D.1 are required at street level ((on all lots)) along the street-facing facade abutting streets designated as

Class 1 Pedestrian Streets shown on Map A for 23.48.240, except as required in subsection

~~((23.48.205.A))~~ 23.48.205.C ~~((The following uses qualify as required street-level uses))~~:

a. General sales and service uses;

b. Eating and drinking establishments;

c. Entertainment uses;

d. Public libraries;

e. Public parks; ~~((and))~~

f. Arts facilities;

g. Religious facilities; and

h. Light rail transit stations.

2. Standards for required street-level uses. Required street-level uses shall meet the development standards in subsection 23.48.040.C, and any additional standards for SM zones in specific geographic areas in the applicable subchapter of this Chapter 23.48.

Section 18. Section 23.48.020 of the Seattle Municipal Code, enacted by Ordinance 124883, is amended as follows:

23.48.020 Floor area ratio (FAR)

A. General provisions

1. All gross floor area not exempt under subsection 23.48.020.D counts toward the ~~((maximum))~~ gross floor area allowed under the FAR limits.

2. The applicable FAR limit applies to the total non-exempt gross floor area of all structures on the lot.

3. If a lot is in more than one zone, the FAR limit for each zone applies to the portion of the lot located in that zone.

B. FAR limits ~~((in SM zones))~~. The FAR limits for SM zones, excluding SM zones in specific geographic areas as set forth in the applicable subchapter of this Chapter 23.48, ((FAR limits in SM zones, excluding SM zones within South Lake Union Urban Center, Dravus, and North Rainier Urban Village,)) are shown in Table A for 23.48.020.

Table A for 23.48.020
SM FAR ~~((Limits))~~ limits

Zone	FAR limits for all uses ⁽¹⁾	
	Base	Maximum ¹
SM 40	3	3.5
SM 65	3.5	5
SM 85 ²	4.5	6
SM 125	5	8
SM 160	5	9
SM 240	6	13

Footnotes to Table A for 23.48.020~~((:))~~

¹~~((Within the area shown on Map A for 23.48.020, all gross floor area occupied by a residential use is exempt from FAR calculations. To achieve maximum FAR, see subsection 23.48.020.C for requirements))~~ See subsection 23.48.020.C for requirements for achieving maximum FAR.

²In the SM 85 zone within the area shown on Map A for 23.48.020, residential uses are ((not subject to the base FAR limit)) exempt from FAR calculations.

C. ~~((All))~~ In the zones shown on Table A for 23.48.020, all non-exempt ((non-residential)) floor area above the base FAR is considered extra floor area. Extra floor area may be obtained, up to the maximum FAR, only through the provision of public amenities ~~((meeting the standards of))~~ according to Section 23.48.021 and Chapter 23.58A.

1 D. Floor area exempt from FAR calculations. ~~((1-))~~ The following floor area is exempt
2 from ~~((maximum))~~ FAR calculations in all SM zones, including SM zone designations for a
3 specific geographic area:

4 ((a)) 1. All underground stories or portions of stories.

5 ((b)) 2. Portions of a story that extend no more than 4 feet above existing or
6 finished grade, whichever is lower, excluding access.

7 ((c)) 3. As an allowance for mechanical equipment, in any structure 65 feet in
8 height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from
9 FAR calculations. Calculation of the allowance includes the remaining gross floor area after all
10 exempt space allowed in this subsection 23.48.020.D has been deducted. Mechanical equipment
11 located on the roof of a structure, whether enclosed or not, is not included as part of the
12 calculation of total gross floor area.

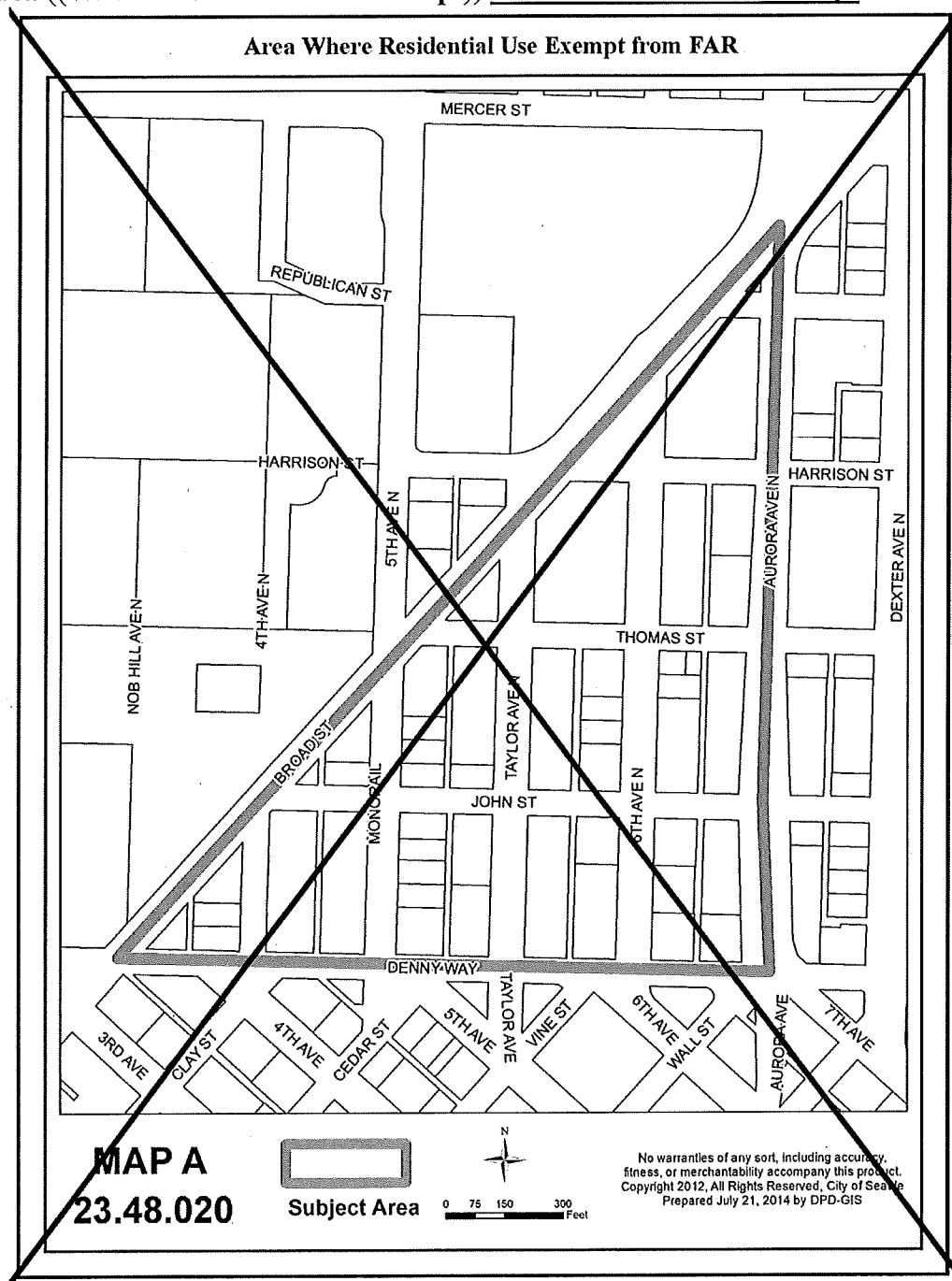
13 ((d)) 4. All gross floor area for solar collectors and wind-driven power generators.

14 ~~((2. In the SM 85 zone shown on Map A for 23.48.020, all gross floor area~~
15 ~~occupied by a residential use is exempt from FAR calculations.~~

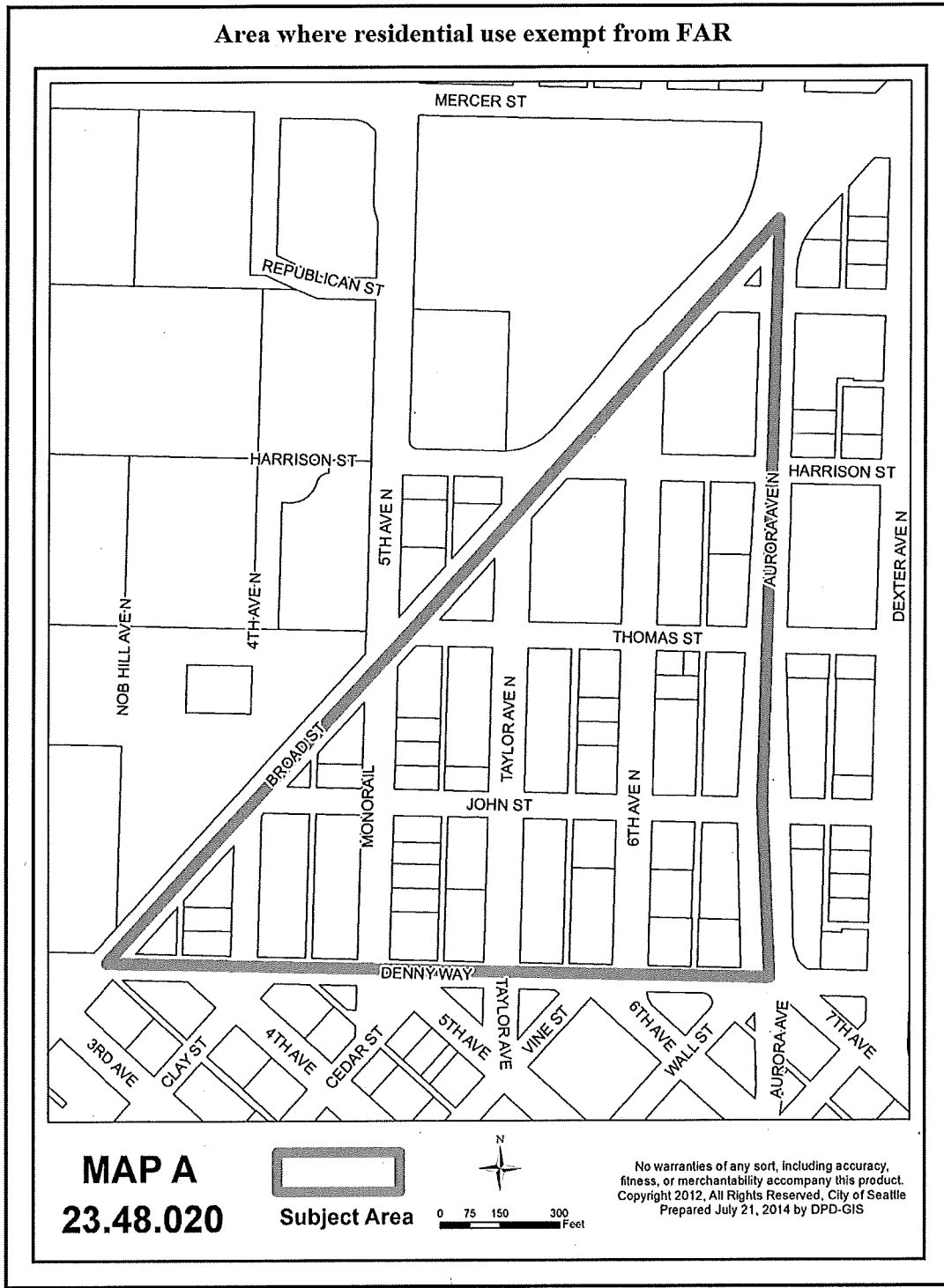
16 ~~3. Additional floor area that is exempt from FAR calculations in specific SM~~
17 ~~designations is identified in the applicable subchapter of Chapter 23.48.))~~

1
2

Map A for 23.48.020
Area ((Where Residential Use Exempt)) where residential use exempt from FAR



3



E. Minimum FAR

1. A minimum FAR shown in Table B for 23.48.020 is required whenever more than 1,000 square feet of gross floor area is added to or removed from a lot located in a Station Area Overlay District ~~((and))~~ or on a lot abutting a Class 1 or Class 2 Pedestrian Street or a Neighborhood Green Street, as shown on Map A for 23.48.240 for SM-SLU zones, Map A for 23.48.440 for SM-NR zones, and Map A for 23.48.640 for SM-U zones.

Table B for 23.48.020
Minimum FAR

Height ((Limit)) limit (in feet)	40 ((feet))	65 ((feet)) , 75, 85, or 95	((85 feet))	125 ((feet)) or 160	((160 feet))	240 ((feet)) or greater
Minimum FAR	1.5	2	((2))	2.5	((2.5))	3

2. The minimum FAR requirement provided in subsection 23.48.020.E.1 does not apply if:

a. ~~((additional))~~ Additional floor area is added to an existing structure on a lot that is nonconforming with respect to the minimum FAR shown in Table B for 23.48.020;

b. ~~((the))~~ The lot is larger than five acres;

c. ~~((all))~~ All existing gross floor area is demolished to create a vacant lot;

or

d. ~~((parks))~~ Parks and open space is the principal use of the lot.

3. Portions of the lot designated as a steep slope, wetland, or riparian corridor or as a buffer to one of these areas, as defined in Chapter 25.09, are not included when calculating lot size for the purpose of determining the minimum FAR requirement provided in subsection 23.48.020.E.1.

4. The Director, in consultation with the Director of the Department of Neighborhoods, may waive the minimum FAR requirement in subsection 23.48.020.E.1 for lots

that contain a designated Landmark, or for lots within a Landmark District pursuant to Title 25 or within a Special Review District pursuant to Chapter 23.66, if the Director determines a waiver is necessary to preserve the integrity of a Landmark or meet adopted District design and development guidelines.

5. ~~((The following))~~ All gross floor area is ~~((not))~~ counted toward the minimum FAR requirement provided in subsection 23.48.020.E.1, except the following:

a. Gross floor area below grade, including all underground stories or portions of stories; and

b. Gross floor area containing parking.

Section 19. Section 23.48.021 of the Seattle Municipal Code, last amended by Ordinance 125163, is amended as follows:

23.48.021 Extra floor area in Seattle Mixed zones

A. General

1. ~~((Except pursuant to Sections 23.48.221 and Section 23.48.421, development containing))~~ Development achieving extra floor area ~~((obtained))~~ under Section 23.48.020 or Section 23.48.025 shall provide public amenities according to the standards of this Section 23.48.021 and Chapter 23.58A. If the development is not located within an adopted Local Infrastructure Project Area as per Map A for 23.58A.044, extra floor area shall be achieved through the requirements of subsection 23.48.021.B. If the development is located within an adopted Local Infrastructure Project Area, extra floor area shall be achieved through the requirements of subsection 23.48.021.C.

2. Development achieving extra floor area in an SM zone designation for a specific geographic area shall meet the conditions of this Section 23.48.021 and provide public

1 amenities according to the standards of this Section 23.48.021 and Chapter 23.58A, except where
2 supplemented in the applicable subchapter.

3 ((2))3. Definitions in Section 23.58A.004 apply in this Section 23.48.021 unless
4 otherwise specified.

5 B. Calculation outside of ((an adopted Local Infrastructure Project Area)) specific areas

6 1. Means to achieve extra residential floor area. If the maximum height limit for
7 residential use is 85 feet or lower or the lot is located outside of the South Lake Union Urban
8 Center, SM-U zones, and the Mount Baker Station Area Overlay District, the applicant shall use
9 bonus residential floor area for affordable housing pursuant to Section 23.58A.014 to achieve all
10 extra residential floor area on the lot.

11 2. Means to achieve extra non-residential floor area. If the maximum height limit
12 for non-residential use is 85 feet or lower or the lot is located outside of the South Lake Union
13 Urban Center, SM-U zones, and the Mount Baker Station Area Overlay District, the applicant
14 shall use bonus non-residential floor area for affordable housing and child care pursuant to
15 Section 23.58A.024 to achieve all extra non-residential floor area on the lot.

16 C. Calculation within an adopted Local Infrastructure Project Area

17 1. Means to achieve extra residential floor area. If the maximum height limit for
18 residential use is 85 feet or lower, the applicant shall use bonus residential floor area for
19 affordable housing pursuant to Section 23.58A.014 to achieve all extra residential floor area on
20 the lot. If the maximum height limit for residential use is greater than 85 feet, the applicant shall:

21 a. ((achieve)) Achieve 60 percent of the extra residential floor area on the
22 lot by using bonus residential floor area for affordable housing pursuant to Section 23.58A.014;
23 and

1 b. ~~((achieve))~~ Achieve 40 percent of extra residential floor area by
2 acquiring regional development credits pursuant to Section 23.58A.044, except that a
3 development that is located in the area bounded by Thomas Street to the north, Denny Way to
4 the south, Terry Avenue N to the west and Boren Avenue N to the east, on a lot that has slopes of
5 ten percent or more, may achieve 20 percent of extra residential floor area by acquiring regional
6 development credits pursuant to Section 23.58A.044 and 20 percent of extra residential floor
7 area by providing public amenities consisting of a mid-block corridor, a hillclimb assist and a
8 public viewpoint that meet the following standards:

9 1) The mid-block corridor, hillclimb assist, and public viewpoint
10 may be used to achieve extra residential floor area according to a ratio of 20 square feet of extra
11 residential floor area per 1 square foot of qualifying mid-block corridor, hillclimb assist, and
12 public viewpoint area.

13 2) The amenities shall meet the general eligibility conditions for
14 amenity features in the Downtown Amenity Standards and the standards in subsections
15 ~~((23.58A.040.C.4.g, 23.58A.040.C.4.h, and 23.58A.040.C.4.i))~~ 23.58A.040.C.5.g,
16 23.58A.040.C.5.h, and 23.58A.040.C.5.i; provided that the mid-block corridor, hillclimb assist,
17 and public viewpoint shall be considered open space amenity features for purposes of the general
18 eligibility conditions for amenity features in the Downtown Amenity Standards.

19 3) The mid-block corridor shall:

20 ~~((a.))~~ a) ~~((be))~~ Be consistent with the size and coverage
21 requirements, and the landscaping and lighting guidelines, for mid-block corridors in the
22 Downtown Amenity Standards;

((b-)) b ((provide)) Provide a continuous direct route connecting Terry Avenue N and Boren Avenue N; and

((e-)) c) ((incorporate)) Incorporate a mechanical conveyance, such as an elevator, for conveying pedestrians up the vertical distance between the elevations of Terry Avenue N and Boren Avenue N.

4) The hillclimb assist shall:

((a.)) a) ((be)) Be consistent with the eligibility conditions for hillclimb assists in the Downtown Amenity Standards, except that an elevator may qualify as the required mechanical conveyance.

((b.)) b) ((be)) Be consistent with the guideline requirements for hillclimb assists in the Downtown Amenity Standards except that at least 65 percent of the travel path must be open to the sky; and any covered portions of the corridor must have a minimum height of 13 feet between the ground and any overhead projection or overhanging structure.

5) The viewpoint shall provide public views of significant natural and human-made features, and shall meet the requirements for an additional open space area abutting the mid-block corridor specified in the Downtown Amenity Standards.

6) Only one lot may achieve 20 percent of extra residential floor area by providing public amenities consisting of a mid-block corridor and a public view point pursuant to this subsection 23.48.021.C.1.b.

2. Means to achieve extra non-residential floor area. If the maximum height limit for non-residential use is 85 feet or lower, the applicant shall use bonus non-residential floor area for affordable housing and child care pursuant to Section 23.58A.024 to achieve all extra non-

residential floor area on the lot. If the maximum height limit for non-residential use is greater than 85 feet, the applicant shall:

a. ~~((achieve))~~ Achieve 75 percent of the extra non-residential floor area on the lot by using bonus non-residential floor area for affordable housing and child care pursuant to Section 23.58A.024, or housing transferable development rights (TDR) pursuant to subsection 23.48.221.A and Section 23.58A.042, or both; and

b. ~~((achieve))~~ Achieve 25 percent of extra non-residential floor area by acquiring regional development credits pursuant to Section 23.58A.044.

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

1. ~~((Leadership in Energy and Environmental Design (LEED) requirement))~~
Green building performance. The applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.

2. Transportation Management Program (TMP). The applicant will provide a TMP for non-residential development, consistent with requirements for TMPs in any applicable Director's ~~((Rule))~~ rule, that demonstrates, to the satisfaction of the Director in consultation with the Director of Transportation, that no more than 40 percent of trips to and from the development will be made using single-occupant vehicles (SOVs). The TMP shall be submitted with the Master Use Permit application.

a. For purposes of measuring the percent of trips to and from the development made using SOVs in the TMP, the number of SOV trips shall be calculated for the

p.m. peak hour in which an applicant expects the largest number of vehicle trips to be made by employees at the site (the p.m. peak hour of the generator).

b. Compliance with this subsection 23.48.021.D.2 does not affect the responsibility of any employer to comply with Seattle's Commute Trip Reduction (CTR) Ordinance.

Section 20. Subsection 23.48.025.A of the Seattle Municipal Code, which section was enacted by Ordinance 124883, is amended as follows:

23.48.025 Structure height

A. ~~((Base and maximum height))~~ Height limits

1. The height limits for structures in the SM zones are ~~((40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, or 400 feet))~~ as shown on the Official Land Use Map, Chapter 23.32, except as otherwise provided in this Section 23.48.025 or in the applicable subchapters of this Chapter 23.48 for SM zone designations for specific geographic areas shown in Table A for 23.48.002. In certain zones, as specified in this Section 23.48.025, the maximum structure height is allowed only for particular uses or only under specified conditions, or both. Where height limits are established for portions of a structure that contain specified types of uses, the applicable height limit for the structure is the highest applicable height limit for the types of uses in the structure, unless otherwise specified.

2. In the SM-SLU, SM-D, and SM-NR zones, the applicable height limit for portions of a structure that contain non-residential and live-work uses is shown as the first figure after the zone designation, and the base height limit for portions of a structure in residential use is shown as the first figure following the "/". The third figure shown is the maximum residential

height limit. Within zones that have an incentive zoning suffix, the number in the suffix is the base FAR.

* * *

Section 21. Section 23.48.040 of the Seattle Municipal Code, enacted by Ordinance 124883, is amended as follows:

23.48.040 Street-level development standards

~~((The following street-level development standards apply to Class 1 or Class 2 Pedestrian streets shown on Map A for 23.48.240 and Map A for 23.48.440.))~~

A. ~~((General))~~ Street-facing facade requirements. ~~((General))~~ For SM zones in the SM-SLU and SM-NR geographic areas, the following street-facing facade requirements apply to facades facing Class 1 and Class 2 Pedestrian ((streets)) Streets, Neighborhood Green Streets, and all other streets, as shown on Map A for 23.48.240 and Map A for 23.48.440((?)):

1. Primary pedestrian entrance. Each new structure facing a Class 1 Pedestrian ~~((street))~~ Street is required to provide a primary building entrance for pedestrians from the street or a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade.

2. Minimum facade height. A minimum facade height is required for the street-facing facades of new structures, unless all portions of the structure are lower than the required minimum facade height listed below.

a. On Class 1 Pedestrian Streets the minimum height for street-facing facades is 45 feet.

b. On Class 2 Pedestrian Streets and Neighborhood Green Streets the minimum height for street-facing facades is 25 feet.

c. On all other streets, the minimum height for street-facing facades is 15 feet.

B. Transparency and blank facade requirements. The provisions of this subsection 23.48.040.B apply to the area of a street-facing facade between 2 feet and 8 feet above a sidewalk, as shown on ~~((f))~~Exhibit A for 23.48.040~~(() pursuant to subsection 23.48.040.B.1))~~, but do not apply to portions of a structure in residential use or, within the SM-U district, to portions of a structure in use as a light rail transit station.

Exhibit A for 23.48.040
Area ~~((Where Transparency))~~ where transparency and ~~((Blank Facade Requirements Apply))~~ blank facade requirements apply to ~~((Structures))~~ structure

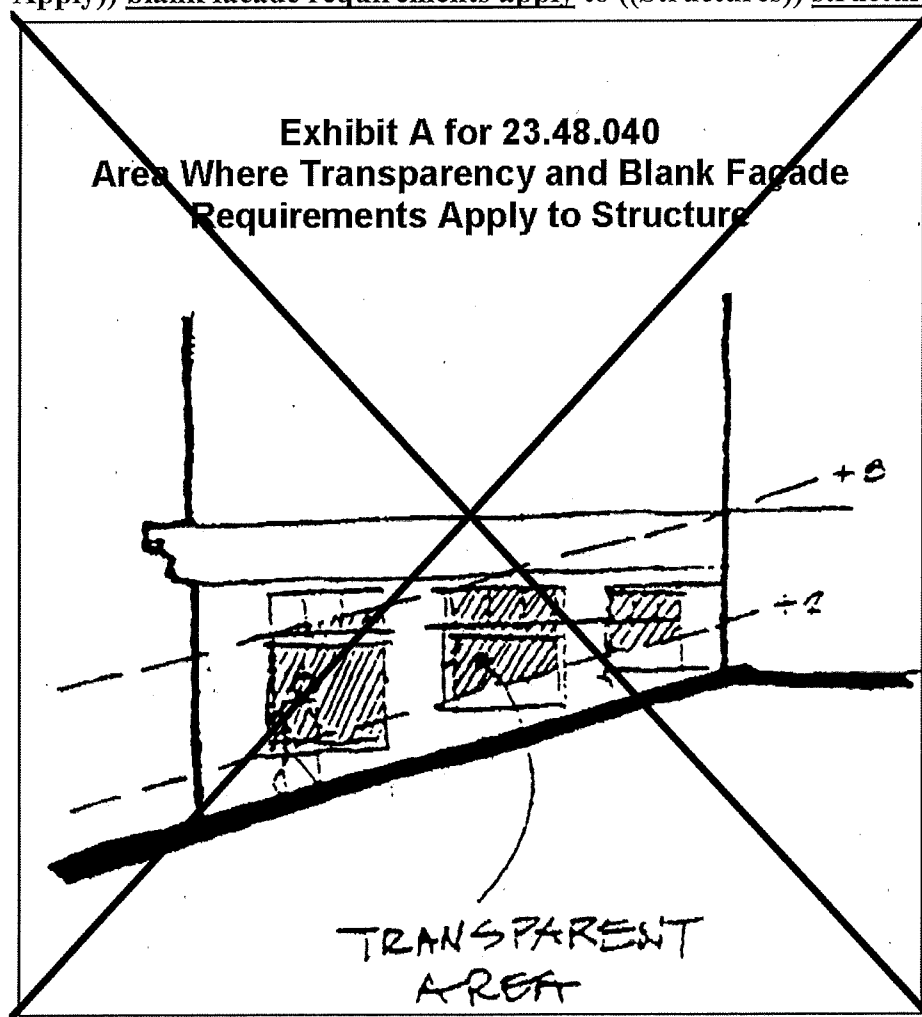
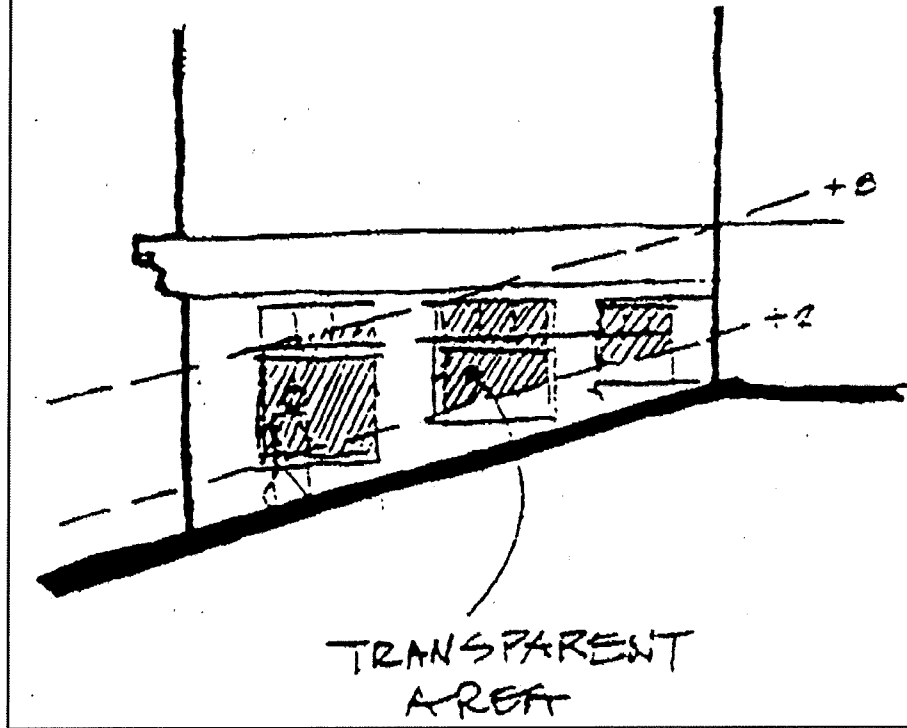


Exhibit A for 23.48.040
Area where transparency and blank facade requirements
apply to structure



((1. Transparency requirements apply to all street-facing, street-level facades, except for portions of structures in residential use as follows:

a. For Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets, shown on Map A for 23.48.240 and Map A for 23.48.440, a minimum of 60 percent of the street-facing facade must be transparent.

b. For all other streets, a minimum of 30 percent of the street-facing facade must be transparent.

c. If the slope of the street frontage of the facade exceeds 7.5 percent, the required amount of transparency shall be reduced to 45 percent of the street-facing facade on

~~Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets and 22 percent of the street-facing facade on all other streets.~~

~~d. Only clear or lightly tinted glass in windows, doors, and display windows are considered transparent. Transparent areas shall be designed and maintained to provide views into and out of the structure. Except for institutional uses, no permanent signage, window tinting or treatments, shelving, other furnishings, fixtures, equipment, or stored items shall completely block views into and out of the structure between 4 feet and 7 feet above adjacent grade. The installation of temporary signs or displays that completely block views may be allowed if such temporary sign complies with subsection 23.55.012.B.~~

~~2. Blank facade limits. Any portion of the facade that is not transparent is considered to be a blank facade.~~

~~a. Blank facade limits for Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets.~~

~~1) Blank facades shall be limited to segments 15 feet wide, except for garage doors, which may be wider than 15 feet. Blank facade width may be increased to 30 feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest. The width of garage doors shall be limited to the width of the driveway plus 5 feet.~~

~~2) Any blank segments of the facade shall be separated by transparent areas at least 2 feet wide.~~

~~3) The total of all blank facade segments, including garage doors, shall not exceed 40 percent of the street facade of the structure on each street frontage; or 55 percent if the slope of the street frontage of the facade exceeds 7.5 percent.~~

~~b. Blank facade limits for all other streets not specified in subsection
23.48.240.B.2.a or Section 23.48.440.~~

~~1) Blank facades are limited to segments 30 feet wide, except for
garage doors which may be wider than 30 feet. Blank facade width may be increased to 60 feet if
the Director determines that the facade is enhanced by architectural detailing, artwork,
landscaping, or other similar features that have visual interest. The width of garage doors shall be
limited to the width of the driveway plus 5 feet.~~

~~2) Any blank segments of the facade shall be separated by
transparent areas at least 2 feet wide.~~

~~3) The total of all blank facade segments, including garage doors,
shall not exceed 70 percent of the street facade of the structure on each street frontage; or 78
percent if the slope of the street frontage of the facade exceeds 7.5 percent.~~

~~c. Blank facade limits do not apply to portions of structures in residential
use.))~~

1. Transparency requirements

a. In SM zones in the SM-SLU, SM-NR, and SM-U geographic areas, on
Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets, a minimum of 60
percent of the street-facing facade must be transparent, except that if the slope of the street
frontage of the facade exceeds 7.5 percent, the required amount of transparency shall be reduced
to 45 percent of the street-facing facade.

b. In all SM zones either within or outside specific geographic areas, for
all other streets not specified in subsection 23.48.040.B.1.a, a minimum of 30 percent of the
street-facing facade must be transparent, except that if the slope of the street frontage of the

1 facade exceeds 7.5 percent, the minimum amount of transparency required shall be reduced to 22
2 percent of the street-facing facade.

