

# Livable South Downtown Legislation: *Seattle Land Use Code Amendments*

- Phase I Legislation:  
North Lot
- Phase II Legislation:  
(Summer 2009)



# Stadium North Lot