3 c. Only clear or lightly tinted glass in windows, doors, and display
4 windows is considered transparent. Transparent areas shall be designed and maintained to
5 provide views into and out of the structure. Except for institutional uses, no permanent signage,
6 window tinting or treatments, shelving, other furnishings, fixtures, equipment, or stored items
7 shall completely block views into and out of the structure between 4 feet and 7 feet above
8 adjacent grade. The installation of temporary signs or displays that completely block views may
9 be allowed if such temporary installations comply with subsection 23.55.012.B.

10 2. Blank facade limits. Any portion of the street-facing facade that is not
11 transparent is considered to be a blank facade and is subject to the following:

12 a. In SM zones in the SM-SLU, SM-NR, and SM-U geographic areas, for
13 facades facing Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets, the
14 following apply:

15 1) Blank facades are limited to segments 15 feet wide, except
16 segments with garage doors, which may exceed a width of 15 feet and may be as wide as the
17 driveway plus 5 feet. Blank facade width may be increased to 30 feet if the Director determines
18 that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar
19 features that have visual interest.

20 2) The total width of all blank facade segments, including garage
21 doors, shall not exceed 40 percent of the width of the street-facing facade of the structure on each
22 street frontage, or 55 percent of the width of the street-facing facade if the slope of the street
23 frontage of the facade exceeds 7.5 percent.

b. In all SM zones either within or outside specific geographic areas, all other streets not specified in subsection 23.48.040.B.2.a are subject to the following:

1) Blank facades are limited to segments 30 feet wide, except for garage doors, which may be exceed a width of 30 feet and may be as wide as the driveway plus 5 feet. Blank facade width may be increased to 60 feet if the Director determines as a Type I decision that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.

2) The total width of all blank facade segments, including garage doors, shall not exceed 70 percent of the width of the street-facing facade of the structure on each street frontage; or 78 percent if the slope of the street frontage of the facade exceeds 7.5 percent.

c. Any blank segment of a street-facing facade shall be separated by transparent areas that are at least 2 feet wide.

C. Development standards for required street-level uses. Street-level uses that are required by subsection 23.48.005.D or 23.48.605.C, and street-level uses exempt from FAR calculations under the provisions of subsection 23.48.220.B.2 or 23.48.620.B.2, whether required or not, shall meet the following development standards:

~~((1)-A))~~ 1. Where street-level uses are required, a minimum of 75 percent of the street-facing facade of each street frontage requiring street-level uses shall be occupied by uses listed in subsection 23.48.005.D.1 ((at street level on all lots abutting streets designated as Class 1 Pedestrian Streets shown on Map A for 23.48.240 and Map A for 23.48.440)). The remaining street-facing facade may contain other permitted uses or pedestrian or vehicular entrances.

1 2. There is no minimum frontage requirement for street-level uses provided at
2 locations where they are not required but are exempt from FAR calculations under the provisions
3 of subsection 23.48.220.B.2 or 23.48.620.B.2.

4 ~~((2))~~ 3. The space occupied by street-level uses shall have a minimum floor-to-
5 floor height of 13 feet and extend at least 30 feet in depth at street level from the street-front
6 facade.

7 4. If the minimum requirements of subsection 23.48.040.C.1 and the depth
8 requirements of subsection 23.48.040.C.2 would require more than 50 percent of the structure's
9 footprint to be occupied by required uses in subsection 23.48.005.D, the Director may modify the
10 street-facing facade or depth requirements, or both, so that no more than 50 percent of the
11 structure's footprint is required to be occupied by the required uses in subsection 23.48.005.D.

12 ~~((3))~~ 5. Street-level uses shall be located within 10 feet of the street lot line,
13 except ((that if outdoor amenity area required in subsection 23.48.045.B, or other required open
14 space, abuts the applicable street lot line and separates the street-facing facade from the street,
15 the required street-level use may abut the amenity area or open space.)) for the following:

16 a. Required street-level uses may be located more than 10 feet from the
17 applicable street lot line if they abut an outdoor amenity area provided to meet the requirements
18 of Section 23.48.045, or other required or bonused amenity area or open space provided for in
19 this Chapter 23.48 that separates the portion of the street-facing facade including the required
20 street-level uses from the street lot line;

21 b. If a street-level setback is required from the street lot line by the
22 provisions of this Chapter 23.48 or Chapter 23.53, the 10-foot distance that the street-level use is

1 allowed to set back from the street lot line shall be measured from the line established by the
2 required setback; and

3 c. If development standards in this Chapter 23.48 require modulation of
4 the street-facing facade at street level, the required street-level uses may abut the street-level
5 setback area provided to comply with the modulation standards.

6 ((4)) 6. Pedestrian access to street-level uses shall be provided directly from the
7 street, from permitted outdoor common amenity area, or ((abutting)) from required or bonused
8 open space abutting the street. Pedestrian entrances shall be located no more than 3 feet above or
9 below sidewalk grade or at the same elevation as the abutting permitted outdoor common
10 amenity area or required or bonused open space.

11 Section 22. Section 23.48.045 of the Seattle Municipal Code, enacted by Ordinance
12 124883, is amended as follows:

13 **23.48.045 Amenity area for residential uses**

14 A. Amenity area is required for all development with more than 20 new dwelling units.

15 B. Quantity of amenity area. An area equivalent to ((5)) five percent of the total gross
16 floor area in residential use shall be provided as amenity area, except that((5)) in no instance shall
17 the amount of required amenity area exceed the area of the lot. In determining the quantity of
18 amenity area required, accessory parking areas and areas used for mechanical equipment are
19 excluded from the calculation of gross floor area in residential use. For the purposes of this
20 subsection 23.48.045.B, bioretention facilities qualify as amenity area.

21 C. Standards for amenity area. Required amenity area shall meet the following standards:

22 1. All residents of the project shall have access to the required amenity area,
23 which may be provided at or above ground level.

2. A maximum of 50 percent of the required amenity area may be enclosed.

3. The minimum horizontal dimension for required amenity areas is 15 feet, except that for amenity area that is provided as landscaped open space located at street level and accessible from the street, the minimum horizontal dimension is 10 feet (~~for amenity areas provided as landscaped open space accessible from the street at street level~~)).

4. The minimum size of a required amenity area is 225 square feet.

~~((4))~~ 5. Amenity area (~~that is~~) provided as landscaped (~~(, street level open space that is)~~) open space located at street level and accessible from the street shall be counted as twice the actual area in determining the amount provided to meet the amenity area requirement.

~~((5))~~ 6. (~~In mixed use projects, any public~~) Public open space provided (for non-residential) on a lot to meet open space requirements for non-residential uses on the lot or to allow for extra non-residential floor area through a floor area bonus for open space amenities according to the provisions of this Chapter 23.48 and Section 23.58A.040 ((development that meets the standards of this Section 23.48.045 satisfies)) may be used as area satisfying the residential amenity area requirement for residential uses on the lot if the open space provided meets the standards of this Section 23.48.045.

~~((6))~~ 7. Parking areas, driveways, and pedestrian access, except for pedestrian access meeting the Washington State Rules and Regulations for Barrier-Free Design, shall not be counted as amenity area except that a woonerf may provide a maximum of 50 percent of the required amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41.

~~((7))~~ 8. For a development that maintains a designated Seattle Landmark on the lot, the Director may, as Type I decision and in consultation with the Director of the Department

1 of Neighborhoods, waive or modify the amenity area requirement if it is determined that
2 maintaining the Landmark structure significantly limits the ability to accommodate the required
3 amenity area on the site.

4 ((8)) 9. For lots abutting a designated Neighborhood Green Street, up to 50
5 percent of the amenity area requirement may be met by ((contributing to the development of))
6 improving the abutting Neighborhood Green Street according to the standards for green street
7 improvements in Section 23.58A.040. The Director may waive the requirement that the
8 Neighborhood Green Street abut the lot and allow the improvement to be made to a
9 Neighborhood Green Street located in the general vicinity of the project if the Director
10 determines that the ((Neighborhood Green Street)) improvement will benefit residents of the
11 project.

12 Section 23. Section 23.48.055 of the Seattle Municipal Code, enacted by Ordinance
13 124883, is amended as follows:

14 **23.48.055 ((Screening and landscaping)) Landscaping and screening standards**

15 A. Landscaping requirements

16 1. All landscaping provided to meet the requirements of this Section 23.48.055
17 shall comply with the Director's rules adopted to foster the long-term health, viability, and
18 coverage of plantings. The Director's rules shall address, at a minimum, the type and size of
19 plants, spacing of plants, use of drought-tolerant plants, and access to light and air for plants.

20 2. Landscaping that achieves a Green Factor score of .30 or greater, pursuant to
21 Section 23.86.019, is required for any lot with:

22 a. Development containing more than four new dwelling units; or

b. Development, either a new structure or an addition to an existing structure, containing more than 4,000 square feet of non-residential uses; or

c. Any ~~((parking lot containing))~~ use with more than 20 new parking spaces for automobiles.

3. Landscaping for required setback areas and berms. If development standards require landscaping in setback areas or berms, each required setback area or berm shall be planted with trees, shrubs, and grass or evergreen groundcover. Features such as pedestrian access meeting the Washington State Rules and Regulations for Barrier-Free Design, decorative pavers, street furnishings, sculptures, or fountains may cover a maximum of 30 percent of each required landscaped area or berm. Landscaping shall be provided according to standards promulgated by the Director. Landscaping designed to manage storm water qualifies as required landscaping.

B. ~~((Where))~~ If screening ~~((or landscaping))~~ is required for specific uses in subsection 23.48.055.C, ~~((or when landscaping is required in setbacks as specified by development standards, the following types of screening and landscaping shall be provided))~~ screening that is at least 3 feet tall shall be provided on the lot lines specified in subsection 23.48.055.C. Except as specified for parking located above street-level in subsection 23.48.055.C.3.c, the required screening may be provided as

~~((1. Three foot high screening on street lot lines. The required screening may be provided as either:~~

a A)) a fence, ~~((or))~~ wall, ~~((at least 3 feet in height; or~~

b A)) hedge, or landscaped berm ~~((at least 3 feet in height))~~.

1 ~~((2. Landscaping for setback areas and berms. Each setback area or berm required~~
2 ~~shall be planted with trees, shrubs, and grass or evergreen groundcover. Features such as~~
3 ~~pedestrian access meeting the Washington State Rules and Regulations for Barrier Free Design,~~
4 ~~decorative pavers, sculptures, or fountains may cover a maximum of 30 percent of each required~~
5 ~~landscaped area or berm. Landscaping shall be provided according to standards promulgated by~~
6 ~~the Director. Landscaping designed to provide treatment for storm water runoff qualifies as~~
7 ~~required landscaping.))~~

8 C. Screening for specific uses

9 1. Gas stations shall provide 3-foot high screening along lot lines abutting all
10 streets, except within required sight triangles.

11 2. Surface parking areas

12 a. Surface parking areas abutting streets. Surface parking areas shall
13 provide 3-foot high screening along the lot lines abutting all streets, except within required sight
14 triangles.

15 b. Surface parking areas abutting alleys. Surface parking areas shall
16 provide 3-foot high screening along the lot lines abutting an alley. The Director may reduce or
17 waive the screening requirement for part or all of the lot line abutting the alley when required
18 parking is provided at the rear lot line and the alley is necessary to provide aisle space.

19 3. Parking in structures. Except as provided for by subsection 23.48.085.B,
20 parking located at or above street level in a garage shall be screened ~~((according to the following~~
21 ~~requirements.))~~ as follows:

22 a. On Class 1 and Class 2 Pedestrian Streets~~((5))~~ and Neighborhood Green
23 Streets shown on Map A for 23.48.240 and Map A for 23.48.440, and on all streets in SM-U

1 zones, parking is not permitted at street level unless separated from the street by other uses,
2 provided that garage doors need not be separated. The facade of the separating uses shall be
3 subject to the transparency and blank facade standards in Section 23.48.040.

4 b. On all other streets, parking is permitted at street level (~~(when)~~) if at
5 least 30 percent of the street frontage of the parking area, excluding that portion of the frontage
6 occupied by garage doors, is separated from the street by other uses. The facade of the separating
7 uses shall be subject to the transparency and blank facade standards in Section 23.48.040. The
8 remaining parking shall be screened from view at street level and the street facade shall be
9 enhanced by architectural detailing, artwork, landscaping, or similar visual interest features.

10 c. The perimeter of each floor of parking above street level shall have an
11 opaque screen at least 3.5 feet high, except in the SM-SLU (~~(zone)~~) and SM-U zones, where
12 specific requirements for the location and screening of parking located on stories above the street
13 level apply.

14 4. Fences or free-standing walls associated with utility services uses may obstruct
15 or allow views to the interior of a site. Where site dimensions and site conditions allow,
16 applicants are encouraged to provide both a landscaped setback between the fence or wall and
17 the right-of-way, and a fence or wall that provides visual interest facing the street lot line,
18 through the height, design, or construction of the fence or wall, including the use of materials,
19 architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features. Any
20 fence or free-standing wall for a utility service use shall provide either:

21 a. A landscaped area a minimum of 5 feet in depth between the wall or
22 fence and the street lot line; or

b. Architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features to provide visual interest facing the street lot line, as approved by the Director.

D. Street trees requirements

~~((1. Street trees shall be provided in all planting strips. Existing street trees may count toward meeting the street tree requirement.~~

~~2. Exceptions to street tree requirements~~

~~a. Street trees are not required when a change of use is the only permit requested.~~

~~b. Street trees are not required for temporary use permits.~~

~~c. Street trees are not required if an existing structure is expanded by less than 1,000 square feet. Generally, two street trees shall be required for each additional 1,000 square feet of expansion. Rounding of fractions pursuant to subsection 23.86.002.B is not permitted. The number of street trees shall be controlled by the Seattle Department of Transportation standard.~~

~~3. If it is not feasible to plant street trees according to City standards, either a landscaped setback a minimum of 5 feet deep is required along the street lot line, or landscaping other than trees may be located in the planting strip according to Department of Transportation standards. The street trees shall be planted in the landscaped area at least 2 feet from the street lot line if they cannot be placed in the planting strip.))~~

1. Street trees are required when any development is proposed, except as provided in subsection 23.48.055.D.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the

Director of Transportation, will determine the number, type, and placement of street trees to be provided:

- a. To improve public safety;
- b. To promote compatibility with existing street trees;
- c. To match trees to the available space in the planting strip;
- d. To maintain and expand the urban forest canopy;
- e. To encourage healthy growth through appropriate spacing;
- f. To protect utilities; and
- g. To allow access to the street, buildings, and lot.

2. Exceptions to street tree requirements:

a. If a lot borders an unopened right-of-way, the Director may reduce or waive the street tree requirement along that street if, after consultation with the Director of Transportation, the Director determines that the street is unlikely to be opened or improved.

b. Street trees are not required for any of the following:

- 1) Establishing, constructing, or modifying single-family dwelling units;
- 2) Changing a use, or establishing a temporary use or intermittent use;
- 3) Expanding a structure by 1,000 square feet or less; or
- 4) Expanding surface area parking by less than ten percent in area and less than ten percent in number of spaces.

3. When an existing structure is proposed to be expanded by more than 1,000 square feet, one street tree is required for each 500 square feet over the first 1,000 square feet of

1 additional structure, up to the maximum number of trees that would be required for new
2 construction.

3 4. If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot
4 setback shall be planted with street trees along the street property line or landscaping other than
5 trees shall be provided in the planting strip, subject to approval by the Director of Transportation.
6 If, according to the Director of Transportation, a 5-foot setback or landscaped planting strip is
7 not feasible, the Director may reduce or waive this requirement.

8 Section 24. Section 23.48.085 of the Seattle Municipal Code, enacted by Ordinance
9 124883, is amended as follows:

10 **23.48.085 Parking and loading location, access, and curb cuts**

11 A. Parking accessory to non-residential uses may be provided on-site and/or within 800
12 feet of the lot to which it is accessory, according to the provisions of Section 23.54.025, Off-site
13 parking.

14 B. Parking at street level within structures

15 1. ~~((Except as permitted under))~~ Parking located at street level in a structure is
16 subject to the provisions of subsections 23.48.055.C.3.a and 23.48.055.C.3.b, except as provided
17 for in subsections 23.48.085.B.2 and 23.48.085.B.3~~((, parking is not permitted at street level~~
18 ~~unless separated from the street by other uses, provided that garage doors need not be~~
19 ~~separated))~~.

20 2. Due to physical site conditions such as topographic or geologic conditions,
21 parking is permitted in stories that are partially below street level and partially above street level
22 without being separated from the street by other uses, if:

1 a. The street front portion of the parking that is at or above street level
2 does not abut a Class 1 Pedestrian Street requiring street-level uses; and

3 b. The street front portion of the parking that is at or above street level,
4 excluding garage and loading doors and permitted access to parking, is screened from view at the
5 street level; and

6 c. The street-facing facade is enhanced by architectural detailing, artwork,
7 landscaping, stoops, and porches providing access to residential uses, or similar visual interest
8 features.

9 3. Parking is permitted in a story that is partially above (~~((street-level))~~) street level
10 and partially below (~~((street-level))~~) street level in a structure permitted in a setback area under the
11 provisions of subsection 23.48.240.C.2.b.

12 C. Accessory surface parking is permitted under the following conditions, except as
13 provided by (~~((Section))~~) Sections 23.48.285 and 23.48.685:

14 1. All accessory surface parking shall be located at the rear or to the side of the
15 principal structure.

16 2. The amount of lot area allocated to accessory surface parking shall be limited
17 to 30 percent of the total lot area. For parking that is accessory to a use on another site, this
18 requirement is applied to the lot on which the parking is located.

19 D. Parking and loading access. If a lot abuts more than one right-of-way, the location of
20 access for parking and loading shall be determined by the Director, depending on the
21 classification of rights-of-way according to the following:

1 1. Access to parking and loading shall be from the alley when the lot abuts an
2 alley improved to the standards of subsection 23.53.030.C and use of the alley for parking and
3 loading access would not create a significant safety hazard as determined by the Director.

4 2. If the lot does not abut an improved alley, or use of the alley for parking and
5 loading access would create a significant safety hazard as determined by the Director, parking
6 and loading access may be permitted from the street. If the lot abuts more than one street, the
7 location of access is determined by the Director, as a Type I decision, after consulting with the
8 Director of Transportation. ~~((Unless))~~ For SM zone designations in the SM-SLU, SM-NR, and
9 SM-U geographic areas with pedestrian street classifications, unless the Director otherwise
10 determines under subsection 23.48.085.D.3, access is allowed only from a right-of-way in the
11 category ~~((determined by the classifications shown on either Map A for 23.48.240 or Map A for~~
12 ~~23.48.440 that is most))~~ preferred among the categories of rights-of-way abutting the lot,
13 according to the ranking set forth below, from most to least preferred (a portion of a street that is
14 included in more than one category is considered as belonging only to the least preferred of the
15 categories in which it is included)~~((:))~~:

- 16 a. An undesignated street;
- 17 b. Class ~~((1))~~ 2 Pedestrian Street;
- 18 c. Class ~~((2))~~ 1 Pedestrian Street;
- 19 d. ~~((Designated))~~ Neighborhood Green Street.

20 3. The Director may allow or require access from a right-of-way other than one
21 indicated ~~((by subsection 23.48.085.D.1 or 23.48.085.D.2))~~ as the preferred category in this
22 subsection 23.48.085.D if, after consulting with the Director of Transportation, the Director finds
23 that an exception to the access requirement is warranted. The Director shall base the decision on

1 granting an exception on any of the following: whether and to what extent alternative locations
2 of access would enhance pedestrian safety and comfort, facilitate transit operations, facilitate the
3 movement of vehicles, minimize the on-street queuing of vehicles, enhance vehicular safety, or
4 minimize hazards (~~((the Director finds that an exception to the access requirements is~~
5 ~~warranted))~~). Curb cut controls on designated Neighborhood Green Streets shall be evaluated on a
6 case-by-case basis, but generally access from Neighborhood Green Streets is not allowed if
7 access from any other right-of-way is possible.

8 E. Curb cut width and number

9 1. Permitted access shall be limited to one two-way curb cut. In the event the site
10 is too small to permit one two-way curb cut, two one-way curb cuts shall be permitted.

11 2. Curb cut width (~~((and number of curb cuts))~~) shall satisfy the provisions of
12 Section 23.54.030(~~((except as modified in this Section 23.48.085))~~).

13 Section 25. Subsection 23.48.240.B of the Seattle Municipal Code, which section was
14 enacted by Ordinance 124883, is amended as follows:

15 **23.48.240 Street-level development standards in South Lake Union Urban Center**

16 * * *

17 B. General facade requirements

18 1. Permitted setbacks from street lot lines. Except on lots subject to the provisions
19 of subsection 23.48.240.C, the street-facing facades of a structure are permitted to set back from
20 the street lot line as follows:

21 a. The street-facing facades of structures abutting Class 1 Pedestrian
22 Streets, as shown on Map A for 23.48.240, shall be built to the street lot line for a minimum of
23 70 percent of the facade length, provided that the street frontage of any required outdoor amenity

- 1 area, or other required open space, or usable open space provided in accordance with subsections
- 2 23.48.240.E, 23.48.240.F, or 23.48.245.B.4.c is excluded from the total amount of frontage
- 3 required to be built to the street lot line (Exhibit A for 23.48.240).

- 1 **Exhibit A for 23.48.240**
- 2 **Percentage of ((Façade)) façade at ((Lot Line)) lot line**

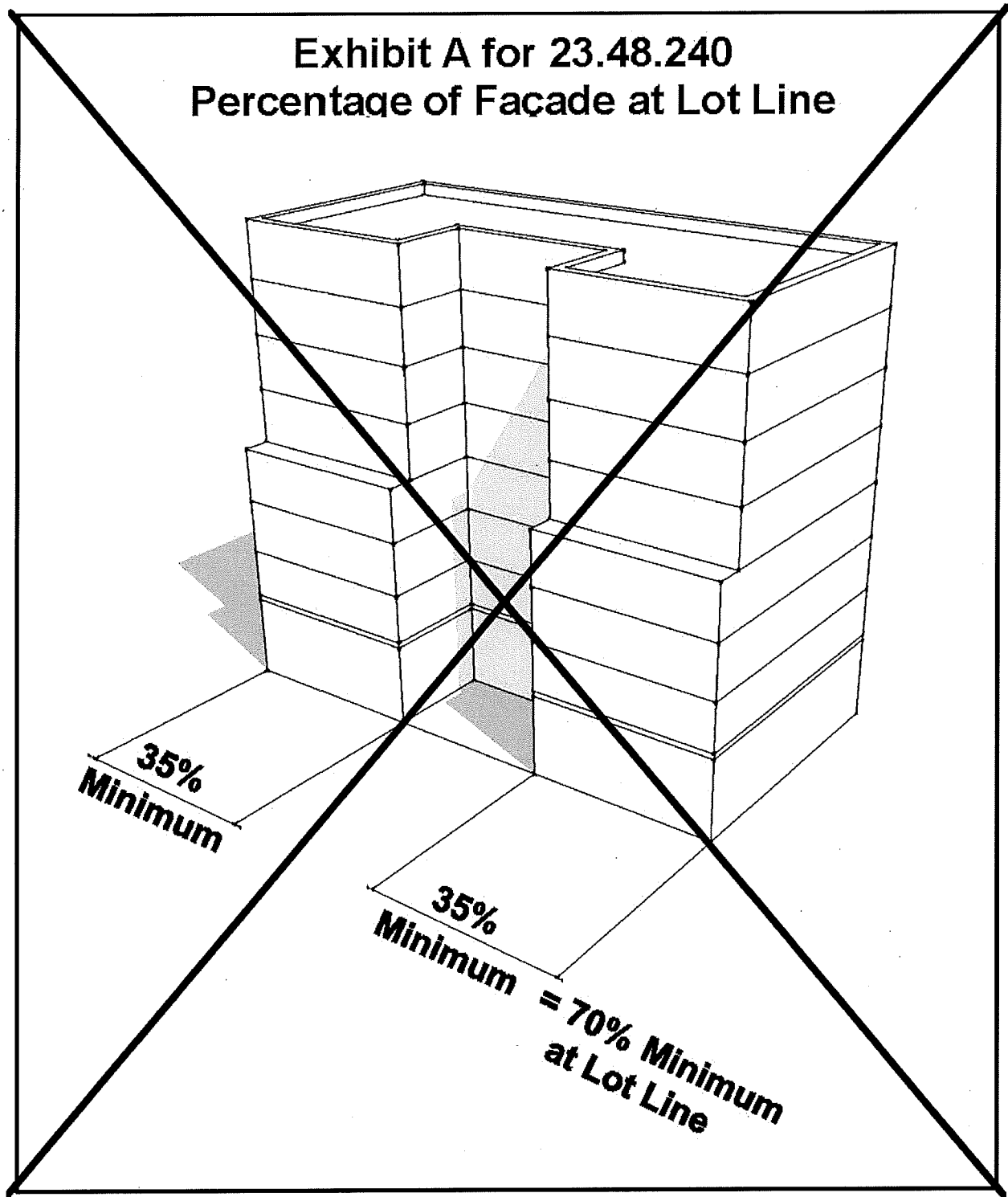
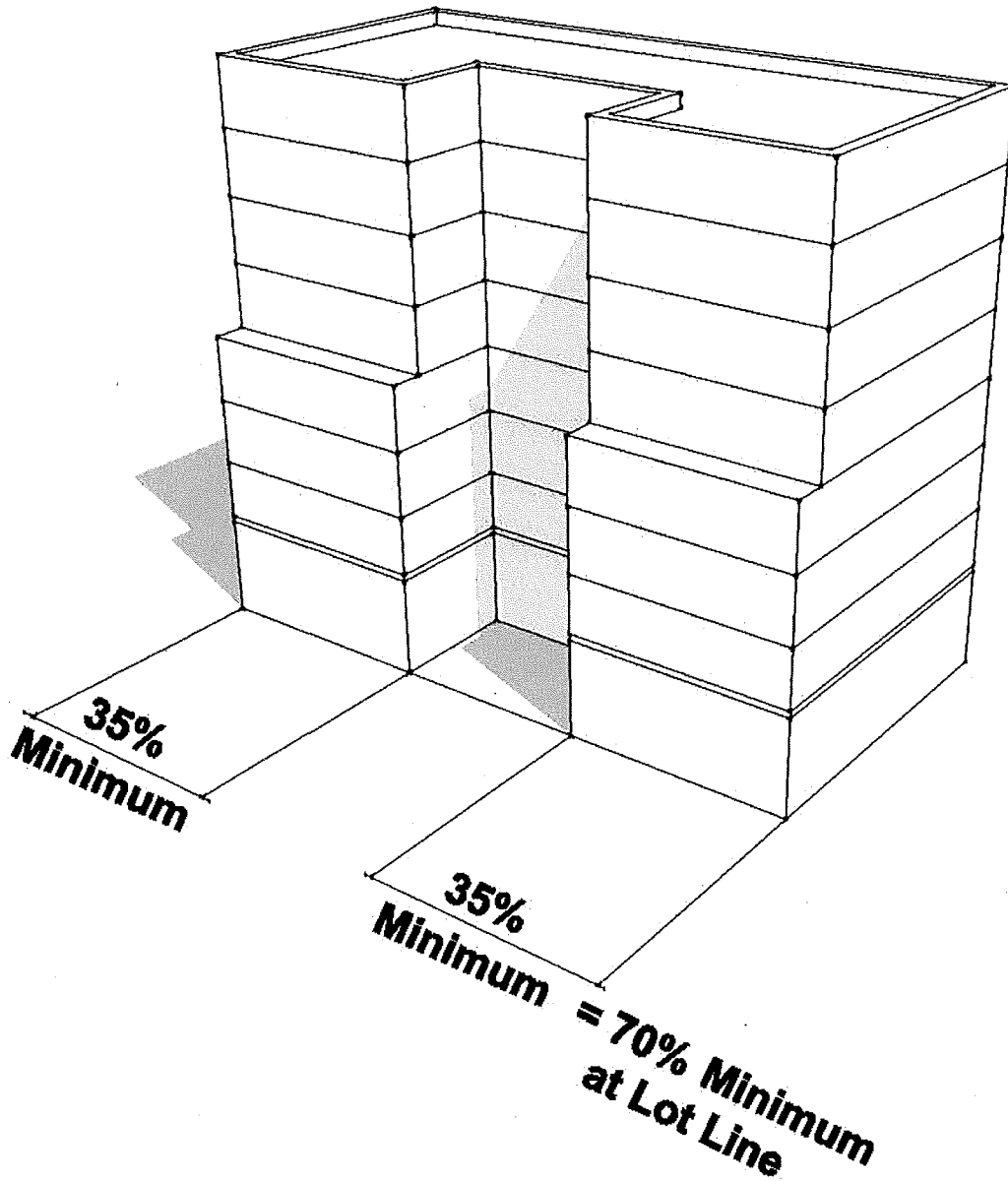
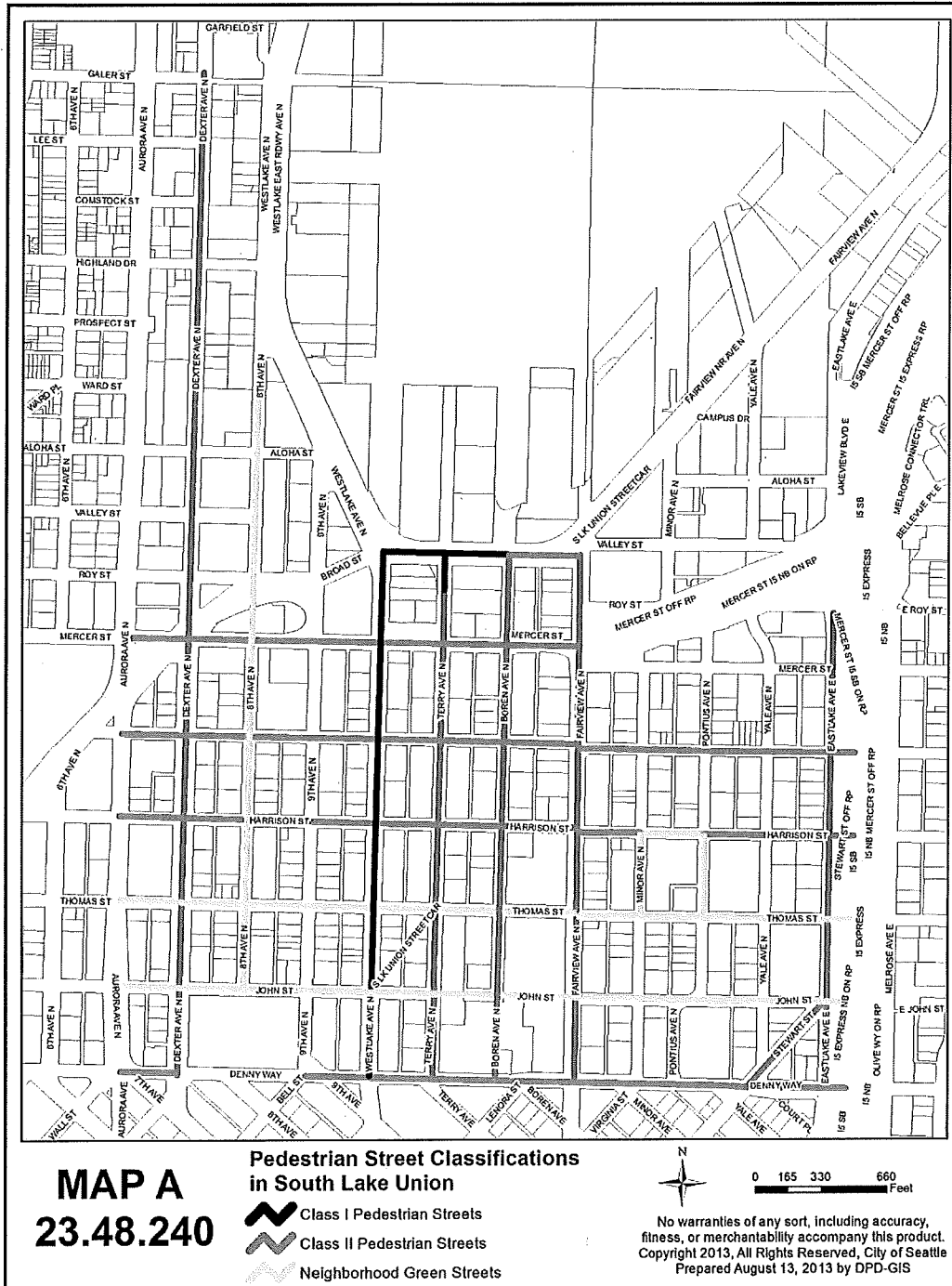


Exhibit A for 23.48.240
Percentage of facade at lot line



1 **Map A for 23.48.240**

2 **Pedestrian Street Classifications in South Lake Union**



b. Except on Class 1 Pedestrian Streets, as shown on Map A for 23.48.240, and as specified in subsection 23.48.240.B.1, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following (Exhibit B for 23.48.240):

1) The setback area shall be landscaped according to the provisions of subsection ~~((23.48.055.B.2))~~ 23.48.055.A.3;

2) Additional setbacks are permitted for up to 30 percent of the length of portions of the street-facing facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner; and

3) Any required outdoor amenity area, or other required open space, or usable open space provided in accordance with subsections 23.48.240.E, 23.48.240.F, or 23.48.245.B.4.c is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line that would otherwise apply under subsections 23.48.240.B.1.b.1 or 23.48.240.B.1.b.2.

* * *

Section 26. A new Subchapter V, which includes new Sections 23.48.602, 23.48.605, 23.48.610, 23.48.615, 23.48.620, 23.48.621, 23.48.622, 23.48.623, 23.48.624, 23.48.627, 23.48.630, 23.48.635, 23.48.640, 23.48.645, 23.48.646, 23.48.650, 23.48.680, 23.48.685, and 23.48.690, is added to Chapter 23.48 of the Seattle Municipal Code as follows:

Subchapter V University District

23.48.602 Scope of provisions for SM-U zones

The provisions in this Subchapter V of Chapter 23.48 establish regulations for SM-U zones. The SM-U zone designation refers to all zones in the SM category in the University Community Urban Center, and includes the SM-U/R zone. The provisions in this Subchapter V of Chapter

23.48 supplement the provisions of Subchapter I of Chapter 23.48. In cases of conflicts between the provisions in Subchapter I of Chapter 23.48 and this Subchapter V of Chapter 23.48, the provisions in this Subchapter V shall govern.

23.48.605 Uses in SM-U zones

A. Conditional uses. Principal use parking garages shall only be permitted as an administrative conditional use if the provisions of subsection 23.48.605.B are met.

B. To approve a principal use parking garage as an administrative conditional use, the Director shall, after consulting with the Director of Transportation, find that:

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

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

3. The garage will be operated by a parking company whose primary purpose is to support the University Community Urban Center business community by providing and managing parking facilities for its customers, business owners, and employees.

C. Required street-level uses

1. One or more of the following uses listed in this subsection 23.48.605.C.1 are required at street level along the street-facing facades abutting streets shown on Map A for 23.48.605:

a. General sales and service uses;

b. Eating and drinking establishments;

c. Entertainment uses;

d. Public libraries;

- e. Public parks;
- f. Arts facilities;
- g. Religious facilities;
- h. Human services uses;
- i. Child care facilities; and
- j. Light rail transit stations.

2. Standards for required street-level uses. Required street-level uses shall meet the development standards in subsection 23.48.040.C.

Map A for 23.48.605
Locations of street-level use requirements



23.48.610 Transportation management programs

A. When a development is proposed that is expected to generate 50 or more employee or student single-occupant vehicle (SOV) trips in any one p.m. hour, the applicant shall prepare and implement a Transportation Management Program (TMP) consistent with requirements for TMPs in any applicable Director's Rule.

1. For purposes of measuring attainment of SOV goals contained in the TMP, the proportion of SOV trips shall be calculated for the p.m. hour in which an applicant expects the largest number of vehicle trips to be made by employees and students at the site (the p.m. peak hour of the generator). The proportion of SOV trips shall be calculated by dividing the total number of employees and students using an SOV to make a trip during the expected peak hour by the total number of employee and student person trips during the expected peak hour.

2. Compliance with this Section does not supplant the responsibility of any employer to comply with Chapter 25.02.

B. An applicant who proposes multifamily development that is expected to generate 50 or more vehicle trips in any one p.m. hour or demand for 25 or more vehicles parking on the street overnight shall prepare and implement a TMP. The TMP shall be consistent with requirements for TMPs in any applicable Director's Rule. For purposes of measuring attainment of the SOV goal, the proportion of SOV trips shall be calculated for the p.m. hour in which an applicant expects the largest number of vehicle trips to be made by residents of the site (the p.m. peak hour of the generator). The proportion of SOV trips shall be calculated by dividing the total number of residential trips made by SOV during the expected peak hour by the total number of residential person trips.

C. Each owner subject to the requirements of this Section shall prepare a TMP as described in rules promulgated by the Director, as part of the requirements for obtaining a master use permit.

D. The TMP shall be approved by the Director if, after consulting with the Seattle Department of Transportation, the Director determines that the TMP measures are likely to achieve the mode-share targets for trips made by travel modes other than driving alone for the University Community Urban Center in 2035 that are contained in Seattle's Comprehensive Plan's Transportation Element.

23.48.615 Structure height in SM-U zones

A. Maximum height limits

1. The maximum structure height in SM-U zones is shown as the number(s) following the zone designation. For zones that include two numbers, the first number of the height suffix is the height limit for midrise structures and the second number following the dash is the maximum height limit for highrise structures. A highrise structure is any structure that exceeds the height limit for midrise structures, excluding rooftop features. Highrise structures are subject to the highrise floor area limits in subsection 23.48.645.A.

2. A minimum lot size of 12,000 square feet is required for a highrise structure.

B. Provisions for rooftop features allowed above the height limit are in subsection 23.48.025.C. For zones with two height limits in the height suffix, the provisions in subsection 23.48.025.C apply to both height limits.

23.48.620 Floor area ratio in SM-U zones

A. Floor area ratio (FAR) limits. Except as otherwise specified in this Section 23.48.620, FAR limits for the SM-U 85 zone are as shown in Table A for 23.48.620; FAR limits for the

SM-U/R 75-240 zone are as shown in Table B for 23.48.620; and FAR limits for the SM-U 75-240 and the SM-U 95-320 zones are as shown in Table C for 23.48.620.

Table A for 23.48.620 FAR limits for SM-U 85 zone	
Base FAR	Maximum FAR¹
4.75	6.0
Footnotes to Table A for 23.48.620 ¹ An additional increment of up to 1.0 FAR above the maximum FAR is permitted on lots meeting the requirements of subsection 23.48.620.D.	

Table B for 23.48.620 FAR limits for SM-U/R 75-240 zone			
FAR limit for non-residential uses	FAR limits for residential uses and mixed use¹		
	Base FAR	Maximum FAR for lots with structures that do not exceed the midrise height limit^{2,3}	Maximum FAR for lots with a highrise structure
0.5	4.75	6	10
Footnotes to Table B for 23.48.620 ¹ For lots that include both residential and non-residential uses, the amount of non-residential floor area allowed shall not exceed the maximum FAR limit for non-residential uses. ² Height of structure excludes rooftop features otherwise allowed above the height limit by subsection 23.48.025.C. ³ An additional increment of up to 1.0 FAR above the maximum FAR is permitted on lots meeting the requirements of subsection 23.48.620.D.			

Table C for 23.48.620

FAR limits for SM-U 75-240 and SM-U 95-320 zones

Zone	FAR limits for lots with structures that do not exceed the midrise height limit ¹		
	Base FAR	Maximum FAR	
SM-U 75-240 SM-U 95-320	4.75	6	

Zone	FAR limits for lots with a highrise structure		
	Base FAR for all uses	Maximum FAR for non-residential uses	Maximum FAR for residential uses and for all uses in a mixed-use development ^{2,3}
SM-U 75-240	4.75	7	10
SM-U 95-320	4.75	7	12

Footnotes to Table C for 23.48.620

¹ Height of structure excludes rooftop features otherwise allowed above the height limit by subsection 23.48.025.C.

² An additional increment of up to 1.0 FAR above the maximum FAR is permitted on lots meeting the requirements of subsection 23.48.620.D.

³ For lots that include both residential and non-residential uses, the amount of non-residential floor area allowed shall not exceed the maximum FAR limit for non-residential uses.

B. Additional increment of chargeable floor area above the base FAR. On lots that include uses or features specified in this subsection 23.48.620.B, an additional increment of chargeable floor area is permitted above the base FAR as follows:

1. For all SM-U zones, an additional increment of 0.5 FAR is permitted above the base FAR of the zone shown on Table A, Table B, or Table C for 23.48.620 if a lot includes one or more qualifying Landmark structures, subject to the following conditions:

a. The structure is rehabilitated to the extent necessary so that all features and characteristics controlled or designated by ordinance pursuant to Chapter 25.12 are in good condition and consistent with the applicable ordinances and with any certificates of approval

1 issued by the Landmarks Preservation Board, all as determined by the Director of the
2 Department of Neighborhoods; and

3 b. A notice is recorded in the King County real estate records, in a form
4 satisfactory to the Director, regarding the bonus allowed and the effect thereof under the terms of
5 this Chapter 23.48.

6 c. For purposes of this subsection 23.48.620.B, a "qualifying Landmark" is
7 a structure that:

8 1) is subject, in whole or in part, to a designating ordinance
9 pursuant to Chapter 25.12; and

10 2) is on a lot on which no improvement, object, feature, or
11 characteristic has been altered or removed contrary to any provision of Chapter 25.12 or any
12 designating ordinance.

13 d. A qualifying Landmark that allows for the additional increment of FAR
14 under this subsection 23.48.620.B.1 is not eligible as a Landmark transferable development
15 rights (TDR) or transferable development rights (TDP) sending site. For so long as any of the
16 chargeable floor area of the increment allowed above the base FAR of the zone under this
17 subsection 23.48.620.B.1 remains on the lot, each Landmark for which the increment was
18 granted shall remain designated as a Landmark under Chapter 25.12 and the owner shall
19 maintain the exterior and interior of each qualifying Landmark in good condition and repair and
20 in a manner that preserves the features and characteristics that are subject to designation or
21 controls by ordinance unless the Landmarks Preservation Board has issued a certificate of
22 approval for the modification or demolition of the Landmark.

1 e. In the SM-U/R 75-240 zone, the additional increment of chargeable
2 floor area allowed above the base FAR shall be for residential use only.

3 2. For all SM-U zones, an additional increment of up to 0.5 FAR is permitted
4 above the base FAR of the zone if a lot includes a human service use, subject to the following
5 conditions:

6 a. The amount of the additional increment of FAR permitted above the
7 base FAR under this subsection 23.48.620.B.2 shall not exceed the gross square footage of floor
8 area in the human service use.

9 b. The minimum area provided for one or more human service uses shall
10 be 2,500 square feet of interior space;

11 c. The location of the human service use shall be accessible to the elderly
12 and disabled, with exterior and interior directional signage clearly visible from the street;

13 d. The space shall be occupied by a human service use for the life of the
14 project on the lot. If the property owner is unable to secure a human service use to occupy the
15 space, after a six-month period, if the space remains unoccupied, it may be used for non-profit
16 purposes as a community and/or public area, under the following conditions:

17 1) The space shall be made available to community and charitable
18 organizations and is not to be used for profit-making activities;

19 2) The space shall be made available for both day and evening use;

20 3) The space shall be made available on a first-come, first-served
21 basis to community and charitable organizations;

22 4) There shall be no charge for use of the space, except for any
23 costs that may be necessary by the interim use; and

5) Availability of the space and the contact person(s) shall be made known to community and charitable groups through means such as newspaper articles, radio announcements, flyers to organizations, and contacts with umbrella organizations such as the University District Conversation on Homelessness.

e. The property owner shall maintain all elements of the human service space, including but not limited to landscaping, seating, and lighting, in a safe, clean, and well-maintained condition, and the following shall apply:

1) Any additional improvements beyond the minimum requirements needed for specific service activities may be provided either by the applicant or the agency. The specifics shall be included in the lease agreement. Depending on the terms of the agreement, the tenant may be required to pay for utilities, insurance, taxes, and maintenance expenses. In addition, the tenant may be required to pay for development costs specifically required to meet the needs of the lessee.

2) Rent shall not be charged for use of the space.

f. No permit after the first building permit, no permit for any construction activity other than excavation and shoring, and no permit for occupancy of existing floor area by any use shall be issued for development that includes a human service use to gain the increase in base FAR until the applicant has demonstrated to the satisfaction of the Director that a lease with a qualified human service agency has been secured to occupy the space for a minimum of five years.

g. In the SM-U/R 75-240 zone, the additional increment of chargeable floor area allowed above the base FAR shall be for residential use only.

3. For the SM-U 75-240 and SM-U 95-320 zones, an additional increment of 0.5 FAR is permitted above the base FAR of the zone as shown on Table C for 23.48.620 if a lot includes a preschool, an elementary school, or a secondary school, provided that the school meets the conditions for floor area exempt from FAR in subsection 23.48.620.C.4.

4. For the SM-U 85 zone, an additional increment of chargeable floor area up to 0.5 FAR is permitted above the base FAR of the zone shown on Table A for 23.48.620 for a lot that includes one or more vulnerable masonry structures included on a list of structures that meet specified criteria in a rule promulgated by the Director under Section 23.48.627, provided that the following conditions are met:

a. The amount of the additional increment of FAR permitted above the base FAR under this subsection 23.48.620.B.4 shall not exceed the gross square footage of floor area in the vulnerable masonry structures retained on the lot, and shall in no case exceed 0.5 FAR; and

b. The vulnerable masonry structure shall be retained according to the provisions of subsection 23.58A.042.F.3 for a structure that qualifies as a vulnerable masonry structure TDR or TDP sending site, and the structure shall be retained on the lot for the life of the project.

5. The additional chargeable floor area allowed as an increment above the base FAR for individual uses and features specified in this subsection 23.48.620.B may be combined, provided that in no case shall the total amount of additional chargeable floor area allowed above the base FAR exceed 1 FAR and in no case shall more than one increment of additional floor area be allowed for the same use or feature on the lot.

6. Extra floor area achieved as provided for in Section 23.48.622 shall be chargeable floor area added above the increment of FAR allowed under the provisions of this subsection 23.48.620.B.

C. Floor area exempt from FAR. In addition to the exempt floor area identified in subsection 23.48.020.D, the following floor area is exempt from FAR limits:

1. The floor area contained in a Landmark structure subject to controls and incentives imposed by a designating ordinance if the owner of the Landmark has executed and recorded an agreement acceptable in form and content to the Landmarks Preservation Board providing for the rehabilitation and maintenance of the historically significant features of the structure including but not limited to a certificate of approval for the modification of the Landmark. This exemption does not apply to a lot from which a Landmark TDR or TDP has been transferred under Chapter 23.58A and does not apply for purposes of determining TDR or TDP available for transfer under Chapter 23.58A;

2. Except in the SM-U/R 75-240 zone, uses identified in subsection 23.48.605.C, whether required or not, that meet the development standards of subsection 23.48.040.C;

3. Except in the SM-U/R 75-240 zone, uses identified in subsection 23.48.605.C that abut and have access onto a mid-block corridor meeting the standards of subsection 23.48.640.F and the applicable standards in Section 23.58A.040;

4. Floor area for a preschool, an elementary school, or a secondary school, which may include minimum space requirements for associated uses including but not limited to academic core functions, child care, administrative offices, a library, maintenance facilities, food service, interior recreation, and specialty instruction space, provided that;

1 a. Prior to issuance of a Master Use Permit, the applicant shall submit a
2 letter to the Director from the operator of the school indicating that, based on the Master Use
3 Permit plans, the operator has determined that the development would meet the operator's
4 specifications; and

5 b. Prior to issuance of a building permit, the applicant shall submit a
6 written certification by the operator to the Director that the operator's specifications have been
7 met;

8 5. Floor area used for theaters or arts facilities, which for the purposes of this
9 Section 23.48.620 may be operated either by for-profit or not-for-profit organizations;

10 6. Floor area in a vulnerable masonry structure included on a list of structures that
11 meet specified criteria in a rule promulgated by the Director under Section 23.48.627, provided
12 that the structure is retained for a minimum of 50 years according to the provisions that apply to
13 a qualifying "vulnerable masonry structure" TDR or TDP sending site in subsection
14 23.58A.042.F.3;

15 7. All gross floor area of a light rail transit station and related passenger
16 amenities;

17 8. All gross floor area of a human service use;

18 9. Floor area in enclosed portions of a mid-block corridor or other enclosed open
19 space feature that would be eligible for a bonus according to Section 23.48.624 on the lot where
20 the feature is located. The exemption applies regardless of whether a floor area bonus is
21 obtained;

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

11. Up to 25,000 square feet of a community center that is open to the general public for a minimum of six hours per day, five days per week, 42 weeks per year.

D. Additional increment of chargeable floor area above the maximum FAR. For all SM-U zones, an additional increment of chargeable floor area is permitted above the maximum FAR of the zone for a lot that includes residential dwelling units that comply with all of the following conditions, as illustrated in Exhibit A for 23.48.620:

1. Unit number and size

a. An increment of 0.5 FAR is permitted above the maximum FAR of the zone for projects that include a minimum of ten dwelling units that each have a minimum area of 900 gross square feet and include two or more bedrooms and comply with all of the conditions of this subsection 23.48.620.D;

b. An increment of 1 FAR is permitted above the maximum FAR of the zone for projects that include a minimum of twenty dwelling units that each have a minimum area of 900 gross square feet and include two or more bedrooms and comply with all of the conditions of this subsection 23.48.620.D, provided that in no case shall the total amount of additional chargeable floor area allowed above the maximum FAR exceed 1 FAR;

2. Private amenity area. Each dwelling unit shall have direct access to a private amenity area, such as a private patio or roof deck, that is located either at ground-level or on the roof of a story that is not above 45 feet in height and that has a minimum area of 150 square feet and a minimum horizontal dimension of 8 feet. Private amenity area that is provided to meet the

conditions of this subsection 23.48.620.D.2 shall be allowed to count as residential amenity area required by Section 23.48.045; and

c. Common amenity area. All units provided to meet the minimum number of units required in subsection 23.48.620.D.1 shall have access to an outdoor common amenity area that is located on the same story as the dwelling unit, is accessible only to the residents of the building, and meets the following standards:

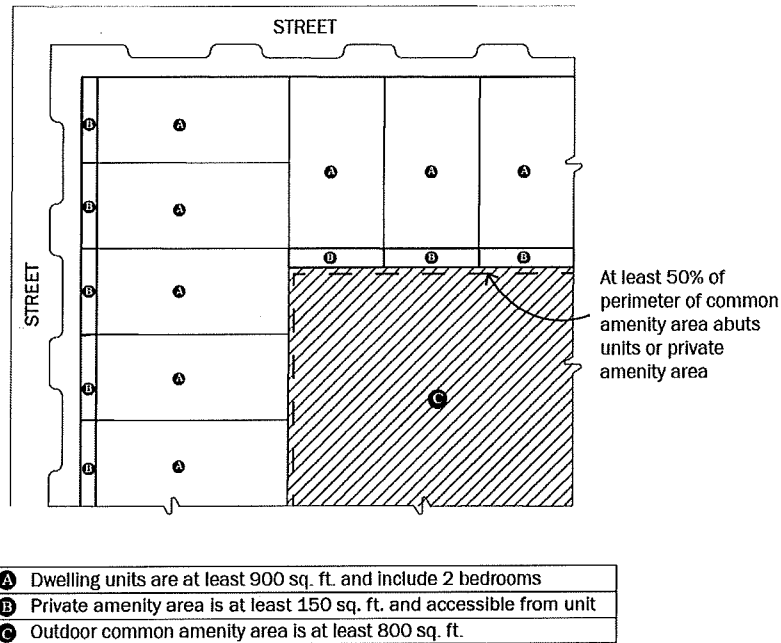
1) the common amenity area has a minimum area of 800 square feet and a minimum horizontal dimension of 10 feet;

2) the common amenity area abuts and is visually or physically accessible from these dwelling units, or it abuts the private amenity area of these units, along at least 50 percent of its perimeter; and

3) the common amenity area includes space for children's play equipment.

Exhibit A for 23.48.620
Dwelling units and amenity area exempt from FAR

Exhibit A for 23.48.620
Dwelling units and amenity area allowing additional increment of FAR



23.48.621 Mandatory housing affordability (MHA) in SM-U zones

SM-U zones located in the University Community Urban Center are subject to the provisions of Chapters 23.58B and 23.58C.

23.48.622 Extra floor area in SM-U zones

A. Means to achieve extra floor area above the base FAR, or above the additional increment of chargeable floor area allowed above the base FAR by subsection 23.48.620.B

1. General. The applicant shall:

a. Achieve 65 percent of the extra floor area on the lot by using bonus residential floor area for affordable housing pursuant to Section 23.58A.014 or bonus non-residential floor area for affordable housing and child care pursuant to Section 23.58A.024; and

b. Achieve 35 percent of the extra floor area through the use of one or more of the following options:

1) Acquiring open space, Landmark, or vulnerable masonry TDR or TDP according to Sections 23.48.623 and 23.58A.042; or

2) Providing open space amenities according to Sections 23.48.624 and 23.58A.040.

2. Extra floor area in mixed-use projects. In a project that exceeds the base FAR, or exceeds the increment of additional chargeable floor area allowed above the base FAR under subsection 23.48.620.B, and that includes both residential and non-residential uses, the amount of extra residential floor area and extra non-residential floor area to be obtained shall be calculated as follows:

a. Relative to the total chargeable gross floor area of all uses in the project, determine the percentage that is in residential use and the percentage that is in non-residential use.

b. Determine the total amount of extra floor area in the project above the base FAR, or above the increment of additional chargeable floor area allowed above the base FAR under subsection 23.48.620.B, and, using the percentages derived in subsection 23.48.622.B.1, divide this total amount to determine the share of extra floor area that is to be obtained as extra residential floor area and the share that is to be obtained as extra non-residential floor area according to the applicable provisions of the zone.

B. Green building performance. Applicants for development containing any extra floor area in SM-U zones shall make a commitment that the proposed development will meet the

green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.

23.48.623 Transfer of development rights (TDR) and potential (TDP) in SM-U zones

A. General standards

1. For the purposes of this Section 23.48.623, the transfer of development rights to gain extra non-residential floor area in a project on a receiving site is TDR and the transfer of development potential to gain extra residential floor area in a project on a receiving site is TDP.

2. The following types of TDR and TDP may be transferred to the extent permitted in Table A for 23.48.623, subject to the limits and conditions of this Chapter 23.48 and the standards for the use of TDR and TDP in Section 23.58A.042:

- a. Landmark TDR and TDP;
- b. Open space TDR and TDP; and
- c. Vulnerable masonry structure TDR and TDP.

Table A for 23.48.623

Permitted use of TDR and TDP

Zone	Type of TDR or TDP		
	Landmark	Open space	Vulnerable masonry structure
SM-U 85, SM-U 75-240, and SM-U 95-320	S, R	S, R	S, R
SM-U/R 75-240	S, R ¹	S, R ¹	S, R ¹
NC3-55 ² , NC3-65 ² , NC3-75 ²	S	S	S
MR ²	S	X	X

S = Eligible sending lot location

R = Eligible receiving lot location

X = Not eligible as either a sending lot or receiving lot location

Footnotes to Table A for 23.48.623

¹ Only TDP can be used on receiving lots

² Only lots located within the University Community Urban Center west of 15th Avenue NE.

1 . B. Sending sites. Eligible sending site locations are shown on Table A for 23.48.623.
2 Eligible TDR and TDP sending sites shall meet the definition of an open space, vulnerable
3 masonry structure, or Landmark TDR or TDP sending site in Chapter 23.84A and comply with
4 all applicable standards in this Chapter 23.48 and Section 23.58A.042.

5 C. Receiving sites. Receiving site locations are shown on Table A for 23.48.623. Only
6 lots zoned SM-U within the University Community Urban Center west of 15th Avenue NE are
7 eligible receiving sites, and the amount of extra floor area that can be gained through the use of
8 TDR and TDP on an eligible receiving site is specified in Section 23.48.622.

9 D. Except as provided in subsection 23.47A.009.E.2.b, the maximum amount of TDR
10 and TDP that can be transferred from an eligible sending site shall not exceed an amount of floor
11 area equivalent to the numerical value of the base FAR of the zone in which the sending site is
12 located, as shown on Table A, Table B, and Table C for 23.48.620, multiplied by the lot area of
13 the sending site and minus the sum of any chargeable floor area on the lot plus any TDR and
14 TDP previously transferred.

15 **23.48.624 Bonus floor area for publicly accessible open space amenities in SM-U zones**

16 A. In SM-U zones, extra floor area may be gained above the base FAR specified for the
17 zone in Section 23.48.620 in projects that provide publicly accessible open space amenities in
18 accordance with Section 23.58A.040 and subject to the limits and conditions of Section
19 23.48.622 and this Section 23.48.624.

20 B. The following open space amenities are eligible for a floor area bonus to gain an
21 amount of extra floor area specified in Section 23.48.622:

- 22 1. Neighborhood open space;

2. Green street improvements on designated Neighborhood Green Streets shown on Map A for 23.48.640;

3. Green street setback on lots abutting a designated Neighborhood Green Street shown on Map A for 23.48.640; and

4. Mid-block corridor.

C. To be eligible for a floor area bonus, open space amenities shall comply with the applicable development standards and conditions specified in Section 23.58A.040, except that for a mid-block corridor, in addition to the conditions of Section 23.58A.040, the provisions of subsection 23.48.640.E apply.

23.48.627 Combined lot development in SM-U zones

A. Lots located on the same block in any SM-U zone may be combined, whether contiguous or not, solely for the purpose of allowing some or all of the capacity for chargeable floor area on one or more such lots under this Chapter 23.48 to be used on one or more other lots, according to the provisions of this Section 23.48.627.

B. The applicable FAR for all lots in a combined lot development where all lots are located in the same zone shall be based on the height limit that applies to the tallest structure proposed in the combined lot development.

C. If the lots of a combined lot development are located in different zones, the FAR for any lot shall be the applicable FAR of the zone in which it is located, based on the height of the structure proposed on the lot.

D. In the SM-U 75-240 and SM-U 95-320 zones, any structure exceeding the height limit for midrise structures in a combined lot development must be located on an individual lot that meets the minimum size requirements of subsection 23.48.615.A.2.

1 E. In a combined lot development that includes a lot in the SM-U/R zone, the amount of
2 floor area in non-residential uses on any individual lot in the SM-U/R zone cannot exceed the
3 FAR limit for non-residential uses on Table B for 23.48.620 as applied to that lot individually.

4 F. Within the combined lot, the permitted chargeable floor area from one lot, referred to in
5 this Section 23.48.627 as the "reduced lot," may be allowed on one or more other lots on the
6 same block, referred to in this Section 23.48.627 as the "increased lot(s)," up to the maximum
7 FAR limit.

8 G. Gross floor area allowed on the increased lot shall be allowed in the following
9 order:

10 1. The first amount of gross floor area allowed on the increased lot shall be the
11 chargeable floor area allowed up to the base FAR calculated on the increased lot, minus any
12 existing chargeable floor area on the lot, and shall not be considered extra floor area.

13 2. The second amount of gross floor area allowed on the increased lot shall be
14 all gross floor area allowed above the base FAR up to the maximum FAR calculated on the
15 increased lot and shall be considered extra floor area.

16 3. The third amount of gross floor area allowed on the increased lot shall be all
17 gross floor area allowed above the base FAR up to the maximum FAR calculated on the
18 reduced lot and shall be considered extra floor area.

19 4. The last amount of gross floor area allowed on the increased lot shall be all
20 gross floor area allowed below the base FAR calculated on the reduced lot, minus any existing
21 chargeable floor area on the lot, and shall not be considered extra floor area.

22 H. The fee owners of each lot within the combined lot shall execute an agreement or
23 instrument, which shall include the legal descriptions of each lot and shall be recorded in the

King County Recorder's Office. In the agreement or instrument, the owners shall acknowledge the extent to which development capacity on the reduced lot shall be reduced by the use of chargeable floor area on the increased lot. The agreement or instrument shall also provide that such standards and conditions in this Section 23.48.627 shall covenant and run with the land and shall be specifically enforceable by the parties and by The City of Seattle.

I. Development on any lot in a combined lot development shall not exceed or deviate from height limits or other development standards, except as specified in this Section 23.48.627.

23.48.630 Adoption of vulnerable masonry structures rules

A. The Director shall promulgate a rule listing the structures that meet the following eligibility criteria as a "vulnerable masonry structure" (VMS) TDR or TDP sending site under subsection 23.58A.042.F and that, as a vulnerable masonry structure, are exempt from the calculations for chargeable FAR under subsection 23.48.620.C.6:

1. The structure is included in the Department of Neighborhoods Historic Resource Survey and has an assigned status classification as either Yes-Inventory or Yes-Hold; and

2. The structure has unreinforced masonry bearing walls and is included in the list of unreinforced masonry structures (URMs) identified by the Department in April 2016, or any subsequent list pursuant to subsection 23.48.630.B. with a classification of Critical Risk (C), High Risk (H), or Medium Risk (M).

B. The Director shall periodically update the list to respond to changed conditions and remove or add structures to the list to maintain consistency with the criteria specified in subsection 23.48.630.A.

23.48.635 Maximum width and depth limits in SM-U zones

A. The maximum width and depth limit of a structure is 250 feet, except as otherwise provided in this Section 23.48.635. The width and depth limits do not apply to below-grade or partially below-grade stories with street-facing facades that do not extend more than 4 feet above the sidewalk, measured at any point above the sidewalk elevation to the floor above the partially below-grade story, excluding access.

B. For the stories of a structure subject to width and depth limits, all portions of the same story that are horizontally contiguous, including any portions connected by doorways, ramps, bridges, elevated stairways, and other such devices, shall be included in the measurement of width and depth. The width and depth limit of stories in separate structures or structures on the same lot that abut but are not internally connected shall be measured separately, except that designated Landmark structures and structures that qualify as vulnerable masonry structures according to Section 23.48.630 that are retained on the lot are excluded from the width and depth measurement, whether internally connected to a new structure or not.

C. Width and depth limits do not apply to stories of a structure with more than 50 percent of the total gross floor area occupied by any of the following uses:

1. Community clubs or community centers;
2. Religious facilities;
3. Arts facilities;
4. Preschool, elementary, or secondary schools; or
5. Performing arts theaters.

D. Width and depth limits do not apply to the portion of a structure that is 55 feet or less in height on a lot that includes a light rail transit station.

23.48.640 Street-level development standards in SM-U zones

A. Required street-level setbacks in SM-U zones

1. In the SM-U 85, SM-U 75-240, and SM-U 95-320 zones, a street-level setback is required at grade from specified street lot lines as shown on Table A for 23.48.640. If the required setback allows for averaging the depth of the setback from the street lot line, any setback area further than 10 feet from the street lot line shall not be included in the averaging calculation.

Table A for 23.48.640

Required street-level setbacks in the SM-U 85, SM-U 75-240, and SM-U 95-320 zones

Street requiring setback from abutting street lot line:	Required setback measured from street lot line
NE 42 nd Street	3 feet average
NE 43 rd Street	3 feet average
NE 45 th Street	8 feet minimum
NE 50 th Street	5 feet minimum

2. All setback areas required by subsection 23.48.640.A.1 shall either be part of a usable open space or be landscaped according to standards in subsection 23.48.055.A.3, except that for setbacks required from lot lines abutting NE 45th Street and NE 50th Street, no landscaping is required if the setback area is paved to match the abutting sidewalk, and the Director, after consulting with the Director of the Seattle Department of Transportation, determines that the paved setback area will not conflict with Seattle Department of Transportation standards for the abutting sidewalk.

3. Required street-level setbacks in the SM-U/R 75-240 zone. On all streets in the SM-U/R 75-240 zone, an average street-level setback of 5 feet is required from all street lot lines, subject to the following:

1 a. No setback shall be less than 3 feet from the street lot line, and any
2 setback area further than 10 feet from the street lot line shall not be included in the averaging
3 calculation.

4 b. The setback area shall either be part of a usable open space or
5 landscaped according to standards in subsection 23.48.055.A.3.

6 4. Underground structures are permitted in all required setback areas.

7 5. Bay windows, canopies, horizontal projection of decks, balconies with open
8 railings, eaves, cornices, gutters, and other similar architectural features that are at least 13 feet
9 above the sidewalk elevation are permitted to extend up to 4 feet into the required setback.

10 6. Setback areas eligible for floor area bonus. Areas provided as required street-
11 level setbacks under this subsection 23.48.640.A that abut a designated Neighborhood Green
12 Street shown on Map A for 23.48.640 are eligible for a floor area bonus as a green street setback,
13 provided that the setback area complies with the development standards and conditions in
14 Section 23.58A.040 for a green street setback.

15 B. Facade requirements for street-level residential units and live-work units. In all SM-U
16 zones, the street-facing facades of street-level residential units and live-work units shall set back
17 an average of 7 feet from the street lot line, subject to the following:

18 1. No setback shall be less than 5 feet from the street lot line, and any setback area
19 further than 15 feet from the street lot line is not be included in the averaging calculation.

20 2. The following is permitted in the required setback area:

21 a. Landscaped area accessible from individual dwelling units or from the
22 principal entrance to the structure;

23 b. Private or common useable open space or amenity area; and

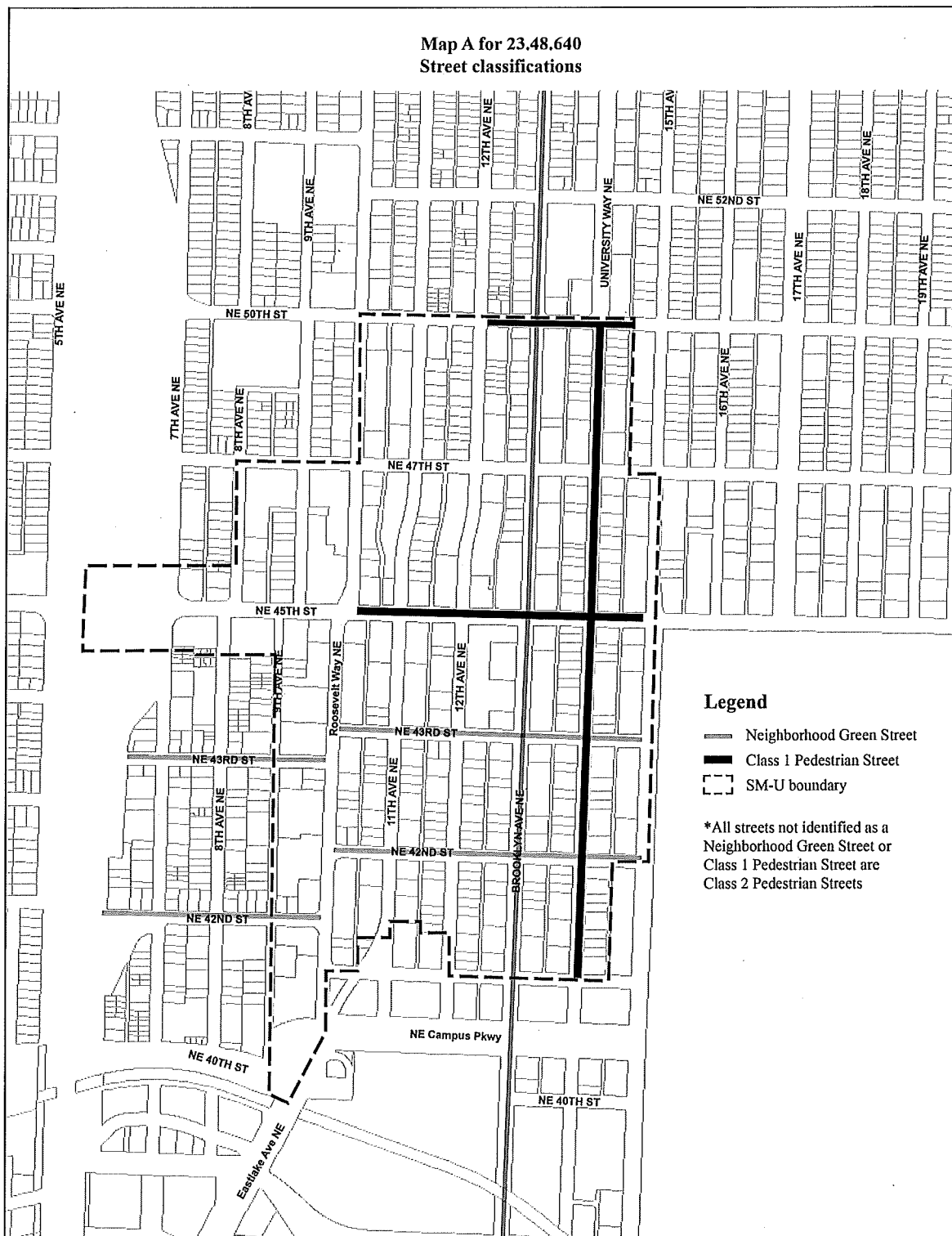
1 c. Unenclosed stoops, steps, decks, or porches related to the abutting
2 residential or live-work units that are no higher than four feet above sidewalk grade, excluding
3 hand rails and guard rails.

4 3. Bay windows, canopies, horizontal projection of decks, balconies with open
5 railings, eaves, cornices, gutters, and other similar architectural features that are at least 13 feet
6 above the sidewalk elevation are permitted to extend up to 4 feet into the required setback.

7 C. Transparency and blank facade standards. The transparency requirements and blank
8 facade limits in subsection 23.48.040.B apply to all street-facing facades in the SM-U zone.

9 D. Required street-level uses. Street-level uses listed in subsection 23.48.605.C and
10 meeting the standards of subsection 23.48.040.C are required along the street frontages of the
11 streets shown on Map A for 23.48.605.

Map A for 23.48.640 Street Classifications



E. Mid-block corridor

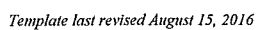
1. Required mid-block corridor

a. In the area shown on Map B for 23.48.640, lots that meet the following criteria are required to provide a mid-block corridor:

1) The lot exceeds 30,000 square feet in area and abuts two north/south streets. Lots exceeding 30,000 square feet that are separated only by an alley and that are developed as a combined lot development under Section 23.48.627 are also required to provide a mid-block corridor to connect the two abutting north/south streets; and

2) The lot has a street frontage that exceeds 250 feet on at least one of the abutting north/south streets.

3



b. On lots where a mid-block corridor is required in subsection
23.48.640.E.1, the following standards shall apply:

1) The mid-block corridor shall provide an unobstructed,
continuous pedestrian pathway that extends across the lot and any separating alley to connect
both of the abutting streets, and if entrances include doors or gates, public access shall be
provided as required for a mid-block corridor eligible for a floor area bonus in subsection
23.58A.040.C.4.a;

2) The alignment of the pedestrian corridor and the point at which
it intersects each street shall be no closer than 150 feet to an east/west street abutting the block;

3) Entrances to the corridor at the street shall be accessible to
pedestrians at grade level from the sidewalk, and the length of the corridor shall be at ground
level, except that minor changes in grade are permitted to accommodate conditions on sloping
sites, provided that all segments of the corridor are physically and visually connected and
accessible to persons with disabilities;

4) The average width of the corridor shall be 25 feet, with a
minimum width of 15 feet. Any completely covered segment of the pedestrian corridor shall
have a minimum width of 20 feet;

5) The corridor shall include at least one usable open space with a
minimum area of 1,500 square feet and a minimum horizontal dimension of 30 feet;

6) The corridor shall be open to the sky, except that up to 35
percent of the length of the corridor may be covered and enclosed if located on private property,
provided the minimum height of covered portions is 13 feet;

7) If the pedestrian corridor crosses an alley, the alley right-of-way shall be improved for pedestrian safety and to reinforce the connection between portions of the corridor on either side of the alley; and

8) The corridor shall include lighting for pedestrian safety during all hours that the corridor is available for public use.

c. The Director may allow modifications from the standards for mid-block corridors in subsection 23.48.640.E.1.b as a Type I decision if the applicant demonstrates that alternative treatments will better serve the development by enhancing pedestrian comfort, better integrating the feature as part of the surrounding pedestrian network, and promoting greater use of the connection.

d. The mid-block corridor requirement may be waived by the Director as a Type I decision if the Director has determined that one or more of the following conditions apply:

1) A mid-block corridor already exists on the block and, given the proximity to the proposed development site, an additional corridor would not significantly enhance pedestrian circulation in the area and could detract from pedestrian activity on the street; or

2) The location of existing buildings or amenities retained on the lot, such as a Landmark structure, make the inclusion of a mid-block corridor impractical or undesirable.

2. Optional mid-block corridor. A mid-block corridor that is provided on a lot in an SM-U/R 75-240, SM-U 75-240, or SM-U 95-320 zone that is not within the area shown on Map B for 23.48.640, or that is on a lot within the area shown on Map B for 23.48.640 but is not

1 required because of the lot size, is eligible for the mid-block corridor floor area bonus under the
2 provisions of Section 23.48.624, provided that the corridor meets the standards in subsection
3 23.48.640.E.1.b and applicable standards in Section 23.58A.040.

4 3. A mid-block corridor provided under this subsection 23.48.640.E, whether
5 required or not, is eligible to qualify as amenity area for residential uses under Section
6 23.48.045, or required usable open space under subsection 23.48.650.C, or both, provided the
7 applicable standards of Section 23.48.045 and subsection 23.48.650.C are met.

8 4. A mid-block corridor provided according to the provisions of this subsection
9 23.48.640.E shall also qualify as required open space in Section 23.48.650, provided that the
10 mid-block corridor meets the standards in Section 23.48.650.

11 F. Overhead weather protection

12 1. Continuous overhead weather protection, provided by such features as
13 canopies, awnings, marquees, and arcades, is required along at least 60 percent of the street
14 frontage of a structure, except that any portions of the street frontage occupied by residential
15 dwelling units and any portion of a designated Landmark structure or vulnerable masonry
16 structure shall not be included as part of the street frontage subject to this requirement.

17 2. The covered area shall extend a minimum of 6 feet from the structure, unless
18 otherwise provided in this subsection 23.48.640.F, and unless there is a conflict with existing or
19 proposed street trees or utility poles, in which case the Director may adjust the width to
20 accommodate such features as provided for in subsection 23.48.640.F.6.

21 3. The overhead weather protection must be provided over the sidewalk, or over a
22 walking area within 10 feet immediately adjacent to the sidewalk. When provided adjacent to the

sidewalk, the covered walking area must be within 18 inches of sidewalk grade and meet Washington State requirements for barrier-free access.

4. For overhead weather protection extending up to 6 feet from the structure, the lower edge of the overhead weather protection shall be a minimum of 8 feet and a maximum of 13 feet above the sidewalk or covered walking area. For weather protection extending more than 6 feet from the structure, the lower edge of the weather protection shall be a minimum of 10 feet and a maximum of 15 feet above the sidewalk or covered walking area.

5. Lighting for pedestrians shall be provided. The lighting may be located on the facade of the building or on the overhead weather protection.

6. Where the standards listed in this subsection 23.48.640.F conflict with the vertical and horizontal clearance requirements in the street right-of-way, the standards may be modified by the Director as a Type I decision in consultation with the Director of Transportation.

23.48.645 Upper-level development standards in SM-U zones

A. Highrise floor area limits. All highrise structures are subject to a limit on the floor area of stories above 45 feet in height except that, on a lot that includes a light rail transit station, the limit on floor area only applies to stories above 55 feet in height.

1. The height above which the highrise floor area limit applies is measured from the average grade level. Stories that do not exceed 45 feet in height or, on a lot that includes a light rail transit station, stories that do not exceed 55 feet in height, are not subject to a floor area limit.

2. Highrise floor area limits in the SM-U 75-240 and SM-U 95-320 zones are shown on Table A for 23.48.645.

Table A for 23.48.645

Highrise floor area limits in the SM-U 75-240 and SM-U 95-320 zones

Height of structure	Average gross floor area for all stories above 45 feet¹	Maximum gross floor area of any single story above 45 feet¹
Greater than the first height limit of the height suffix, excluding rooftop features, but not exceeding 160 feet in height	20,000 square feet for stories in non-residential use, except as provided in subsection 23.48.645.A.4; or 12,000 square feet for stories in residential use ²	24,000 square feet for stories in non-residential use; or 13,000 square feet for stories in residential use ²
Greater than 160 feet but not exceeding 240 feet in height	10,500 square feet	11,500 square feet
Greater than 240 feet in height	9,500 square feet	10,500 square feet

Footnotes to Table A for 23.48.645

¹ On a lot that includes a light rail transit station, the limit on the floor area of stories applies to stories above 55 feet in height.

² For stories that include a mix of non-residential and residential uses, the applicable floor area limit shall be the limit that applies to the use that accounts for more than 50 percent of the total floor area of the story, or the greater of the two floor area limits if the story includes equal amounts of residential and non-residential uses.

3. In the SM-U/R 75-240 zone, for highrise structures, the gross floor area limit of stories or portions of stories that extend above 45 feet in height is 10,500 square feet.

4. In the SM-U 75-240 and SM-U 95-320 zones, for stories subject to a floor area limit under subsection 23.48.645.A.2, the average and maximum gross floor area limit is 24,000 square feet up to 160 feet if the following apply:

a. For each story subject to a floor area limit up to 160 feet in height, a minimum of 50 percent of the floor area is in research and development laboratory uses; and

b. The minimum floor-to-floor height of each story subject to a floor area limit up to 160 feet in height is 14 feet.

B. Upper-level setbacks in SM-U 75-240 and SM-U 95-320 zones. The following upper-level setbacks are required, and the height above which the setback is required shall be measured from the midpoint of the lot line from which the setback is required:

1. On lots that do not include highrise structures, an average setback of 10 feet is required from all abutting street lot lines for any portion of a structure that exceeds 65 feet in height. The maximum depth of a setback that can be used for calculating the average is 20 feet.

2. For a lot that is across a street from a lot in a LR zone or a MR zone, portions of any structure above 65 feet in height are required to set back an average of 10 feet from any portion of the street lot line that abuts the separating street. The maximum depth of a setback that can be used for calculating the average is 20 feet.

3. For a lot in the SM-U 95-320 zone that abuts a lot in a MR zone, portions of any structure above 65 feet in height are required to set back a minimum of 15 feet from the abutting lot line.

C. Upper-level setbacks in the SM-U/R 75-240 zone. The minimum required upper-level setbacks in the SM-U/R 75-240 zone are shown on Table B for 23.48.645.

Table B for 23.48.645 Required upper-level setbacks in the SM-U/R 75-240 zone	
Lot line from which required setback is measured:	Minimum setback required for portions of a structure at or above specified heights
Rear lot line that abuts an alley	Portions of a structure 45 feet or less in height: None required
	Portions of a structure greater than 45 feet in height: 10 feet minimum
Lot line that abuts neither a street nor an alley	For structures 75 feet in height or less: 7 feet average; 5 feet minimum ¹
	For structures that exceed 75 feet in height, portions of a structure 45 feet or less in height: 7 feet average; 5 feet minimum ¹ and

Table B for 23.48.645

Required upper-level setbacks in the SM-U/R 75-240 zone

Lot line from which required setback is measured:	Minimum setback required for portions of a structure at or above specified heights
	Portions of a structure greater than 45 feet in height: 15 feet minimum

Footnotes to Table B for 23.48.645

¹ No setback is required along lot lines where an existing structure is built to the abutting lot line.

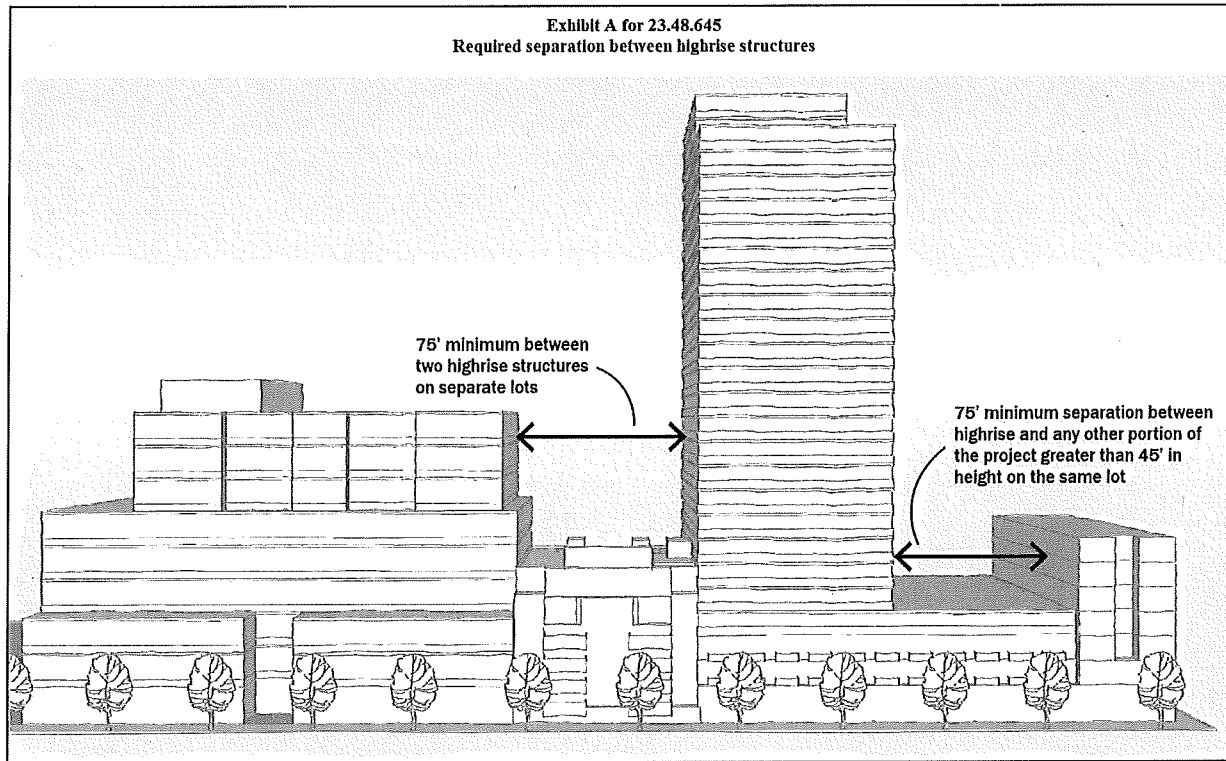
D. Side lot line setbacks. In the SM-U 75-240 and SM-U 95-320 zones, a minimum setback of 15 feet is required from any side lot line that is not a street or alley lot line for all portions of a highrise structure exceeding the midrise height limit of the zone.

E. Separation. On lots with structures that exceed the midrise height limit, excluding rooftop features otherwise allowed above the height limit by subsection 23.48.025.C, separation between structures or portions of the same structure is required as follows:

1. A minimum separation of 75 feet is required between highrise portions of structures on a lot and any existing highrise structures located on a separate lot in the same block, as shown on Exhibit A for 23.48.645; and

2. If more than one structure, or portions of the same structure, on a lot are highrise structures, a minimum separation of 75 feet is required between any highrise portion of a structure and all portions of other structures on the lot that exceed 45 feet in height, as shown on Exhibit A for 23.48.645.

Exhibit A for 23.48.645
Required separation between highrise structures



3. For the purposes of this subsection 23.48.645.E, the separation requirements for lots separated by an alley that are combined under the provisions of Section 23.48.627 shall be applied according to subsection 23.48.645.E.1, as if the lots were separate lots on the same block.

4. If the presence of an existing highrise structure would preclude the addition of another highrise structure on a different block front of the same block, the Director may, as a special exception according to Chapter 23.76, reduce the required separation of this subsection 23.48.645.E by up to 20 percent. In determining the amount of reduction in separation allowed, the Director shall consider the following factors that may support the reduction in separation between structures and offset any related impacts:

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

b. Potential public benefits related to the development that offset the impact of the reduction in required separation between structures, such as the provision of public open space, improvements to a designated green street, or other streetscape improvements, or the preservation of a Landmark structure;

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

d. Design characteristics of the additional structure, such as overall bulk and massing, orientation, facade treatments and transparency, visual interest, and other features that address the relationship between the two structures.

5. For purposes of this subsection 23.48.645.E, a highrise structure is considered to be “existing” and must be taken into consideration when other highrise structures are proposed, under any of the following circumstances:

a. The highrise structure is physically present, except that a highrise structure that is physically present is not considered "existing" if the owner of the lot where the highrise structure is located has applied to the Director for a permit to demolish the highrise structure and provided that no building permit for the proposed highrise structure is issued until the demolition of the highrise structure that is physically present has been completed;

b. The highrise structure is a proposed highrise structure for which a complete application for a Master Use Permit or building permit has been submitted, provided that:

i. the application has not been withdrawn or cancelled without the highrise structure having been constructed; and

1 ii. if a decision on that application has been published or a
2 permit on the application has been issued, the decision or permit has not expired, and has not
3 been withdrawn, cancelled, or invalidated, without the highrise structure having been
4 constructed.

5 c. The highrise structure is a proposed highrise structure for which a
6 complete application for early design guidance has been filed and a complete application for a
7 Master Use Permit or building permit has not been submitted, provided that the early design
8 guidance application will not qualify a proposed highrise structure as an existing highrise
9 structure if a complete Master Use Permit application is not submitted within 90 days of the date
10 of the early design guidance public meeting if one is required, or within 90 days of the date the
11 Director provides guidance if no early design meeting is required, or within 150 days of the first
12 early design guidance public meeting if more than one early design guidance public meeting is
13 held.

14 F. Projections. The first 4 feet of horizontal projection of decks, balconies with open
15 railings, eaves, cornices, gutters, and similar architectural features are permitted in the upper-
16 level setbacks required in subsections 23.48.645.B, 23.48.645.C, and 23.48.645.D, and in the
17 separation area required in subsection 23.48.645.E.

18 **23.48.646 Facade modulation in SM-U zones**

19 A. In all SM-U zones, for all structures on lots exceeding 12,000 square feet, facade
20 modulation is required for the street-facing facade within 10 feet of a street lot line, except as
21 specified in subsection 23.48.646.B.

22 B. Modulation is not required for the following:

1. For portions of the street-facing facade of a story that is less than 4 feet above sidewalk grade, as measured to the top of the floor above the partially below-grade story;

2. For structures on a lot in the SM-U/R 75-240 zone that exceed 75 feet in height;

3. For stories above street level that include parking that is separated from the street lot line by other uses along all street frontages; and

4. For the portion of the street-facing facade that does not exceed a width of 100 feet above 45 feet in height.

C. The maximum length of an unmodulated facade for midrise structures in SM-U 75-240 and SM-U 95-320 zones and for all structures in the SM-U 85 zone is prescribed in Table A for 23.48.646, and the maximum length of an unmodulated facade for highrise structures in the SM-U 75-240 and SM-U 95-320 zones is prescribed in Table B for 23.48.646. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 10 feet of street lot lines.

Table A for 23.48.646

Facade modulation for midrise structures in SM-U 75-240 and SM-U 95-320 zones and for structures in SM-U 85 zone

Height of street-facing portion of structure	Maximum length of unmodulated facade within 10 feet of street lot line
Stories up to 45 feet in height ¹	120 feet
Stories above 45 feet in height, ¹ up to the midrise height limit of the zone	80 feet

Footnotes to Table A for 23.48.646

¹ On a lot with a light rail transit station, the height for the modulation standard is increased from 45 feet to 55 feet.

Table B for 23.48.646

Facade modulation for highrise structures in SM-U 75-240 and SM-U 95-320 zones

Height of street-facing portion of structure	Maximum length of unmodulated facade within 10 feet of street lot line
Stories up to 45 feet in height ¹	160 feet
Stories above 45 feet in height, ¹ up to the midrise height limit of the zone	120 feet
Stories above the midrise height limit of the zone	80 feet
Footnotes to Table B for 23.48.646	
¹ On a lot with a light rail transit station, the height for the modulation standard is increased from 45 feet to 55 feet.	

D. If a portion of a street-facing facade within 10 feet of the street lot line extends to the maximum length permitted for an unmodulated facade, any further increase in the length of the facade is allowed only if the additional portions of the facade set back a minimum of 10 feet from the street lot line for a minimum length of 20 feet. If the required setback is provided, additional portions of the facade may be located within 10 feet of the street lot line. Permitted projections within the setback area are limited to the following:

1. Roof eaves, including gutters and roof cornices and other similar architectural features, that may extend a maximum of 18 inches into the setback area; and
2. Overhead weather protection, whether required by subsection 23.48.640.H or not.

23.48.650 Required open space for large lot developments in SM-U zones

A. Open space meeting the standards of this Section 23.48.650 is required in all SM-U zones for development on a lot exceeding 30,000 square feet.

B. Open space required by subsection 23.48.650.A shall meet the following standards:

1. The minimum amount of required open space shall be equal to 15 percent of the lot area.

2. Area qualifying as required open space may include both unenclosed usable open space and limited amounts of enclosed areas, as provided for in this subsection 23.48.650.B and as specified in Table A for 23.48.650.

Table A for 23.48.650		
Limits on open space allowed as enclosed and unenclosed areas		
Type of open space	Minimum amount required	Maximum amount allowed
Usable open space open to the sky subject to subsection 23.48.650.B.5	60 percent	No limit
Open space covered overhead by the structure, such as an arcade or building cantilever, and subject to subsection 23.48.650.B.6	None	20 percent
Enclosed open space providing amenity features such as a public atrium, a shopping atrium, winter garden, or covered portion of a mid-block pedestrian corridor and subject to subsection 23.48.650.B.7	None	35 percent

3. Minimum area. The required open space shall generally be provided as one connected area that is accessible at street level, with variations in elevation allowed to accommodate changes in topography or to provide for features such as ramps that improve access for persons with disabilities. If the required amount of open space exceeds 4,500 square feet, open space areas may be provided at separate locations on the lot, provided that no separate area is less than 2,000 square feet.

4. The average horizontal dimension for an area qualifying as the required unenclosed usable open space is 20 feet, and the minimum horizontal dimension is 10 feet.

5. Area provided as usable open space shall be open to the sky and directly accessible from an abutting street, with no structures containing floor area separating this portion

1 of the required open space area from the street frontage, in order to allow both visual and
2 physical access to the space for pedestrians from the street.

3 6. Open space provided as unenclosed space covered overhead by the structure for
4 weather protection shall abut a street lot line and be open and accessible to pedestrians along the
5 sidewalk. The area shall have an average horizontal dimension of 10 feet and a minimum
6 horizontal dimension of 5 feet, and the minimum vertical clearance of the covered space shall be
7 20 feet.

8 7. Open space provided as enclosed interior space, such as a public atrium, a
9 shopping atrium, winter garden, or covered portion of a mid-block pedestrian corridor, shall meet
10 all of the following requirements:

11 a. The space shall have direct access for pedestrians, including persons
12 with disabilities, from the street, or from an outdoor, usable public open space abutting the street;

13 b. The space shall be provided as one continuous area that is a minimum
14 of 2,000 square feet in size, with an average horizontal dimension of 20 feet and a minimum
15 horizontal dimension of 10 feet. Enclosed area that abuts and is accessible to exterior open space
16 is not considered a separate area for the purposes of determining the minimum area requirements
17 of subsection 23.48.650.B.3;

18 c. The minimum floor-to-ceiling height of any enclosed area is 15 feet;
19 and

20 d. Space, such as lobby area and corridors used solely to provide access
21 between the structure's principal street entrance and elevators, does not qualify as enclosed
22 interior open space for the purposes of this subsection 23.48.650.B.7.

1 8. All areas provided as open space under this Section 23.48.650 shall be
2 accessible to persons with disabilities.

3 9. Features provided under this subsection 23.48.650.B are eligible to qualify as
4 amenity area for residential uses required by Section 23.48.045, provided the standards of that
5 Section 23.48.045 are met.

6 10. Features provided under this subsection 23.48.650.B that satisfy the
7 requirements for open space amenities in Section 23.48.624 and Section 23.58A.040 are eligible
8 for a floor area bonus to gain extra floor area according to the provisions of Section 23.48.621.

9 11. Usable open space satisfying the requirements of this subsection 23.48.650.B
10 may be provided on a site other than the project site, provided that the following conditions are
11 met:

12 a. The alternate open space site is located within an SM-U zone and within
13 500 feet of the project site;

14 b. The minimum area of the usable open space at the alternate site is 4,500
15 square feet;

16 c. The minimum size of the open space on an alternates site and the
17 maximum distance from the project may be increased or decreased for a project if the Director
18 determines, as a Type I decision, that such adjustments are reasonably necessary to provide for
19 open space that will meet the additional need for open space caused by the project, enhance
20 public access to the open space, and/or allow for a significant share of the required open space to
21 also be accommodated on the project site.

22 d. The owner of any lot on which off-site open space is provided to meet
23 the requirements of this subsection 23.48.650.B shall execute and record an easement in a form

acceptable to the Director assuring compliance with the requirements of this Section 23.48.650.

The Director is authorized to accept such an easement, provided that the terms do not impose any costs or obligations on the City.

12. Usable open space provided on a site other than the project site according to subsection 23.48.650.B.11 that satisfies the requirements for a neighborhood open space in Section 23.58A.040 is eligible for a floor area bonus to gain extra floor area according to the provisions of Section 23.48.621.

23.48.680 Parking quantity in SM-U zones

A. Off street parking spaces and bicycle parking are required according to Section 23.54.015.

B. Maximum parking limit for non-residential uses

1. Except as provided in subsection 23.48.680.B.2, parking for non-residential uses is limited to one parking space per every 1,000 square feet of gross floor area in non-residential use.

2. If on or before September 1, 2012, a lot is providing legal off-site parking for another lot, by means such as a recorded parking easement or off-site accessory parking covenant on the subject lot, then the number of such off-site parking spaces is allowed on the off-site lot in addition to one space per 1,000 square feet for non-residential uses on the subject lot.

23.48.685 Parking location in SM-U zones

A. Parking location within structures

1. Except as provided in subsection 23.48.685.A.2, parking within structures, excluding driveway access and garage doors or openings, shall be located below the street-level story or separated from the street along all street frontages by another use. There is no limit on

1 the number of stories of parking above the street-level story if the parking is separated along all
2 street frontages of the structure by another use.

3 2. On lots that are less than 24,000 square feet in size, or that are 103 feet in depth
4 or less as measured from the lot line with the greatest street frontage, parking is permitted within
5 structures above the street-level story as follows:

6 a. One story of parking is permitted above the street-level story for every
7 two stories of parking located below grade that, in combination, provide at least twice the
8 capacity of the above grade story, up to a maximum of two stories of parking above the street-
9 level story.

10 b. Parking located on stories above the street-level story of a structure
11 shall be separated from the street by other uses and screened as follows:

12 1) A minimum of 30 percent of the length of the parking area
13 measured along each street frontage shall be separated from the street by another use. For
14 structures located at street intersections, the separation by another use shall be provided at the
15 corner portion(s) of the structure.

16 2) Any parking area that is not separated from the street by another
17 use shall be enclosed by facades along all street frontages. Facades shall be designed to minimize
18 the impacts of glare from vehicle headlights and interior garage lighting on pedestrian views
19 from the street.

20 c. The Director may permit more than two stories of parking above the
21 street-level story of the structure, or waive the amount of parking required to be located below
22 grade when parking is provided above the street-level story, or permit other exceptions to this
23 subsection 23.48.685.A.2, as a Type I decision, if the Director finds that locating parking below

grade is infeasible due to physical site conditions such as a high water table or proximity to a tunnel. In such cases, the Director shall determine the maximum feasible amount of parking that can be provided below grade, if any, and the amount of additional parking to be permitted above street level based on an assessment of the conditions that restrict an applicant from providing the parking below grade, such as the depth and dimensions of an underground tunnel. The rationale that a site is too small to accommodate parking below grade is not a basis for granting an exception under this subsection 23.48.685.A.2.c.

B. Accessory surface parking shall be separated from all street lot lines by another use within a structure, except that driveway access need not be separated.

23.48.690 Development agreements in SM-U zones

A. The Director may recommend that the Council approve a development agreement pursuant to chapter 36.70B RCW for real property that includes land zoned SM-U within the University Community Urban Center.

B. The Director's recommendation shall be informed by an urban design framework that the Director has developed through a community involvement process.

C. The proposed development agreement shall be for the development of real property that achieves one or more of the following key design and development objectives of the urban design framework:

1. The addition of significant public open space in the neighborhood core near the proposed transit station;
2. Better integration of new development with light rail transit facilities;
3. Enhanced pedestrian circulation;

4. Retention of key elements defining neighborhood character, including designated Landmark structures and other historic resources;
5. Strengthening and revitalization of the historic pedestrian-oriented business district;
6. Green storm water infrastructure exceeding requirements in Chapter 22.800;
7. District heating and cooling;
8. Improved urban form; and
9. Increased diversity in building types, mix of activities, and the range of employment activities and household types accommodated in the area.

D. Nothing in this Section 23.48.690 limits the Council's authority to enter into a development agreement authorized by chapter 36.70B RCW in situations other than those described in subsection 23.48.690.C.

Section 27. Section 23.58A.040 of the Seattle Municipal Code, last amended by Ordinance 125173, is amended as follows:

23.58A.040 Bonus floor area for open space amenities

A. Findings. The City Council finds that:

1. Amenities, including public open space, are an important aspect of livability in areas targeted in the Comprehensive Plan for concentrated housing and employment growth.
2. Developments that add density will increase demand for public open space. If additional public open space is voluntarily provided to offset additional demand, the impacts on available open space resources will be mitigated.

3. Within Highrise zones, the average amount of public open space, including breathing room open space, needed to accommodate residential development is at least 0.14 square feet of open space per gross square foot of residential floor area in a development.

B. Voluntary agreements for amenities. Where expressly permitted by the provisions of the zone, an applicant may achieve bonus floor area in part through a voluntary agreement for provision of amenities to mitigate impacts of the development, subject to the limits in this Chapter 23.58A.

1. Except where limited in the provisions of the zone, amenities that may be provided for bonus floor area include:

- a. ~~((neighborhood))~~ Neighborhood open space;
- b. ~~((green))~~ Green street setbacks on lots abutting designated green streets;
- c. ~~((green))~~ Green street improvements;
- d. ~~((mid-block))~~ Mid-block corridor; and
- e. ~~((hillside))~~ Hillside terrace.

2. The amenities listed in subsection 23.58A.040.B.1 are referred to as "open space amenities" in this Section 23.58A.040. Mitigation of impacts identified in subsection 23.58A.040.A may be achieved by providing the amenity on the same lot as the development using the bonus floor area or, for green street improvements, in the right-of-way within ~~((two blocks))~~ 1/4 mile of the development using the bonus floor area (the performance option), by a payment-in-lieu of providing the amenity on- or off-site (payment option), or both.

3. Amenities provided as part of street vacations may not be counted as amenities for the purpose of achieving extra floor area.

C. Performance option

1. General provisions

a. An applicant electing to use the performance option shall provide the amenity on the same lot as the development using the bonus floor area, except ~~((to the extent a combined lot development is expressly permitted by the provisions of the zone and except for green street improvements that shall be provided within two blocks of the lot.))~~ as follows:

1) The amenity is located on a lot that is included in a combined lot development or a lot that is specified according to a Council approved development agreement that is expressly permitted by the provisions of the zone;

2) The amenity is a green street improvement that is provided on a designated green street within 1/4 mile of the lot; or

3) The amenity is a neighborhood open space in an SM-U zone that is provided to satisfy the open space requirement for a large lot development under Section 23.48.650 on a site other than the project site in accordance with subsection 23.48.650.B.11. The off-site open space provided to meet the open space requirement on the project site shall not be used to meet the open space requirement or to provide a bonus for extra floor area for any other lot other than the project site.

b. The maximum area of any amenity or combination of amenities provided on a lot eligible for a bonus is established in this subsection 23.58A.040.C and may be further limited by Sections 23.58A.012, 23.58A.022, or the provisions of the zone. Open space amenities shall meet the standards of this subsection 23.58A.040.C in order to qualify for bonus floor area, except as may be authorized by the Director under subsection ~~((23.58A.040.C.4))~~ 23.58A.040.C.5. An open space amenity may also qualify as a required residential amenity or other open space requirement to the extent permitted by the provisions of the zone.

1 ((b)) 2. Amenities in Downtown zones in South Downtown:

2 ((1)) a. In Downtown zones in South Downtown, in order to qualify for
3 bonus residential floor area, amenity features shall satisfy the eligibility conditions of the
4 Downtown Amenity Standards, except as provided in subsection ((23.58A.040.C.1.b.2))
5 23.58A.040.C.2.b, and shall be consistent with the guidelines of the Downtown Amenity
6 Standards.

7 ((2)) b. The Director may allow ((departures)) modifications from the
8 eligibility conditions of the Downtown Amenity Standards, as a Type I decision, if the applicant
9 demonstrates that the amenity better achieves the intent of the Downtown Amenity Standards for
10 that amenity feature, and that the departure is consistent with any applicable criteria for allowing
11 the particular type of departure in the Downtown Amenity Standards.

12 ((3)) c. The Director may condition the approval of an amenity as
13 provided in the Downtown Amenity Standards.

14 ((2)) 3. Bonus ratio. Unless otherwise specified in the provisions of the zone,
15 amenities may be used to gain bonus floor area according to the following ratios and subject to
16 the limits of this Section 23.58A.040:

17 a. For a neighborhood open space, 7 square feet of bonus floor area per 1
18 square foot of qualifying neighborhood open space area (7:1).

19 b. For a green street setback, 5 square feet of bonus floor area per 1 square
20 foot of qualifying green street setback area (5:1).

21 c. For a green street improvement, 5 square feet of bonus floor area per 1
22 square foot of qualifying green street improvement area (5:1).

d. For a mid-block corridor, 7 square feet of bonus floor area per 1 square foot of qualifying mid-block corridor area (7:1).

e. For a residential or non-residential hillside terrace, 5 square feet of bonus floor area per 1 square foot of qualifying hillside terrace area (5:1).

((3)) 4. Maximum open space amenity in Highrise zone. In the Highrise zone, the amount of open space amenity for which bonus floor area may be allowed shall not exceed the lesser of the amount required to mitigate the impact created by the total bonus residential floor area in the development, or 15,000 square feet. For purposes of this Section 23.58A.040, the amount of open space required to mitigate that impact in the Highrise zone is 0.14 square feet of open space amenity per square foot of bonus residential floor area, unless the Director determines, as a Type I decision, that a different ratio applies based on consideration of one or both of the following:

a. ((the)) The overall number or density of people anticipated to use or occupy the structure in which bonus floor area will be located, in relation to the total floor area of the structure, is different from the density level of approximately 1.32 persons per 1,000 residential gross square feet, which was used to establish the ratio in subsection 23.58A.040.C, such that a different amount of open space is needed to mitigate the impacts of development;

b. ((characteristics)) Characteristics or features of the development mitigate the impacts that the anticipated population using or occupying the structure in which bonus floor area will be located would otherwise have on open space needs.

((4)) 5. Standards for open space amenities. The following standards apply to open space amenities, except as otherwise specifically stated in the provisions of the zone.

a. Public access

1 1) Public access for open space amenities in Downtown zones is
2 regulated pursuant to subsection ((23.58A.040.C.1.b)) 23.58A.040.C.2.

3 2) Except for green street improvements, open space amenities not
4 in Downtown zones shall be open to the public, without charge, each day of the year for a
5 minimum of ten hours each day for a neighborhood open space and for a mid-block corridor in
6 SM-U zones in the University Community Urban Center, and 24 hours each day of the year for a
7 green street setback. The hours of public access identified above shall be during daylight hours,
8 unless there are insufficient daylight hours, in which case the open space shall also be open
9 during nighttime hours for the balance of the hours the open space is to remain open. Public
10 access may be limited temporarily during hours that are otherwise required to be open to the
11 public for necessary maintenance or for reasons of public safety.

12 3) Within the open space, property owners, tenants, and their
13 agents shall allow members of the public to engage in activities allowed in the public sidewalk
14 environment, except that those activities that would require a street use permit if conducted on
15 the sidewalk may be excluded or restricted. Free speech activities such as hand billing, signature
16 gathering, and holding signs, all without obstructing access to the space, any building, or other
17 adjacent features, and without unreasonably interfering with the enjoyment of the space by
18 others, shall be allowed. While engaged in allowed activities, members of the public may not be
19 asked to leave for any reason other than conduct that unreasonably interferes with the enjoyment
20 of the space by others unless the space is being closed to the general public consistent with this
21 subsection 23.58A.040.C. No parking, storage, or other use may be established on or above the
22 surface of the open space except as provided in subsection ((23.58A.040.C.4.b.2.f))
23 23.58A.040.C.5.b.2.f. Use by motor vehicles of open space for which bonus floor area is granted

1 is not permitted. The open space shall be identified clearly with the City's public open space logo
2 on a plaque placed at a visible location at each street entrance providing access to the amenity.
3 The plaque shall indicate, in letters legible to passersby, the nature of the bonus amenity, its
4 availability for general public access, and additional directional information as needed.

5 b. Standards for neighborhood open space

6 1) Neighborhood open space in Downtown zones in South
7 Downtown ~~((are))~~ is regulated pursuant to subsection ~~((23.58A.040.C.1.b))~~ 23.58A.040.C.2.

8 2) Neighborhood open space not in Downtown zones used to
9 qualify for bonus floor area shall meet the conditions in this subsection ~~((23.58A.040.C.4.b.2))~~
10 23.58A.040.C.5.b.2, unless ~~((an exception))~~ a modification is ~~((granted))~~ allowed by the Director
11 as a Type I decision, based on the Director's determination that, relative to the strict application
12 of the standards, the exception will result in improved public access and use of the space or a
13 better integration of the space with surrounding development.

14 a) The open space shall comply with the applicable
15 provisions of this Section 23.58A.040. The open space shall consist of one continuous area with
16 a minimum of 3,000 square feet and a minimum horizontal dimension of 10 feet.

17 b) A minimum of 35 percent of the open space shall be
18 landscaped with grass, ground cover, bushes, and/or trees.

19 c) Either permanent or movable seating in an amount
20 equivalent to 1 lineal foot for every 200 square feet of open space shall be available for public
21 use during hours of public access.

22 d) The open space shall be located and configured to
23 maximize solar exposure to the space, allow easy access from streets or other abutting public

spaces, including access for persons with disabilities, and allow convenient pedestrian circulation through all portions of the open space. The open space shall have a minimum frontage of 30 feet at grade abutting a sidewalk, and be visible from sidewalks on at least one street.

e) The open space shall be provided at ground level, except that in order to provide level open spaces on steep lots, some separation of multiple levels may be allowed, provided they are physically and visually connected and accessible to persons with disabilities.

f) Up to 20 percent of the open space may be covered by elements accessory to public use of the open space, including: permanent, freestanding structures, such as retail kiosks, pavilions, or pedestrian shelters; structural overhangs; overhead arcades or other forms of overhead weather protection; and any other features approved by the Director that contribute to pedestrian comfort and active use of the space. The following elements within the open space area may count as open space and are not subject to the percentage coverage limit: temporary kiosks and pavilions, public art, permanent seating that is not reserved for any commercial use, exterior stairs and mechanical assists that provide access to public areas and are available for public use, and any similar features approved by the Director. Seating or tables, or both, may be provided and reserved for customers of restaurants or other uses abutting the open space, but the area reserved for customer seating shall not exceed 15 percent of the open space area or 500 square feet, whichever is less.

c. Standards for green street setbacks

1) Green street setbacks in Downtown zones in South Downtown are regulated pursuant to subsection ((~~23.58A.040.C.1.b~~)) 23.58A.040.C.2.

2) Green street setbacks in Downtown zones outside South
Downtown are regulated pursuant to Section 23.49.013.

3) Green street setbacks not in Downtown zones shall meet the
following standards:

a) Where permitted by the provisions of the zone, bonus
floor area may be gained for green street setbacks by development on lots abutting those street
segments that are listed or shown as green streets in the provisions of the zone.

b) A green street setback shall be provided as a setback
from a lot line abutting a designated green street. The setback shall be continuous for the length
of the frontage of the lot abutting the green street, and a minimum of 50 percent of the setback
area ~~((eligible for a bonus))~~ shall be landscaped. The area of any driveways in the setback area is
not included in the bonusable area. For area eligible for a bonus, the average setback from the
abutting green street lot line shall not exceed 10 feet, with a maximum setback of 15 feet. The
design of the setback area shall allow for public access, such as access to street-level uses in
abutting structures or access to areas for seating. The Director may ~~((grant an exception))~~
approve a modification to the standards in this subsection ~~((23.58A.040.C.4.e.3.b))~~
23.58A.040.C.5.c.3.b as a Type I decision, based on the Director's determination that the
~~((exception))~~ modification is consistent with a green street concept plan, if one exists, established
in accordance with ~~((Directors Report DR))~~ Director's Rule 11-2007, or a successor rule.

d. Standards for green street improvement. Green street improvements
used to qualify for bonus floor area shall be located on a designated green street and shall meet
the standards of a city-approved streetscape concept plan or other design document approved by
the Director.

e. Standards for mid-block corridor((-:))

1) Mid-block corridors used to qualify for bonus floor area in Downtown zones in South Downtown are regulated pursuant to subsection ((23.58A.040.C.1.b)) 23.58A.040.C.2.

2) Mid-block corridors used to qualify for bonus floor area in the Mount Baker Station Area must meet the requirements in the Downtown Amenity Standards.

3) Mid-block corridors used to qualify for bonus floor area in the SM-U zones within the University Community Urban Center shall meet the applicable requirements of subsection 23.58A.040.C and the requirements of subsection 23.48.640.E.

f. Standards for hillside terraces. A hillside terrace used to qualify for bonus floor area in South Lake Union Urban Center or in Downtown zones in South Downtown ((are)) is regulated pursuant to subsection ((23.58A.040.C.1.b)) 23.58A.040.C.2.

g. Declaration. If open space is to be provided for purposes of obtaining bonus floor area, the owners of the lot using the bonus floor area, and of the lot where the open space is provided, if different, shall execute and record a declaration and voluntary agreement in a form acceptable to the Director identifying the bonus amenities; acknowledging that the right to develop and occupy a portion of the gross floor area on the lot using the bonus floor area is based upon the long-term provision and maintenance of the open space and that development is restricted in the open space; and committing to provide and maintain the open space.

h. Identification

1) Open space amenities in Downtown zones in South Downtown shall meet the identification conditions of the Downtown Amenity Standards.

2) Open space amenities not in Downtown zones shall be identified clearly with the City's public open space logo on a plaque placed at a visible location at each street entrance providing access to the amenity. The plaque shall indicate, in letters legible to passersby, the nature of the bonus amenity, its availability for general public access, and additional directional information as needed.

i. Duration; alteration. Except as provided for in this subsection ((23.58A.040.C.4.i)) 23.58A.040.C.5.i, the owners of the lot using the bonus floor area and of the lot where the open space amenity is located, if different, including all successors, shall provide and maintain the open space amenities for which bonus floor area is granted, in accordance with the applicable provisions of this Section 23.58A.040, for as long as the bonus floor area gained by the open space amenities exists. An open space amenity for which bonus floor area has been granted may be altered or removed only to the extent that either or both of the following occur, and alteration or removal may be further restricted by the provisions of the zone and by conditions of any applicable permit:

1) The bonus floor area permitted in return for the specific open space amenity is removed or converted to a use for which bonus floor area is not required under the provisions of the zone; or

2) An amount of bonus floor area equal to that allowed for the open space amenity that is to be altered or removed is provided through alternative means consistent with the provisions of the zone and provisions for allowing bonus floor area in this Chapter 23.58A.

D. Payment option

1 1. There is no payment-in-lieu option for open space amenities other than
2 neighborhood open space.

3 2. Payment-in-lieu of providing neighborhood open space

4 a. In lieu of all or part of the performance option for neighborhood open
5 space, an applicant may pay to the City an amount determined pursuant to this subsection
6 23.58A.040.D if the Director determines that the payment will contribute to public open space
7 improvements abutting the lot or in the vicinity; that the improvements will meet the additional
8 need for open space caused by the development and are feasible within a reasonable time; and
9 that the applicant agrees to the specific improvements or to the general nature and location of the
10 improvements.

11 b. The amount of the payment is determined by multiplying the number of
12 square feet of land that would be provided as neighborhood open space, by the sum of an
13 estimated land value per square foot based on recent transactions in the area and an average
14 square foot cost for open space improvements. The dollar amount per square foot shall be
15 determined by the Director based on any relevant information submitted by the applicant, and
16 any other data related to land values and costs that the Director considers reliable.

17 c. Cash payments shall be made prior to issuance and as a condition to
18 issuance of any permit after the first building permit for a development and before any permit for
19 any construction activity other than excavation and shoring is issued.

20 d. Any payment-in-lieu of providing neighborhood open space shall be
21 deposited in a dedicated fund or account solely to support acquisition or development of public
22 open space within ((0.25)) 1/4 mile of the lot using the bonus floor area, or within another area
23 prescribed by the provisions of the zone, or at another location where the applicant and the

Director agree that it will mitigate the direct impacts of the development, and the payment shall be expended within five years of receipt for such purposes.

Section 28. Section 23.58A.042 of the Seattle Municipal Code, last amended by Ordinance 125173, is amended as follows:

23.58A.042 Transferable development potential (TDP) and rights (TDR)

* * *

B. General standards for sending lots

1. TDP calculation. The maximum amount of TDP floor area that may be transferred from a sending lot is the amount by which the residential floor area allowed under the base floor area ratio (FAR), or floor area that could be allowed under the base residential height as determined by the Director if no base residential floor area exists, exceeds the sum of:

- a. ~~((any))~~ Any nonexempt floor area existing on the sending lot; plus
- b. ~~((any))~~ Any TDP or TDR previously transferred from the sending lot.

2. TDR calculation. The maximum amount of TDR floor area that may be transferred from a sending lot is the amount by which the non-residential floor area allowed under the base ~~((floor area ratio))~~ FAR of the sending lot exceeds the sum of:

- a. ~~((any))~~ Any nonexempt floor area existing on the sending lot; plus
- b. ~~((any))~~ Any TDP or TDR previously transferred from the sending lot.

3. Floor area limit after transfer. After TDP or TDR is transferred from a sending lot, the total amount of residential and non-residential floor area that may then be established on the sending lot, other than floor area exempt from limits on floor area under the provisions of the zone, shall be as follows:

a. The amount of residential floor area that may be established shall be the base residential floor area, or floor area that could be allowed under the base residential height as determined by the Director if no base residential floor area exists, plus any net amount of TDP previously transferred to that lot, minus the total of the existing nonexempt floor area on the lot and the amount of TDP or TDR transferred from the lot; and

b. The amount of non-residential floor area that may be established shall be the base non-residential floor area, plus any net amount of TDR previously transferred to that lot, minus the total of the existing nonexempt floor area on the lot and the amount of TDP or TDR transferred from the lot.

* * *

D. Standards for open space TDP or TDR sending sites. The following standards apply unless provisions of the zone state otherwise:

1. General conditions. Open space TDP or TDR sites shall meet the following conditions, unless an exception is granted by the Director through subsection 23.58A.042.D.2:

a. Each portion of the open space shall be accessible from each other portion of the open space without leaving the open space.

b. The open space shall have a minimum area of 5,000 square feet.

c. The open space shall be directly accessible from the sidewalk or another public open space, including access for persons with disabilities.

d. The open space shall be at ground level, except that in order to provide level open spaces on steep lots, some separation of multiple levels may be allowed, provided they are physically and visually connected.

1 e. No more than 20 percent of the open space may be occupied by any
2 above grade structures.

3 f. A minimum of 35 percent of the open space shall be landscaped with
4 grass, ground cover, bushes, and/or trees.

5 g. Either permanent or movable seating in an amount equivalent to 1 lineal
6 foot for every 200 square feet of open space shall be available for public use during hours of
7 public access.

8 h. The open space shall be located and configured to maximize solar
9 exposure to the space, allow easy access from streets or other abutting public spaces, including
10 access for persons with disabilities, and allow convenient pedestrian circulation through all
11 portions of the open space.

12 i. The lot shall be located a minimum of ~~((0.25))~~ 1/4 mile from the closest
13 lot approved by the Director as a separate open space TDP or TDR site, unless the lot is abutting
14 another TDP or TDR site and is designed to be integrated with the other TDP or TDR site.

15 j. The open space shall be open to the public, without charge, each day of
16 the year for a minimum of ten hours each day during daylight hours, unless there are insufficient
17 daylight hours, in which case the open space shall also be open during nighttime hours for the
18 balance of the hours the open space is to remain open. Public access may be limited temporarily
19 during hours that are otherwise required to be open to the public for necessary maintenance or
20 for reasons of public safety.

21 k. Within the open space, property owners, tenants, and their agents shall
22 allow members of the public to engage in activities allowed in the public sidewalk environment,
23 except that those activities that would require a street use permit if conducted on the sidewalk

1 may be excluded or restricted. Free speech activities such as hand billing, signature gathering,
2 and holding signs, all without obstructing access to the space, any building, or other adjacent
3 features, and without unreasonably interfering with the enjoyment of the space by others, shall be
4 allowed. While engaged in allowed activities, members of the public may not be asked to leave
5 for any reason other than conduct that unreasonably interferes with the enjoyment of the space
6 by others unless the space is being closed to the general public consistent with subsection
7 23.58A.042.D.1.j.

8 1. The open space shall be identified clearly with the City's public open
9 space logo on a plaque placed at a visible location at each street entrance providing access to the
10 amenity. The plaque shall indicate, in letters legible to passersby, the nature of the bonus
11 amenity, its availability for general public access, and additional directional information as
12 needed.

13 m. Unless the open space will be in public ownership, the applicant shall
14 make adequate provision to ensure the permanent maintenance of the open space.

15 2. Special exception for open space TDP or TDR sites. The Director may grant, or
16 grant with conditions, an exception to the standards for open space TDP or TDR sites in this
17 subsection 23.58A.042.D and any applicable Director's ((Rules)) rules, as a special exception
18 pursuant to Chapter 23.76, Procedures for Master Use Permit and Council Land Use Decisions.
19 In determining whether to grant, grant with conditions, or deny a request for special exception
20 under this subsection 23.58A.042.D.2, the Director shall consider:

21 a. ((the)) The extent to which the exception would result in an open space
22 TDP or TDR site that better meets the intent of the provisions of this subsection 23.58A.042.D;
23 and

1 b. ~~((the))~~ The extent to which the exception would allow the design of the
2 open space to take advantage of unusual site characteristics or conditions in the surrounding area,
3 such as views and relationship to surroundings.

4 3. After any TDP or TDR is transferred from an open space TDP or TDR site, lot
5 coverage by structures shall be permanently limited to 20 percent, or any greater amount that was
6 allowed as a special exception prior to the transfer, and no development shall be permitted that
7 would be inconsistent with the standards under which it was approved as an open space TDP or
8 TDR sending site.

9 E. Standards for ~~((Housing))~~ housing TDR sending lots

10 1. Housing on lots from which housing TDR is transferred shall be rehabilitated to
11 the extent required to provide decent, sanitary, and habitable conditions, in compliance with
12 applicable codes, and so as to have an estimated minimum useful life of at least 50 years from
13 the time of the TDR transfer, as approved by the Director of Housing. If housing TDR is
14 proposed to be transferred prior to the completion of work necessary to satisfy this subsection
15 23.58A.042.E, the Director of Housing may require, as a condition to such transfer, that security
16 be deposited with the City to ensure the completion of such work.

17 2. The housing units on a lot from which housing TDR is transferred, and that are
18 committed to affordable housing as a condition to eligibility of the lot as a TDR sending site,
19 shall be generally comparable in their average size and quality of construction to other housing
20 units in the same structure, in the judgment of the Director of Housing, after completion of any
21 rehabilitation or construction undertaken in order to qualify as a TDR sending lot.

22 3. For transfers of housing TDR, the owner of the sending lot shall execute and
23 record an agreement, with the written consent of all holders of encumbrances on the sending lot,

1 unless such consent is waived by the Director of Housing for good cause, to provide for the
2 maintenance of the required housing on the sending lot for a minimum of 50 years. Such
3 agreement shall commit to limits on rent and occupancy consistent with the definition of housing
4 TDR site and acceptable to the Director of Housing.

5 F. Standards for vulnerable masonry structure TDR or TDP sending lots. Within the
6 portion of the University Community Urban Center west of 15th Avenue NE, TDR and TDP
7 may be transferred from lots that comply with the following conditions:

8 1. The sending lot is located in an SM-U zone or an NC3 or NC3P zone with a
9 mapped height limit of 55 feet or greater;

10 2. The lot includes a structure that contributes to the historic architectural context
11 of the neighborhood, as indicated by being included in the Department of Neighborhoods'
12 (DON) Historic Resource Survey, and is structurally at risk, as indicated by being included on a
13 list of structures meeting specific criteria in a rule promulgated by the Director according to
14 Section 23.48.627; and

15 3. The qualifying structure on the sending lot shall be retained as follows for a
16 minimum of 50 years:

17 a. The structure shall be rehabilitated and maintained to comply with all
18 applicable codes;

19 b. All exterior facades shall be retained; except that portions of a new
20 structure may abut facades that are not street-facing facades or that set back a minimum of 30
21 feet from a street lot line that is generally parallel to the facade, and connections between the
22 new structure and the facades of the retained structure are allowed; and

1 c. Additions or alterations to the structure that extend the useful physical
2 life or economic viability of the structure are permitted, provided that:

3 1) The additions do not significantly alter the original structural
4 system or result in significant alterations to any historic or architectural characteristics of the
5 exterior appearance of the structure as documented in the DON historic resource survey, except
6 as may be required to comply with applicable codes; and

7 2) The total floor area of any additions to the original structure,
8 excluding floor area added to reclaim floor area that may have been removed from the original
9 structure over time, does not exceed one story in height and the equivalent of 0.5 FAR, as
10 calculated on the lot on which the structure was originally permitted.

11 4. If development rights from a lot certified by the Department as a vulnerable
12 masonry structure sending site have not been sold within three years of certification, the lot must
13 be recertified by the Director to determine that the structure continues to qualify as an eligible
14 sending site; and

15 5. The owner of the sending site must notify the Director when the initial sale of
16 development rights has occurred, and the rehabilitation work necessary to satisfy this subsection
17 23.58A.042.F must be completed within five years after this initial transaction. If the work is not
18 completed within the five-year period, the Director may allow one extension with the
19 requirement that a security be deposited with the City in an amount determined by the Director to
20 ensure that the work is completed within a specified time.

21 6. For transfers of vulnerable masonry structure TDR and TDP, the owner of the
22 sending lot shall execute and record an agreement, with the written consent of all holders of
23 encumbrances on the sending lot, unless such consent is waived by the Director for good cause,

1 to provide for the maintenance of the required structure on the sending lot a minimum of 50
2 years. Such agreement shall commit to limits on additions and modifications to the structure
3 consistent with the provisions of this subsection 23.58A.042.F and acceptable to the Director.

4 ((F)) G. Standards for TDP sending lots in South Downtown. This subsection
5 ((23.58A.042.F)) 23.58A.042.G applies to TDP sending lots in South Downtown, in addition to
6 the general provisions in this Section 23.58A.042.

7 1. Limit on open space TDP. The maximum amount of open space TDP that may
8 be transferred from a sending lot is the amount by which three times the lot area exceeds the total
9 gross floor area of all uses on the lot.

10 2. South Downtown Historic TDP

11 a. Only lots in the Pioneer Square Preservation District or the International
12 Special Review District may qualify as sending lots for South Downtown Historic TDP.

13 b. In order to be eligible to send South Downtown Historic TDP, a lot
14 shall contain a structure that includes at least 5,000 gross square feet in above-grade floor area
15 and has been finally determined to be a contributing structure under Section 23.66.032 within no
16 more than three years prior to the recording of the deed conveying the TDP from the sending lot.

17 c. Contributing structures on a sending lot from which South Downtown
18 Historic TDP is transferred shall be rehabilitated and maintained in accordance with an
19 agreement pursuant to subsection ((23.58A.042.J.3)) 23.58A.042.K.3.

20 d. South Downtown Historic TDP shall not be transferred from a lot from
21 which South Downtown Historic TDR has been transferred or from a lot on which any bonus
22 floor area has been established based on the presence of a contributing structure.

3. Limit on combined TDR and TDP. A cumulative combination of TDR and TDP exceeding a total of six times the lot area may not be transferred from any lot.

((G)) H. TDP or TDR required before construction. No permit after the first building permit, no permit for any construction activity other than excavation and shoring, and no permit for occupancy of existing floor area by any use based upon TDP or TDR will be issued for development that includes TDP or TDR until the applicant's possession of TDP or TDR is demonstrated to the satisfaction of the Director.

((H)) I. Time of determination of TDP or TDR eligible for transfer. The eligibility of a sending lot to transfer TDP or TDR, and the amount transferable from a sending lot, shall be determined as of the date of transfer from the sending lot and shall not be affected by the date of any application, permit decision, or other action for any development seeking to use the TDP or TDR.

((I)) J. Reservation in deed. Any TDP or TDR eligible for transfer may be reserved in the conveyance of title to an eligible sending lot, by the express terms of the deed or other instrument of conveyance reserving a specified amount of TDP or TDR, provided that an instrument acceptable to the Director is recorded binding the lot to the terms and conditions for eligibility to send TDP or TDR under this Section 23.58A.042. Any TDP or TDR so reserved shall be considered transferred from that lot and later may be conveyed by deed without participation of the owner of the lot.

((J)) K. TDP or TDR deeds and agreements

1. The fee owners of the sending lot shall execute a deed and shall obtain the release of the TDP or TDR from all liens of record and the written consent of all holders of encumbrances on the sending lot other than easements and restrictions, unless the requirement

1 for a release or consent is waived by the Director for good cause. The deed shall be recorded in
2 the King County real property records. If TDP or TDR is conveyed to the owner of a receiving
3 lot described in the deed, the TDP or TDR shall pass with the receiving lot, whether or not a
4 structure using the TDP or TDR shall have been permitted or built prior to any conveyance of the
5 receiving lot, unless otherwise expressly stated in the deed or any subsequent instrument
6 conveying the lot or the TDP or TDR. Any subsequent conveyance of TDP or TDR previously
7 conveyed to a receiving lot shall require the written consent of all parties holding any interest in
8 or lien on the receiving lot from which the conveyance is made. If the TDP or TDR is transferred
9 other than directly from the sending lot to the receiving lot using the TDP or TDR, then after the
10 initial transfer, all subsequent transfers also shall be by deed, duly executed, acknowledged and
11 recorded, each referring by King County recording number to the prior deed.

12 2. Any person may purchase any TDP or TDR that is eligible for transfer by
13 complying with the applicable provisions of this Section 23.58A.042, whether or not the
14 purchaser is then an applicant for a permit to develop real property or is the owner of any
15 potential receiving lot. Any purchaser of the TDP or TDR (including any successor or assignee)
16 may use the TDP or TDR to obtain floor area above the applicable base height limit or base floor
17 area limit on a receiving lot to the extent that use of TDP or TDR is permitted under the Land
18 Use Code provisions applicable with respect to the issuance of permits for development of the
19 development intended to use the TDP or TDR. The Director may require, as a condition of
20 processing any permit application using TDP or TDR or for the release of any security posted in
21 lieu of a deed for TDP or TDR to the receiving lot, that the owner of the receiving lot
22 demonstrate that the TDP or TDR has been validly transferred of record to the receiving lot, and

1 that the owner has recorded in the real estate records a notice of the filing of such permit
2 application, stating that the TDP or TDR is not available for retransfer.

3 3. As a condition to the effective transfer of Landmark TDP or TDR or South
4 Downtown Historic TDP, except from a City-owned sending lot, the fee owner of the sending lot
5 shall execute and record an agreement running with the land, in form and content acceptable to,
6 and accepted in writing by, the Director of the Department of Neighborhoods, providing for the
7 rehabilitation and maintenance of the historically significant or other relevant features of the
8 structure or structures on the lot and acknowledging the restrictions on future development
9 resulting from the transfer. The Director may require evidence that each holder of a lien has
10 effectively subordinated the lien to the terms of the agreement, and that any holders of interests
11 in the property have agreed to its terms. To the extent that a Landmark structure on the sending
12 lot, or a contributing structure on a sending lot in a special review district requires restoration or
13 rehabilitation for the long-term preservation of the structure or its historically or architecturally
14 significant features, the Director of the Department of Neighborhoods may require, as a
15 condition to acceptance of the necessary agreement, that the owner of the sending site apply for
16 and obtain a certificate of approval from the Landmarks Preservation Board, or from the Director
17 of the Department of Neighborhoods after review by the Pioneer Square Preservation Board or
18 International Special Review District Board, as applicable, for the necessary work, or post
19 security satisfactory to the Director of the Department of Neighborhoods for the completion of
20 the restoration or rehabilitation, or both.

Section 29. Subsection 23.58B.040.A of the Seattle Municipal Code, which section was last amended by the ordinance introduced as Council Bill 118854, is amended as follows:

23.58B.040 Mitigation of impacts - payment option

A. Amount of cash contributions

1. An applicant complying with this Chapter 23.58B through the payment option shall provide a cash contribution to the City, calculated by multiplying the payment calculation amount per square foot according to Table A or Table B for 23.58B.040 and Map A for 23.58B.050, as applicable, by the total square feet of chargeable floor area in commercial use, as follows:

a. Including chargeable floor area in commercial use in the following:

- 1) A new structure;
- 2) An addition to a structure;
- 3) A change of use from residential use to commercial use; or
- 4) Any combination of the above; and

b. Excluding chargeable floor area in commercial use as follows:

- 1) The first 4,000 gross square feet of street-level commercial uses;

and

- 2) Street-level commercial uses along a designated principal

pedestrian street in a Pedestrian designated zone.

Table A for 23.58B.040
Payment calculation amounts:
In Downtown, ((and)) SM-SLU, and SM-U zones

Zone	Payment calculation amount per square foot
DH1/45	Not applicable
DH2/55	\$14.25

Table A for 23.58B.040

Payment calculation amounts:

In Downtown, ((and)) SM-SLU, and SM-U zones

Zone	Payment calculation amount per square foot
DH2/65	\$15.00
DH2/85	\$15.25
DMC-65	\$8.25
DMC-85	\$8.00
DMC 85/65-150	\$11.75
DMC-125	\$10.00
DMC-160	\$8.00
DMC 240/290-400	\$10.00
DMC 340/290-400	\$12.50
DOC1 U/450/U	\$14.75
DOC2 500/300-500	\$14.25
DRC 85-150	\$13.50
DMR/C 65/65-85	\$9.75
DMR/C 65/65-150	\$9.75
DMR/C 85/65	\$17.50
DMR/C 125/65	\$17.50
DMR/C 240/125	\$14.25
DMR/R 85/65	\$14.00
DMR/R 125/65	\$16.00
DMR/R 240/65	\$16.00
All IDM zones	\$8.00
IDR 45/125-240	\$10.00
IDR 150	\$10.00
IDR/C 125/150-240	\$8.00
PMM-85	Not applicable
PSM 100/100-120	\$11.00
PSM 100/100-130	\$11.00
PSM 100/120-150	\$11.00
PSM-100	\$11.00

Table A for 23.58B.040

Payment calculation amounts:

In Downtown, ((and)) SM-SLU, and SM-U zones

Zone	Payment calculation amount per square foot
PSM-245	\$10.25
PSM-85-120	\$12.25
SM-SLU 85/65-125	\$8.00
SM-SLU 85/65-160	Not applicable
SM-SLU 85-240	Not applicable
SM-SLU 160/85-240	\$11.25
SM-SLU 240/125-400	\$10.00
SM-SLU/R 55/85	\$8.25
SM-85	\$8.00
SM-125	\$8.00
<u>SM-U 85</u>	<u>\$7.00</u>
<u>SM-U/R 75-240</u>	<u>\$20.00</u>
<u>SM-U 75-240</u>	<u>\$20.00</u>
<u>SM-U 95-320</u>	<u>\$20.00</u>

1

Table B for 23.58B.040

Payment calculation amounts:

Outside Downtown, ((and)) SM-SLU, and SM-U zones

Zone	Payment calculation amount per square foot		
	Low	Medium	High
All ((industrial buffer)) <u>Industrial Buffer</u> zones (IB)	Not applicable	Not applicable	Not applicable
All ((industrial general)) <u>Industrial General</u> zones (IG)	Not applicable	Not applicable	Not applicable
All ((master planned communities)) <u>Master Planned Communities</u> – Yesler Terrace zones (MPC-YT)	Not applicable	Not applicable	Not applicable
IC 85-160	\$10.00	\$10.00	\$10.00
<u>Zones with an (M) suffix</u>	<u>\$5.00</u>	<u>\$7.00</u>	<u>\$8.00</u>

Table B for 23.58B.040

Payment calculation amounts:

Outside Downtown, ((and)) SM-SLU, and SM-U zones

Zone	Payment calculation amount per square foot		
	Low	Medium	High
<u>Zones with an (M1) suffix</u>	<u>\$8.00</u>	<u>\$11.25</u>	<u>\$12.75</u>
<u>Zones with an (M2) suffix</u>	<u>\$9.00</u>	<u>\$12.50</u>	<u>\$14.50</u>
Other zones where provisions refer to Chapter 23.58B	\$5.00	\$7.00	\$8.00

2. Automatic adjustments to payment amounts. On March 1, 2016, and on the same day each year thereafter, the amounts for payment calculations according to Table A and Table B for 23.58B.040 shall automatically adjust in proportion to the annual change for the previous calendar year (January 1 through December 31) in the Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bremerton, WA, All Items (1982-84 = 100), as determined by the U.S. Department of Labor, Bureau of Labor Statistics, or successor index.

* * *

Section 30. Section 23.58B.050 of the Seattle Municipal Code, which section was last amended by the ordinance introduced as Council Bill 118854, is amended as follows:

23.58B.050 Mitigation of impacts - performance option

A. Amount of MHA-C housing

1. An applicant complying with this Chapter 23.58B through the performance option shall provide total square feet of housing meeting the standards of subsection 23.58B.050.B, measured as net unit area, calculated by multiplying the percentage calculation amount per square foot according to Table A or Table B for 23.58B.050 and Map A for

23.58B.050, as applicable, by the total square feet of chargeable floor area in commercial use, as follows:

a. Including chargeable floor area in commercial use in the following:

- 1) A new structure;
- 2) An addition to a structure;
- 3) A change of use from residential use to commercial use; or
- 4) Any combination of the above; and

b. Excluding chargeable floor area in commercial use as follows:

- 1) The first 4,000 gross square feet of street-level commercial uses;

and

- 2) Street-level commercial uses along a designated principal

pedestrian street in a Pedestrian designated zone.

2. If the calculation according to subsection 23.58B.050.A.1 yields fewer than three units of housing required to meet the standards of subsection 23.58B.050.B, using a conversion factor for unit size as determined by the Director, the applicant shall provide a cash contribution using the payment option according to subsection 23.58B.040.A.

Table A for 23.58B.050

Performance calculation amounts:

In Downtown, ((and)) SM-SLU, and SM-U zones

Zone	Performance calculation amount per square foot
DH1/45	Not applicable
DH2/55	8.6%
DH2/65	9.1%
DH2/85	9.2%
DMC-65	5.0%
DMC-85	5.0%

Table A for 23.58B.050
Performance calculation amounts:
In Downtown, ((and)) SM-SLU, and SM-U zones

Zone	Performance calculation amount per square foot
DMC 85/65-150	7.1%
DMC-125	6.1%
DMC-160	5.0%
DMC 240/290-400	6.1%
DMC 340/290-400	7.6%
DOC1 U/450/U	8.9%
DOC2 500/300-500	8.6%
DRC 85-150	8.2%
DMR/C 65/65-85	5.9%
DMR/C 65/65-150	5.9%
DMR/C 85/65	10.6%
DMR/C 125/65	10.6%
DMR/C 240/125	8.6%
DMR/R 85/65	8.5%
DMR/R 125/65	9.7%
DMR/R 240/65	9.7%
All IDM zones	5.0%
IDR 45/125-240	6.1%
IDR 150	6.1%
IDR/C 125/150-240	5.0%
PMM-85	Not applicable
PSM 100/100-120	6.7%
PSM 100/100-130	6.7%
PSM 100/120-150	6.7%
PSM-100	6.7%
PSM-245	6.2%
PSM-85-120	7.4%
SM-SLU 85/65-125	5.0%

Table A for 23.58B.050

Performance calculation amounts:

In Downtown, ((and)) SM-SLU, and SM-U zones

Zone	Performance calculation amount per square foot
SM-SLU 85/65-160	Not applicable
SM-SLU 85-240	Not applicable
SM-SLU 160/85-240	6.8%
SM-SLU 240/125-400	6.1%
SM-SLU/R 55/85	5.0%
SM-85	5.0%
SM-125	5.0%
SM-U 85	5.0%
SM-U/R 75-240	9.0%
SM-U 75-240	9.0%
SM-U 95-320	9.0%

Table B for 23.58B.050

Performance calculation amounts:

Outside Downtown, ((and)) SM-SLU, and SM-U zones

Zone	Performance calculation amount per square foot		
	<u>Low</u>	<u>Medium</u>	<u>High</u>
All ((industrial buffer)) <u>Industrial Buffer</u> zones (IB)	Not applicable	<u>Not applicable</u>	<u>Not applicable</u>
All ((industrial general)) <u>Industrial General</u> zones (IG)	Not applicable	<u>Not applicable</u>	<u>Not applicable</u>
All ((master planned communities)) <u>Master Planned Communities</u> – Yesler Terrace zones (MPC-YT)	Not applicable	<u>Not applicable</u>	<u>Not applicable</u>
IC 85-160	6.1%	<u>6.1%</u>	<u>6.1%</u>
<u>Zones with an (M) suffix</u>	<u>5.0%</u>	<u>5.0%</u>	<u>5.0%</u>

Table B for 23.58B.050

Performance calculation amounts:

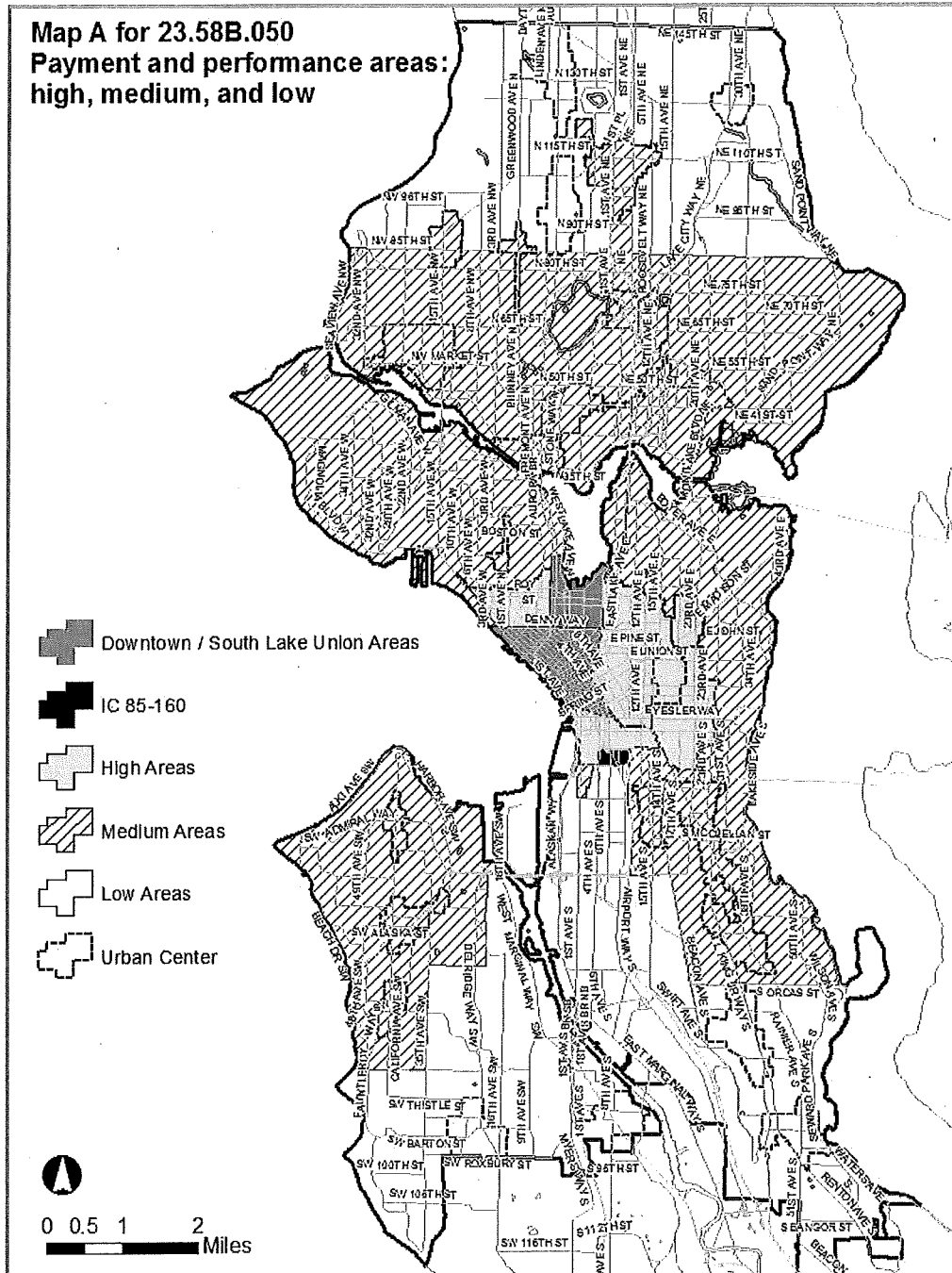
Outside Downtown, ((and)) SM-SLU, and SM-U zones

Zone	Performance calculation amount per square foot		
	<u>Low</u>	<u>Medium</u>	<u>High</u>
<u>Zones with an (M1) suffix</u>	<u>8.0%</u>	<u>8.0%</u>	<u>8.0%</u>
<u>Zones with an (M2) suffix</u>	<u>9.0%</u>	<u>9.0%</u>	<u>9.0%</u>
Other zones where provisions refer to Chapter 23.58B	<u>5.0%</u>	<u>5.0%</u>	<u>5.0%</u>

1

2

Map A for 23.58B.050 Payment and performance areas: high, medium, and low



((RESERVED))

* * *

Section 31. Subsection 23.58C.030.A of the Seattle Municipal Code, which section was last amended by Ordinance 125108, is amended as follows:

23.58C.030 Permit documentation

A. General

1. For any development to which this Chapter 23.58C applies, the Master Use Permit application and the first building permit application that includes the structural frame for the structure shall include the following:

a. If the applicant elects the payment option, the amount of the required cash contribution according to subsection 23.58C.040.A;

b. If the applicant elects the performance option, the number of units required to be provided according to subsection 23.58C.050.A, the amount of any cash contribution according to subsection 23.58C.050.A.3.b, and a proposal for units that meet the requirements according to subsection 23.58C.050.C; and

c. If the applicant ((~~seeks relief according to [CODE SECTION RESERVED]~~ or)) seeks a modification according to subsection 23.58C.035.B or subsection 23.58C.035.C, the earliest application according to this subsection 23.58C.030.A.1 shall include requests for such relief or modifications including all supporting materials required for a decision on the requests.

2. The Director shall, as a Type I decision and in consultation with the Director of Housing, determine:

a. If the applicant elects to comply with this Chapter 23.58C through the payment option according to Section 23.58C.040, the amount of the cash contribution;

1 b. If the applicant elects to comply with this Chapter 23.58C through the
2 performance option according to Section 23.58C.050, the number of units that shall meet the
3 requirements according to subsection 23.58C.050.C, the amount of any cash contribution
4 according to subsection 23.58C.050.A.3.b, and the compliance of the proposal required
5 according to subsection 23.58C.030.A.1.b with the requirements according to subsection
6 23.58C.050.C; and

7 c. Any modification according to subsection 23.58C.035.B.1.

8 3. The Director shall, as a special exception according to Chapter 23.76,
9 Procedures for Master Use Permits and Council Land Use Decisions, in consultation with the
10 Director of Housing, determine any modification according to subsections 23.58C.035.B.2 and
11 23.58C.035.C.

12 4. The final plans that include the structural frame for the structure shall
13 demonstrate compliance with the requirements according to Section 23.58C.040 or Section
14 23.58C.050 and state the ongoing requirements according to Section 23.58C.050.

15 5. If the applicant elects to comply with this Chapter 23.58C through the
16 performance option according to Section 23.58C.050, the requirements according to Section
17 23.58C.050 shall be considered terms of the first building permit that includes the structural
18 frame for the structure.

19 6. Unit substitution according to subsection 23.58C.050.C.6.f and conversion to
20 ownership housing according to subsection 23.58C.050.C.6.i shall require a separate review and
21 approval by the Director in consultation with the Director of Housing.

22 * * *

Section 32. Section 23.58C.035 of the Seattle Municipal Code, enacted by Ordinance 125108, is amended as follows:

23.58C.035 Modification of payment/performance amounts

A. General

1. An applicant may request a modification, according to this Section 23.58C.035, of the amount of payment required according to subsection 23.58C.040.A or the amount of performance required according to subsection 23.58C.050.A.

2. An applicant requesting a modification according to subsection ((23.58C.035.B)) 23.58C.035.B.2 shall have requested any available relief according to [CODE SECTION RESERVED], and the Director will evaluate relief according to [CODE SECTION RESERVED] before evaluating a modification according to subsection ((23.58C.035.B)) 23.58C.035.B.2. An applicant requesting a modification according to subsection 23.58C.035.C shall have requested ((any available relief according to [CODE SECTION RESERVED] and)) any available modification according to subsection 23.58C.035.B, and the Director will evaluate ((relief according to [CODE SECTION RESERVED] and)) a modification according to subsection 23.58C.035.B before evaluating a modification according to subsection 23.58C.035.C.

3. The decision on any modification according to subsection 23.58C.035.B or subsection 23.58C.035.C shall specify a per-square-foot payment amount for the development and/or a percentage of units in each structure that shall meet the requirements of subsection 23.58C.050.C, as applicable, that can be applied to the final plans for the development or, in the case of a modification according to subsection 23.58C.035.C, an absolute payment amount for the development or number of units in each structure that shall meet the requirements according

1 to subsection 23.58C.050.C along with a limitation on the degree of change in the final plans that
2 is permissible without a redetermination of the modification.

3 B. (~~[[Reserved]]~~) Inability to use certain capacity

4 1. In a SM-U 75-240 or SM-U 95-320 zone, the performance calculation amount
5 according to Table B for 23.58C.050 shall be reduced to six percent and the payment calculation
6 amount according to Table B for 23.58C.040 shall be reduced such that it is equal to the amount
7 that applies in SM-U 85 if the applicant demonstrates that the site does not meet the minimum lot
8 size required for a highrise structure according to subsection 23.48.615.A.2, or that one or more
9 specific requirements of Sections 23.48.635, 23.48.645, and 23.48.646 would prevent a highrise
10 development from being able to achieve an average highrise floor area of at least 7,500 square
11 feet for stories subject to the highrise floor area limit according to subsection 23.48.645. For
12 purposes of this subsection 23.58C.035.B.1, the following shall apply:

13 a. Financial feasibility shall not be considered in determining whether a
14 threshold could be achieved.

15 b. Recommendations by a Design Review Board shall not be considered
16 requirements of Title 23.

17 2. [RESERVED]

18 C. Modification based on severe economic impact

19 1. The purpose of this subsection 23.58C.035.C is to allow the Director to modify
20 the amount of payment required according to subsection 23.58C.040.A or the amount of
21 performance required according to subsection 23.58C.050.A if the applicant can demonstrate
22 facts supporting a determination of severe economic impact at such a level that a property
23 owner's constitutional rights may be at risk.

2. For purposes of this subsection 23.58C.035.C, the Director is not making a determination of the constitutional rights of a property owner, but instead is reviewing the credibility and strength of facts demonstrating severe economic impact.

3. The Director may, as a special exception according to Chapter 23.76, waive or reduce the amount of payment required according to subsection 23.58C.040.A or the number of units required to meet the requirements according to subsection 23.58C.050.C if the applicant shows that application of the requirements of this Chapter 23.58C would:

a. Create severe economic impact by depriving a property owner of all economically beneficial use of the property; or

b. Create severe economic impact, not reaching deprivation of all economically beneficial use, but reaching the level of an undue burden that should not be borne by the property owner.

4. In determining whether there is a severe economic impact reaching the level of an undue burden that should not be borne by the property owner, the Director may weigh the following nonexclusive factors:

a. The severity of the economic impact caused by the application of the requirements of this Chapter 23.58C;

b. The degree to which the requirements of this Chapter 23.58C were or could have been anticipated;

c. The extent to which alternative uses of the property or configurations of the proposed development would alleviate the need for the requested waiver or reduction;

d. The extent to which any economic impact was due to decisions by the applicant and/or property owner; and

1 e. Other factors relevant to whether the burden should be borne by the
2 property owner.

3 5. The waiver or reduction may be approved only to the extent necessary to grant
4 relief from the severe economic impact.

5 6. A request to the Director for a modification according to this subsection
6 23.58C.035.C shall include, at a minimum, all of the following:

7 a. A description of the requested waiver or reduction, including the
8 proposed payment or performance amount;

9 b. Documentation showing that any relief available according to [CODE
10 SECTION RESERVED] or subsection 23.58C.035.B would not eliminate the need for the
11 requested waiver or reduction;

12 c. The identity of the property owner and the date of the owner's
13 acquisition of the property;

14 d. Documentation showing the use of the property at the time of the
15 request or, if the property is vacant at that time, the use of the property prior to commencement
16 of vacancy;

17 e. Documentation explaining and supporting the claim of economic
18 impact; and

19 f. Documentation showing that a different development configuration that
20 satisfied the requirements of this Chapter 23.58C would not alleviate the need for the requested
21 waiver or reduction.

22 7. The applicant shall provide any additional information as may be required by
23 the Director to make a determination on the request. The applicant shall have the burden of

1 proving by a preponderance of the evidence that a waiver or reduction authorized according to
2 this subsection 23.58C.035.C is justified.

3 8. None of the following, standing alone and without consideration of the full
4 range of relevant factors including those according to subsection 23.58C.035.C.4, shall be a
5 sufficient basis for the Director to grant a waiver or reduction authorized according to this
6 subsection 23.58C.035.C:

7 a. The fact of a decrease in property value;
8 b. The fact that a property owner is unable to utilize the full amount of any
9 increase in residential development capacity enacted in connection with implementation of this
10 Chapter 23.58C in the zone in which the property is located; or

11 c. The fact that any such increase in residential development capacity,
12 combined with the requirements of this Chapter 23.58C, did not leave the property owner in a
13 better financial position than would have been the case with no increase in residential
14 development capacity and no application of the requirements of this Chapter 23.58C.

15 9. In any appeal to the Hearing Examiner, the parties will have an additional
16 opportunity to make a record on the factual issues consistent with due process.

17 Section 33. Section 23.58C.040 of the Seattle Municipal Code, enacted by Ordinance
18 125108, is amended as follows:

19 **23.58C.040 Affordable housing – Payment option**

20 A. Payment amount

21 1. An applicant complying with this Chapter 23.58C through the payment option
22 shall provide a cash contribution to the City, calculated by multiplying the payment calculation
23 amount per square foot according to Table A or Table B for 23.58C.040 and Map A for

23.58C.050, as applicable, by the total gross floor area in the development, excluding the floor area of parking located in stories or portions of stories that are underground, as follows:

a. In the case of construction of a new structure, the gross floor area in residential use and the gross floor area of live-work units;

b. In the case of construction of an addition to an existing structure that results in an increase in the total number of units within the structure, the gross floor area in residential use and the gross floor area of live-work units in the addition;

c. In the case of alterations within an existing structure that result in an increase in the total number of units within the structure, the gross floor area calculated by dividing the total gross floor area in residential use and gross floor area of live-work units by the total number of units in the proposed development, and multiplying that quotient by the net increase in units in the structure;

d. In the case of change of use that results in an increase in the total number of units, the gross floor area that changed to residential use or live-work units; or

e. Any combination of the above.

Table A for 23.58C.040

Payment calculation amounts:

((inside)) In Downtown, ((and)) SM-SLU, and SM-U 85 zones

Zone ((category))	((Dollars per square foot of gross floor area according to subsection 23.58C.040.A.1)) <u>Payment calculation amount per square foot</u>
((RESERVED)) <u>SM-U 85</u>	((RESERVED)) <u>\$13.25</u>

Table B for 23.58C.040 Payment calculation amounts: ((outside)) <u>Outside Downtown</u>, ((and)) SM-SLU, and SM-U 85 zones			
Zone ((category))	((Dollars per square foot of gross floor area according to subsection 23.58C.040.A.1)) <u>Payment calculation amount per square foot</u>		
	Low	Medium	High
((RESERVED)) <u>Zones with an (M) suffix</u>	[RESERVED]	[RESERVED]	[RESERVED]
<u>Zones with an (M1) suffix</u>	[RESERVED]	\$20.00	[RESERVED]
<u>Zones with an (M2) suffix</u>	[RESERVED]	[RESERVED]	[RESERVED]
Footnotes to Table B for 23.58C.040 <i>((The location of the zone, by low, medium, or high area, is as shown on Map A for 23.58C.050.))</i>			

2. Automatic adjustments to ~~((initial))~~ payment amounts. On March 1, 2017, and on the same day each year thereafter, the amounts for payment calculations according to Table A and Table B for 23.58C.040 shall automatically adjust in proportion to the annual change for the previous calendar year (January 1 through December 31) in the Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bremerton, WA, All Items (1982-~~((49))~~84 = 100), as determined by the U.S. Department of Labor, Bureau of Labor Statistics, or successor index.

* * *

Section 34. Section 23.58C.050 of the Seattle Municipal Code, enacted by Ordinance 125108, is amended as follows:

23.58C.050 Affordable housing – ~~((Performance))~~ performance option

A. Performance amount

1. An applicant complying with this Chapter 23.58C through the performance option shall provide, as part of the units to be developed in each structure, a number of units that

1 meet the requirements according to subsection 23.58C.050.C calculated by multiplying the
2 percentage set aside according to Table A or Table B for 23.58C.050 and Map A for 23.58C.050,
3 as applicable, by the total number of units to be developed in each structure.

4 2. If the number of units that meet the requirements according to subsection
5 23.58C.050.C calculated according to subsection 23.58C.050.A.1 equals less than two, the
6 applicant shall:

7 a. Round up to two units; or
8 b. Provide one dwelling unit that meets the requirements according to
9 subsection 23.58C.050.C that is three bedrooms or larger, as determined by the Director of
10 Housing.

11 3. If the number of units that meet the requirements according to subsection
12 23.58C.050.C calculated according to subsection 23.58C.050.A.1 equals two or more and
13 includes a fraction of a unit, the applicant shall:

14 a. Round up to the nearest whole unit; or
15 b. Round down to the nearest whole unit and pay a cash contribution for
16 the fraction of a unit not otherwise provided, calculated by multiplying the performance
17 calculation amount per square foot according to Table A or Table B for 23.58C.040 and Map A
18 for 23.58C.050, as applicable, by the total gross floor area to be developed as measured
19 according to subsection 23.58C.040.A.1, multiplying that product by the fraction of a unit not
20 provided, and dividing the resulting number by the total number of units required to be provided
21 based on the calculation according to subsection 23.58C.050.A.1. Use of cash contributions
22 according to this subsection 23.58C.050.A.3.b shall be governed according to subsection
23 23.58C.040.B.

4. When the applicant elects to comply with this Chapter 23.58C through the performance option for a development that contains multiple structures and the calculation according to subsection 23.58C.050.A.1 results in fractions of units in more than one structure, the Director may, as a Type I decision in consultation with the Director of Housing, allow such fractions of units to be combined, provided:

a. If the sum of the combined fractions of units calculated according to this subsection 23.58C.050.A.4 equals fewer than two, the applicant shall:

- 1) Round up to two units; or
- 2) Provide one dwelling unit that meets the requirements according to subsection 23.58C.050.C that is three bedrooms or larger, as determined by the Director of Housing;

b. If the sum of the combined fractions of units calculated according to this subsection 23.58C.050.A.4 equals two or more and includes a fraction of a unit, the applicant shall:

- 1) Round up to the nearest whole unit; or
- 2) Round down to the nearest whole unit and pay a cash contribution for the fraction of a unit not otherwise provided, calculated according to subsection 23.58C.050.A.3.b; and

c. The construction of the structure(s) containing the units that meet the requirements according to subsection 23.58C.050.C shall be completed at the same time or at an earlier time than completion of construction of other structures in the development containing units.

Table A for 23.58C.050

((Affordable housing to be provided (performance option))) Performance calculation amounts:

((inside)) In Downtown, ((and)) SM-SLU, and SM-U 85 zones

Zone ((category))	Percentage <u>set-aside per ((of)) total number of units to be developed in each structure</u>
(([RESERVED])) <u>SM-U 85</u>	(([Reserved])) <u>6.0%</u>

Table B for 23.58C.050

((Affordable housing to be provided (performance option))) Performance calculation amounts

((outside)) Outside Downtown, ((and)) SM-SLU, and SM-U 85 zones

Zone ((category))	Percentage <u>set-aside per ((of)) total number of units to be developed in each structure</u>		
	Low	Medium	High
(([RESERVED])) <u>Zones with an (M) suffix</u>	[RESERVED]	[RESERVED]	[RESERVED]
<u>Zones with an (M1) suffix</u>	[RESERVED]	9.0%	[RESERVED]
<u>Zones with an (M2) suffix</u>	[RESERVED]	[RESERVED]	[RESERVED]

Footnotes to Table B for 23.58C.050

((The location of the zone, by low, medium, or high area, is as shown on Map A for 23.58C.050.))

3
4

Section 35. Section 23.61.008 of the Seattle Municipal Code, last amended by Ordinance 122311, is amended as follows:

23.61.008 Prohibited ~~((Uses.))~~ uses

The following uses are prohibited within an underlying commercial zone as both principal and accessory uses, except as otherwise noted:

A. Drive-in businesses~~((, except as provided in 23.61.014, Nonconforming uses))~~;

* * *

Section 36. Section 23.61.014 of the Seattle Municipal Code, last amended by Ordinance 122311, is amended as follows:

23.61.014 Nonconforming uses~~((.))~~

~~((A. Expansion. Uses))~~ Within the station area overlay districts shown in subsection 23.61.014.A, uses listed in ~~((this))~~ subsection 23.61.014.B may be expanded or extended by an amount of gross floor area not to exceed ~~((twenty-))~~20~~((.))~~ percent of the existing gross floor area of the use, provided that this exception may be applied only once ~~((to any individual business establishment))~~ on a lot.

~~((1))~~ A. The provisions of this ~~((subsection))~~ Section 23.61.014 apply to the following station ~~((areas))~~ area overlay districts:

~~((a))~~ 1. Henderson;

~~((b))~~ 2. Othello;

~~((e))~~ 3. ~~((Edmunds))~~ Columbia City; and

~~((d))~~ 4. ~~((McClellan))~~ Mount Baker.

~~((2))~~ B. The provisions of this ~~((subsection))~~ Section 23.61.014 apply to the following nonconforming uses:

1 ((a)) 1. Automotive retail sales and services;

2 ((b)) 2. General manufacturing;

3 ((e)) 3. Heavy commercial services; and

4 ((d)) 4. Mini-warehouse and warehouse.

5 ~~((B. Relocation. In the University District Station Area, banks with a drive-in facility may~~
6 ~~be moved to another location within the station area provided:~~

7 ~~1. The use was in existence on May 5, 2006;~~

8 ~~2. This exception may be applied only once to any individual business~~
9 ~~establishment;~~

10 ~~3. The new location is not within a pedestrian designated zone;~~

11 ~~4. The curb cut(s) at the new location will serve both the drive in lane and access~~
12 ~~to parking for the use;~~

13 ~~5. The use at the new location is limited to one drive-in lane; and~~

14 ~~6. The drive-in lane may not be located between the structure containing the bank~~
15 ~~use and a street right-of-way.))~~

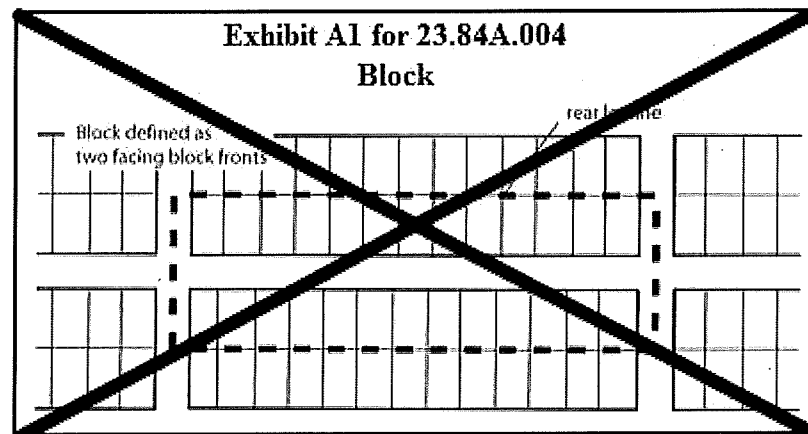
16 Section 37. Section 23.84A.004 of the Seattle Municipal Code, last amended by
17 Ordinance 124883, is amended as follows:

18 **23.84A.004 "B((·))"**

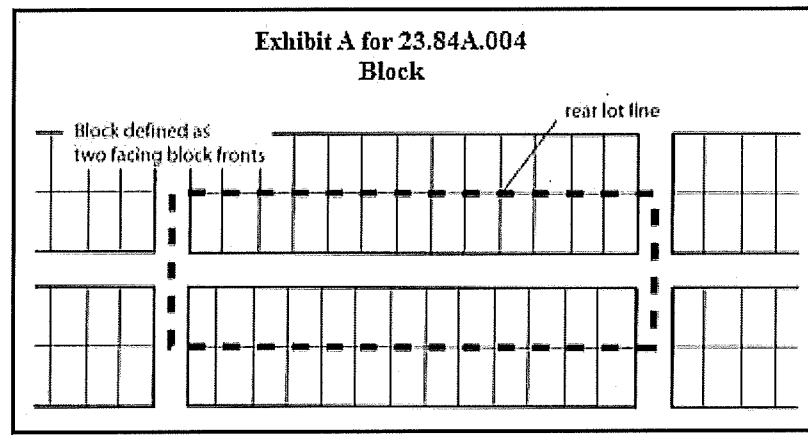
19 * * *

20 "Block." In areas outside downtown and Seattle Mixed ~~((South Lake Union (SM-SLU)))~~
21 SM zones, a block consists of two facing block fronts bounded on two sides by alleys or rear lot
22 lines and on two sides by the centerline of platted streets, with no other intersecting streets
23 intervening, as depicted in Exhibit ~~((A1))~~ A for 23.84A.004.

**Exhibit ((A1)) A for 23.84A.004
Block**

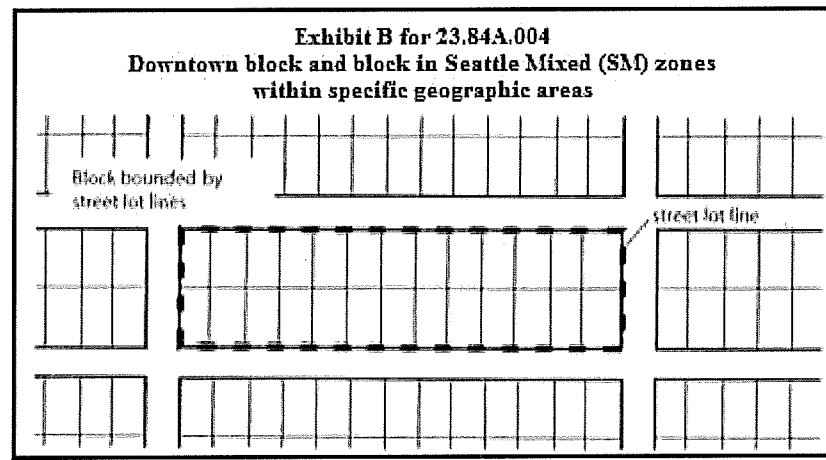
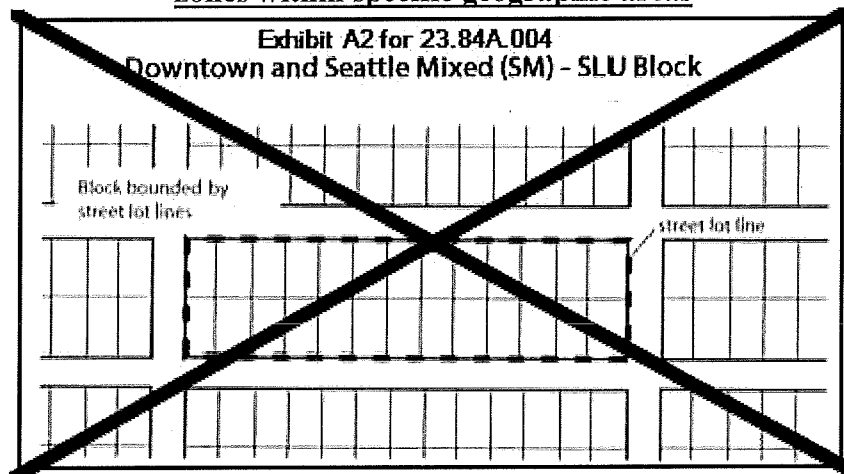


**Exhibit A for 23.84A.004
Block**



In downtown and Seattle Mixed ((-South Lake Union (SM-SLU))) (SM) zones within specific geographic areas as identified in Table A for 23.48.002, a block consists of the area bounded by street lot lines, and may or may not be bisected by an alley, as depicted in Exhibit ((A2)) B for 23.84A.004.

Exhibit ((A2)) B for 23.84A.004
Downtown block and block in Seattle Mixed ((-South Lake Union (SM-SLU) block)) (SM)
zones within specific geographic areas



"Block front" means the land area along one side of a street bound on three sides by the centerline of platted streets and on the fourth side by an alley or rear lot lines (Exhibit ((B)) C for 23.84A.004). For blocks in Downtown zones and all Seattle Mixed (SM) zones within specific geographic areas set forth in Table A to 23.48.002, if there is no alley or rear lot line, a line that approximates the centerline of the block shall be used to establish the line dividing the two block fronts of the block, taking into consideration the location of vacated alleys on the block, if any, and the location and orientation of alleys and rear lot lines on surrounding blocks.

Exhibit ((B)) C for 23.84A.004
Block front

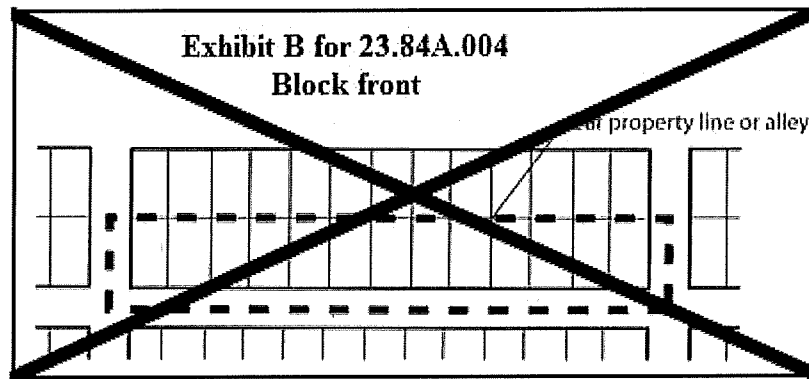
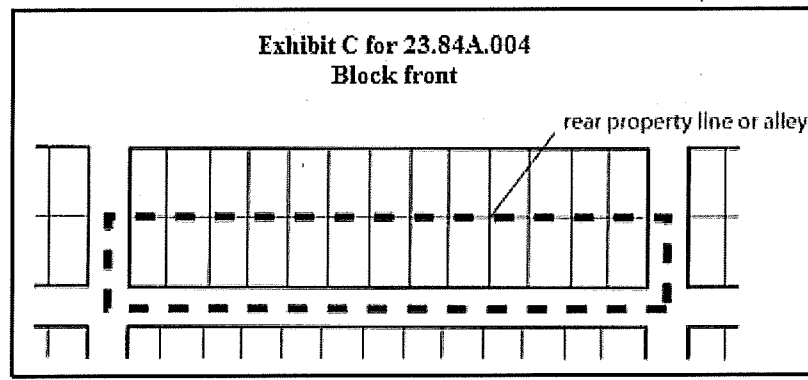


Exhibit C for 23.84A.004
Block front



* * *

Section 38. Section 23.84A.025 of the Seattle Municipal Code, last amended by Ordinance 124969, is amended as follows:

23.84A.025 "M"

* * *

"Mid-block corridor" means an amenity feature that provides open space and ~~((public access and circulation))~~ publicly accessible connections across extremely long blocks ~~((located in))~~ to mitigate transportation impacts of new development by improving pedestrian circulation in high density areas, including the South Lake Union Urban Center, the University Community Urban Center west of 15th Avenue NE, and the Downtown Urban Center east of Interstate 5.

* * *

Section 39. Section 23.84A.028 of the Seattle Municipal Code, last amended by Ordinance 124952, is amended as follows:

23.84A.028 "O"

* * *

"Open space, landscaped" means exterior space, at ground level, predominantly open to public view and used for the planting of trees, shrubs, ground cover, and other natural vegetation, and the installation of bioretention facilities.

"Open space, neighborhood" means an amenity feature that provides usable open space to mitigate the impacts of new development on open space resources in high density areas and that promotes good urban form by including open space as an element of large scale development in such areas.

* * *

Section 40. Section 23.84A.038 of the Seattle Municipal Code, last amended by Ordinance 124883, is amended as follows:

23.84A.038 "T"

"Tandem houses" means two unattached single-family dwelling units occupying the same lot.

"Tandem parking" means one ((+)) car parked behind another where aisles are not provided.

"TDP" or "((transferable)) Transferable development potential" means base residential floor area, measured in square feet of gross floor area, that may be transferred from one lot to another according to provisions of this Title 23. These terms do not denote or imply that the

owner of TDP has a legal or vested right to construct or develop any development or to establish any use.

"TDP, Landmark" means TDP transferred from, or transferable from, a lot based on its status as a Landmark TDP site.

"TDP, open space" means TDP transferred from, or transferable from, a lot based on its status as an open space TDP site.

"TDP, South Downtown Historic" means TDP transferred from, or transferable from, a lot based on its status as a South Downtown Historic TDP site.

"TDP, vulnerable masonry structure" means TDP transferred from, or transferable from, a lot based on its status as a vulnerable masonry structure TDP site.

"TDP site, Landmark" means a lot, in an area where the applicable provisions of the zone permit Landmark TDP to be transferred from a lot, that includes one or more structures designated wholly or in part as a ((~~landmark~~)) Landmark under Chapter 25.12 or its predecessor ordinance, if the owner of the ((~~landmark~~)) Landmark has executed and recorded an agreement acceptable in form and content to the Landmarks Preservation Board, providing for the restoration and maintenance of the historically significant features of the structure, and which lot includes no other structure that is not accessory to one or more of such structures.

"TDP site, open space" means a lot, in an area where the provisions of the zone permit open space TDP to be transferred from a lot, that satisfies the applicable standards for an open space TDP site in Chapter 23.58A and the provisions of the zone to the extent that an exception from those standards has not been granted.

"TDP site, South Downtown Historic" means a lot within the Pioneer Square Preservation District or the International Special Review District that satisfies the conditions to be a sending lot for South Downtown Historic TDP under Chapter 23.58A.

"TDP site, vulnerable masonry structure" means a lot in an area where the applicable provisions of the zone permit vulnerable masonry structure TDP to be transferred from a lot that satisfies the applicable standards for a vulnerable structure TDP site in subsection 23.58A.042.F and the provisions of the zone, to the extent that an exception from those standards has not been granted.

"TDR" or "Transferable development rights" means development potential, measured in square feet of gross floor area, that may be transferred from a lot pursuant to provisions of this Title 23. Such terms do not include regional development credits, nor do they include development capacity transferable between lots pursuant to Planned Community Development provisions. These terms do not denote or imply that the owner of TDR has a legal or vested right to ~~((construction))~~ construct or develop any development or to establish any use.

"TDR, arts facility" means either TDR from a major performing arts facility that are transferable pursuant to ~~((Section 23.49.014 G))~~ subsection 23.49.014.G; or TDR that are eligible for transfer based on the status of the sending lot as an arts facility TDR site, and if they are eligible for transfer on any other basis, are designated by the applicant seeking to use such TDR on a receiving lot as arts facility TDR.

"TDR, DMC housing" means TDR that are eligible for transfer based on the status of the sending lot as a DMC housing TDR site and, if they would be eligible for transfer on any other basis, are designated by the applicant seeking to use such TDR on a receiving lot as DMC housing TDR.

"TDR, housing" means TDR that are eligible for transfer based on the status of the sending lot as a housing TDR site and, if they would be eligible for transfer on any other basis, are designated by the applicant seeking to use such TDR on a receiving lot as housing TDR.

"TDR, Landmark" means TDR that are eligible for transfer based on the fact that the sending lot or a structure on such lot is designated as a ((~~landmark~~)) Landmark or as part of a ((~~landmark~~)) Landmark under Chapter 25.12 or its predecessor ordinance, except Landmark housing TDR.

"TDR, Landmark housing" means TDR that are eligible for transfer based on the status of the sending lot as a Landmark housing TDR site and, if they would be eligible for transfer on any other basis, are designated by the applicant seeking to use such TDR on a receiving lot as Landmark housing TDR.

"TDR, open space" means TDR that may be transferred from, or transferable from, a lot based on its status as an open space TD((~~P~~))R site.

"TDR, South Downtown Historic" means TDR, except Landmark TDR, that are eligible for transfer based on the status of a structure on the sending lot as contributing to the architectural or historic character of the Pioneer Square Preservation District or the International Special Review District pursuant to Section 23.66.032.

"TDR, vulnerable masonry structure" means TDR that are eligible for transfer based on the status of the sending lot as a vulnerable masonry structure TDR site and, if they would be eligible for transfer on any other basis, are designated by the applicant seeking to use such TDR on a receiving lot as vulnerable masonry structure TDR.

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

1. The lot is located in ~~((the South Lake Union Urban Center either in an IC zone or in))~~ a zone with a height limit of 85 feet or more;

2. Each structure to be developed on the lot is a major performing arts facility; or has or will have a minimum of ~~((one))~~ 1 FAR or all of its chargeable floor area if there is less than ~~((one))~~ 1 FAR in the structure(s) committed for at least 50 years to occupancy by one or more not-for-profit organizations dedicated to the creation, display, performance, or screening of art by or for members of the general public.

3. The arts facility commitments on the lot ~~((comply with Section 23.50.053 for structures in the South Lake Union Urban Center and))~~ comply with the standards of the applicable zone and are memorialized in a recorded agreement between the owner of such an arts facility and the Director of the Seattle Office of Arts and Culture.

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

1. The lot is located in a Downtown Mixed Commercial (DMC) zone;

2. Each structure to be developed on the lot has or will have a minimum of ~~((fifty))~~ 50 ~~((%))~~ percent of total gross above-grade floor area committed to low-income housing for a minimum of ~~((fifty))~~ 50 ~~((years))~~ years, unless such requirement is waived or modified by the Director of the Office of Housing for good cause;

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

4. The low-income housing and very low-income housing commitments on the lot comply with the standards in ~~((Section 23.49.012 B1b))~~ subsection 23.49.012.B.1.b and are

1 memorialized in a recorded agreement between the owner of such low-income and very low-
2 income housing and the Director of the Office of Housing.

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

4 1. The lot is located in any Downtown zone except PMM, DH-1, and DH-2 zones,
5 or is located in the South Lake Union Urban Center in any SM zone with a height limit of 85 feet
6 or higher;

7 2. Each structure on the lot has a minimum of 50 percent of total gross above-
8 grade floor area committed to low-income housing for a minimum of 50 years;

9 3. The lot has above-grade gross floor area equivalent to at least 1 FAR
10 committed to very low-income housing use for a minimum of 50 years;

11 4. The above-grade gross floor area on the lot committed to satisfy the conditions
12 in subsections 2 and 3 of this definition is contained in one or more structures existing as of July
13 27, 2001, and the area was in residential use as of that date; and

14 5. The low-income housing and very low-income housing commitments on the lot
15 comply with the standards in subsection 23.49.012.B.1.b and are memorialized in a recorded
16 agreement between the owner of the low-income and very low-income housing and the Director
17 of Housing.

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

19 1. The lot is located in any Downtown zone except IDM, IDR, PSM, PMM, DH-
20 1, and DH-2 zones;

21 2. The lot contains a designated ((landmark)) Landmark under ((SMC)) Chapter
22 25.12 and such structure will be renovated to include a minimum of ((fifty-))50((%)) percent of
23 total gross above-grade floor area committed to low-income housing for a minimum of ((fifty

1 ~~()~~50(~~()~~) years;

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

5 4. The low-income housing and very low-income housing commitments on the lot
6 comply with the standards in ~~((Section 23.49.012 B1b))~~ subsection 23.49.012.B.1.b and are
7 memorialized in a recorded agreement between the owner of such low-income and very low-
8 income housing and the Director of the Office of Housing.

9 "TDR site, open space" means a lot that has been approved by the Director as a sending
10 lot for open space TDR, which approval is still in effect, and for which all the conditions to
11 transfer open space TDR have been satisfied.

12 ~~((("TDR, South Downtown Historic" means TDR, except Landmark TDR, that are eligible~~
13 ~~for transfer based on the status of a structure on the sending lot as contributing to the~~
14 ~~architectural or historic character of the Pioneer Square Preservation District or the International~~
15 ~~Special Review District pursuant to Section 23.66.032.))~~

16 "TDR site, South Downtown Historic" means a lot eligible to transfer South Downtown
17 Historic TDR, located within the Pioneer Square Preservation District or the International
18 Special Review District, that includes one or more structures determined to be contributing to the
19 architectural or historic character of the district pursuant to Section 23.66.032.

20 "TDR site, vulnerable masonry structure" means a lot that satisfies the standards to be a
21 sending lot for vulnerable masonry structure TDR in subsection 23.58A.042.F and the standards
22 of the zone to the extent that an exception from those standards has not been granted.

23 * * *

Section 41. Section 23.84A.042 of the Seattle Municipal Code, last amended by Ordinance 122935, is amended as follows:

23.84A.042 "V((÷))"

* * *

“Vocational or fine arts school.” See “Institution.”

“Vulnerable masonry structure” means a structure in specified zones within the University Community Urban Center west of 15th Avenue NE that is identified in a Director’s rule because it meets criteria for being included on the list of unreinforced masonry structures (URM) identified by Seattle DCI and is also classified in the Department of Neighborhoods’s Historic Resource Survey as a structure likely to qualify for nomination as a Seattle Landmark.

Section 42. Section 23.84A.048 of the Seattle Municipal Code, last amended by Ordinance 124883, is amended as follows:

23.84A.048 “Z”

* * *

“Zone, commercial” means a zone with a classification that includes one of the following: NC1, NC2, NC3, C1, C2, SM, SM-SLU, SM-D, ((and)) SM-NR, and SM-U, which classification also may include one or more suffixes.

* * *

"Zone, residential" means a zone with a classification that includes any of the following: SF9600, SF7200, SF5000, RSL, LR1, LR2, LR3, MR, HR, RC, DMR, IDR, ((and)) SM/R, SM-SLU/R, and SM-U/R which classification also may include one or more suffixes, but not including any zone with an RC designation.

* * *

Section 43. Section 1 of Ordinance 125108 is amended as follows:

* * *

B. Amendment of payment and performance amounts

1. Ongoing review. The Council directs that, during the first six months of 2018 and annually after July 1, 2018, the Director of the Seattle Department of Construction and Inspections (SDCI) and Director of Housing shall report on the performance of the mandatory affordable housing program provided in Chapter 23.58C, including the amount of payments collected under the payment option, the number of units produced with such payments, ~~((and))~~ the number of units constructed through the performance option, and a list of projects granted modifications to the payment or performance amounts, including the specific modification made and the conditions under which the modification was granted. The July 1, 2018 report shall compare changes in the Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bremerton, WA, All Items (1982-1984 = 100), with changes in multifamily residential rents and other housing market variables used to determine initial payment amounts since passage of the Ordinance introduced as Council Bill 118736. If the Consumer Price Index has lagged or exceeded rents or other housing market variables, the Director of Housing shall propose an alternative measure or index upon which to base changes in program requirements. The July 1, 2019 report should include an assessment of past and anticipated program performance, including an assessment of whether a developer building outside of the Downtown and South Lake Union Urban Centers would be economically indifferent between performance and payment given market conditions at that time. If the Council determines that developers of projects, other than smaller projects and projects inside of the Downtown and South Lake Union Urban Centers, favor the payment option, the Council will consider raising payment amounts to

1 avoid a bias towards payment, consistent with statutory authority. Units produced under the
2 mandatory housing affordability program provided in Chapter 23.58C shall be measured as net
3 new units. Existing rent- and income-restricted affordable units demolished for development
4 subject to the program are subtracted from the target production.

5 Section 44. Section 1 of Ordinance 125233 is amended as follows:

6 * * *

7 B. Amendment of payment and performance amounts

8 * * *

9 2. Ongoing review. The Council directs that, during the first six months of 2018
10 and ~~((every two years after))~~ annually after July 1, 2018, the Director of the Seattle Department
11 of Construction and Inspections (SDCI) and the Director of Housing shall report on the
12 performance of the mandatory inclusionary housing program described in the July 13, 2015
13 *Statement of Intent for Basic Framework for Mandatory Inclusionary Housing and Commercial*
14 *Linkage Fee*, and the impact mitigation program provided in Chapter 23.58B, including the
15 amount of payments collected under the payment option, the number of affordable units
16 produced and preserved with such payments, ~~((and))~~ the number of affordable units constructed
17 under the performance option, and a list of projects granted modifications to the payment or
18 performance amounts, including the specific modification made and the conditions under which
19 the modification was granted. The July 1, 2018 report shall compare changes in the Consumer
20 Price Index, All Urban Consumers, Seattle-Tacoma-Bremerton, WA, All Items (1982-1984 =
21 100), with changes in multifamily residential rents and other housing market variables used to
22 determine initial payment amounts since passage of Ordinance 124895. If the Consumer Price
23 Index has lagged or exceeded rents or other housing market variables, the Director of Housing

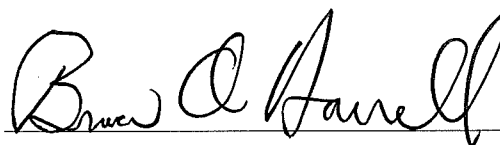
1 shall propose an alternative measure or index upon which to base changes in program
2 requirements. The July 1, 2019 report should include an assessment of past and anticipated
3 program performance, including an assessment of whether a developer building outside of the
4 Downtown and South Lake Union Urban Centers would be economically indifferent between
5 performance and payment given market conditions at that time. If the Council determines that
6 developers of projects, other than smaller projects and projects inside of the Downtown and
7 South Lake Union Urban Centers, favor the payment option, the Council will consider raising
8 payment amounts to avoid a bias towards payment, consistent with statutory authority. Units
9 produced under the mandatory inclusionary housing program described in the July 13, 2015
10 *Statement of Intent for Basic Framework for Mandatory Inclusionary Housing and Commercial*
11 *Linkage Fee*, and the impact mitigation program provided in Chapter 23.58B, shall be measured
12 as net new units. Existing rent and income restricted units demolished for development subject to
13 the programs shall be subtracted from the target production.

14 * * *
15

Section 45. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

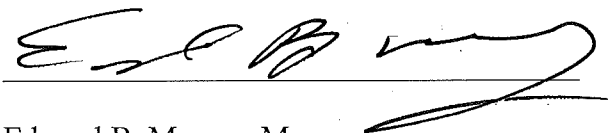
Passed by the City Council the 21st day of February, 2016, 2017
and signed by me in open session in authentication of its passage this 21st day of

February, 2016. 2017 pp.



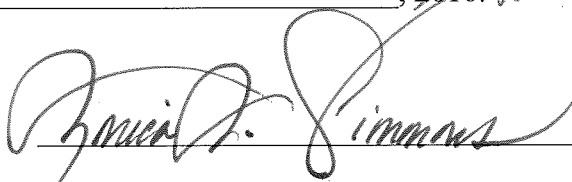
President _____ of the City Council

Approved by me this 2 day of March, 2016. 2017 pp.



Edward B. Murray, Mayor

Filed by me this 2nd day of MARCH, 2016. 2017 pp.



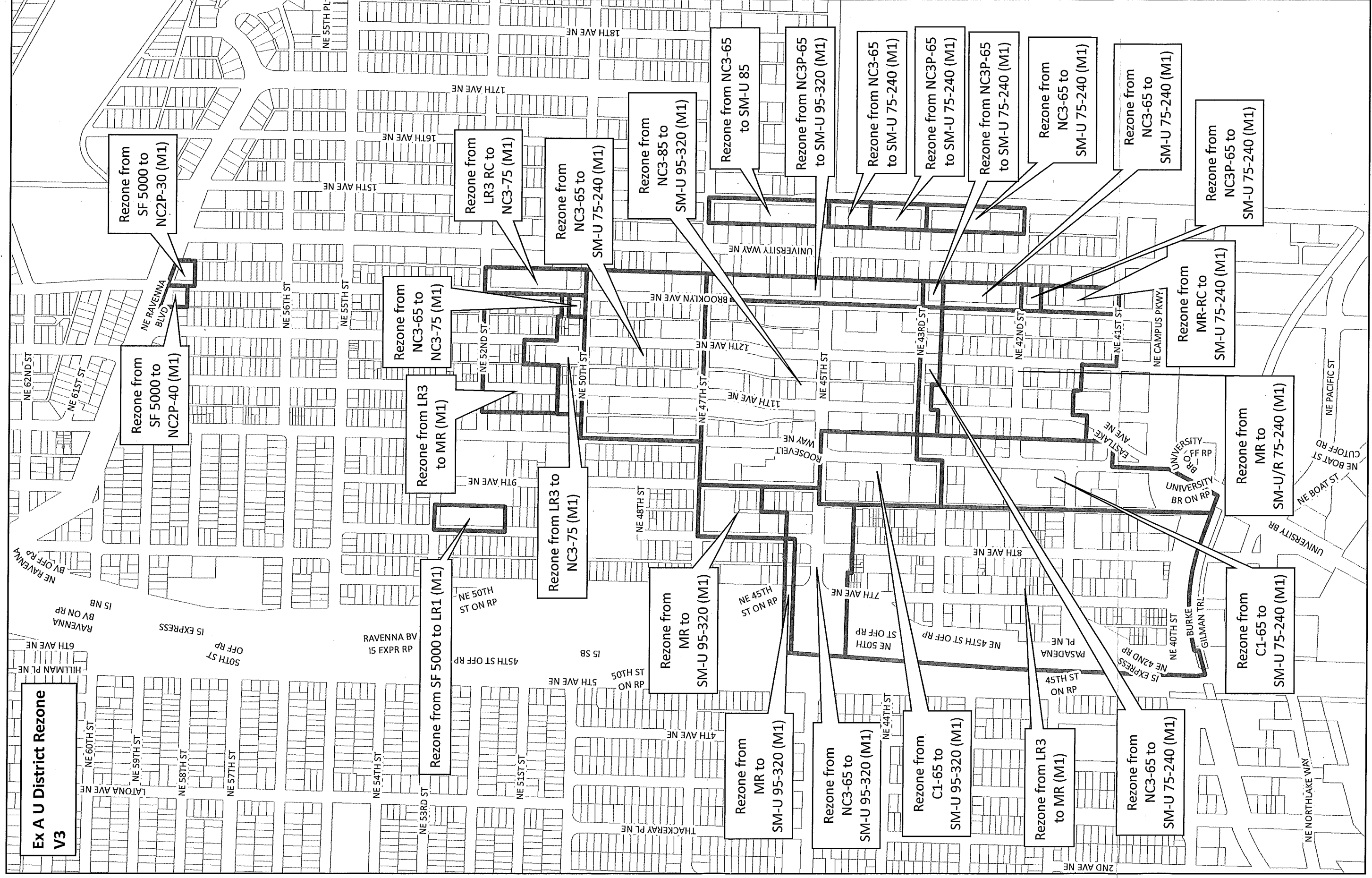
Monica Martinez Simmons, City Clerk

(Seal)

Exhibits:

Exhibit A: U District Rezone Map

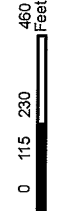
Exhibit B: Findings of Fact



U District Rezoning Map



Rezoning Area



No warranties of any sort, including accuracy, fitness, or merchantability accompany this product. Copyright 2017. All Rights Reserved. City of Seattle, City Council. Prepared February 20, 2017 by Council Central Staff-GIS.

Exhibit B

CITY OF SEATTLE

FINDINGS OF FACT

1. In November, 2015, by Ordinance 124895, the Council adopted SMC Chapter 23.58B.
2. In August, 2016, by Ordinance 125108, the Council adopted SMC Chapter 23.58C.
3. In December, 2016, by Ordinance 125233, the Council amended SMC Chapter 23.58B.
4. Through this ordinance, the Council is rezoning portions of the University Community Urban Center and is implementing Chapter 23.58B and Chapter 23.58C in the areas being rezoned (the "Rezone Area").
5. The findings of fact adopted by Section 1 of Ordinance 124895 and by Section 1 of Ordinance 125108 are incorporated herein by reference.
6. In addition to the findings referenced in paragraph 5, the Council makes the following findings of fact related to the implementation of Chapter 23.58C, also known as Mandatory Housing Affordability for Residential Development (MHA-R), in the Rezone Area.
7. In addition to the reports referenced in the findings referenced in paragraph 5, the City commissioned various additional reports, including:
 - a. Heartland, U-District Urban Design Framework Support Analysis Memo, June 2013;
 - b. GGLO, Urban Design and Market Feasibility Analysis of Proposed U District Zoning Recommendation, April 17, 2016;
 - c. Community Attributes, Inc., Technical Memorandum Re: Economic Analysis of MHA, November 29, 2016; and
 - d. David Paul Rosen & Associates, Seattle Residential Affordable Housing Impact and Mitigation Study, December 16, 2016.
8. By applying MHA-R in the Rezone Area pursuant to this ordinance, the Council is implementing an affordable housing incentive program under RCW 36.70A.540.
9. The Rezone Area is an area where increased residential development will assist in achieving local growth management and housing policies. The rezones effected by this ordinance are the result of a six-year community planning process. As recognized in that process, there is a need for increased residential development in the Rezone Area. The City's comprehensive planning efforts identify the University Community Urban Center

as a top priority area for job and housing growth. Increased residential development is essential to enhancing a vibrant mixed use center, to increasing housing choices and housing affordability, and to creating transit-oriented development around the Sound Transit Link Light Rail station that is scheduled to open in the University District in 2021 – all as called for by the City’s planning policies. Moreover, the City’s Comprehensive Plan strongly supports addressing the compelling and increasing need for affordable housing in the University District through a program under RCW 36.70A.540.

10. This ordinance provides substantially increased residential development capacity in the Rezone Area. In particular, this ordinance creates new high-rise zoning in a substantial area in the core of the University District, with height increases of up to 255 feet over existing zoning.
11. The increased residential development capacity provided within the Rezone Area can be achieved, subject to consideration of other regulatory controls on development, with the proviso that staff identified potential cases in which, in a highrise zone, a highrise structure could not be developed due to the minimum lot size requirement, or certain regulatory requirements would preclude a highrise development from being able to achieve a reasonable average floor area. To address this, this ordinance provides that in such cases the applicable payment and performance amounts under Chapter 23.58C shall be reduced to be equal to the amount that applies in the SM-U 85 zone, a non-highrise zone in the Rezone Area.
12. RCW 36.70A.540 provides that affordable housing incentive programs may allow a payment of money or property in lieu of low-income housing units if the jurisdiction determines that the payment achieves a result equal to or better than providing the affordable housing on-site, as long as the payment does not exceed the approximate cost of developing the same number and quality of housing units that would otherwise be developed. Based on a comprehensive analysis performed by staff, the Council determines that the foregoing standards are met by this ordinance. The staff analysis, contained in Appendix F to the Director’s Report, is hereby incorporated by reference.
13. New market-rate housing is generally not affordable to lower-income households. At the same time, new market-rate housing creates an increased need for affordable housing to house lower-income workers who provide the goods and services purchased by residents of new market-rate housing. MHA-R requirements imposed on residential developments in the Rezone Area mitigate impacts of those developments in creating a need for affordable housing.
14. Implementation of MHA-R in the Rezone Area is reasonably related to the public harms identified in the findings adopted by Section 1 of Ordinance 125108 and to the City’s legitimate public goals to fulfill its planning obligations under State law and to ensure access to affordable housing for all communities and households in Seattle, utilizing the tool of RCW 36.70A.540 provided by the Washington State Legislature.

STATE OF WASHINGTON -- KING COUNTY

--SS.

347116

No.

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

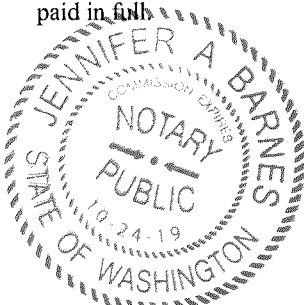
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:125262-267 TITLE ONLY

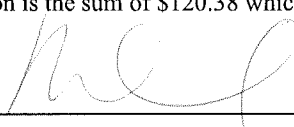
was published on

03/07/17

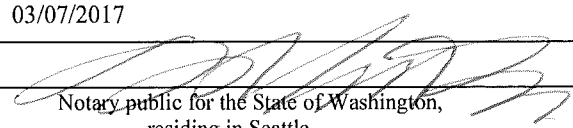
The amount of the fee charged for the foregoing publication is the sum of \$120.38 which amount has been paid in full.



Affidavit of Publication


Subscribed and sworn to before me on

03/07/2017


Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on February 21, 2017, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Ordinance 125262

Council Bill 118903

AN ORDINANCE relating to Seattle Public Utilities; repealing Section 5 of Ordinance 125111 and amending Section 21.76.040 of the Seattle Municipal Code to correct a technical error.

Ordinance 125263

Council Bill 118916

AN ORDINANCE relating to the financing of affordable housing; authorizing the loan of funds in the amount of \$25,000,000 from the Low Income Housing Fund to the 2018 Multipurpose LTGO Bond Fund for bridge financing of affordable housing.

Ordinance 125264

Council Bill 118917

AN ORDINANCE relating to the City Treasury; creating a fund for the deposit of 2018 limited tax general obligation bond proceeds.

Ordinance 125265

Council Bill 118918

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Ordinance 125266

Council Bill 118912

AN ORDINANCE related to the City Light Department and the Department of Parks and Recreation; superseding Section 7 of Ordinance 124917 and transferring jurisdiction of the former Delridge Substation from the City Light Department to the Department of Parks and Recreation for open space, park and recreation purposes.

Ordinance 125267

Council Bill 118914

AN ORDINANCE relating to land use and zoning; amending Sections 23.30.010, 23.45.502, 23.45.510, 23.45.512, 23.45.514, 23.47A.002, 23.47A.009, 23.47A.012, 23.47A.013, 23.48.002, 23.48.005, 23.48.020, 23.48.021, 23.48.025, 23.48.040, 23.48.045, 23.48.055, 23.48.085, 23.48.240, 23.58A.040, 23.58A.042, 23.58B.040, 23.58B.050, 23.58C.030, 23.58C.035, 23.58C.040, 23.58C.050, 23.61.008, 23.61.014, 23.84A.004, 23.84A.025, 23.84A.028, 23.84A.038, 23.84A.042, and 23.84A.048 of the Seattle Municipal Code (SMC); adding new Sections 23.45.509, 23.45.517, 23.47A.017, 23.48.602, 23.48.605, 23.48.610, 23.48.615, 23.48.620, 23.48.621, 23.48.622, 23.48.623, 23.48.624, 23.48.627, 23.48.630, 23.48.635, 23.48.640, 23.48.645, 23.48.646, 23.48.650, 23.48.680, 23.48.685, and 23.48.690 to the SMC; amending Ordinance 125108 and Ordinance 125233; and amending the Official Land Use Map at pages 60, 61, 78, and 79 to rezone areas in the University District.

Date of publication in the Seattle Daily Journal of Commerce, March 7, 2017.

3/7(347116)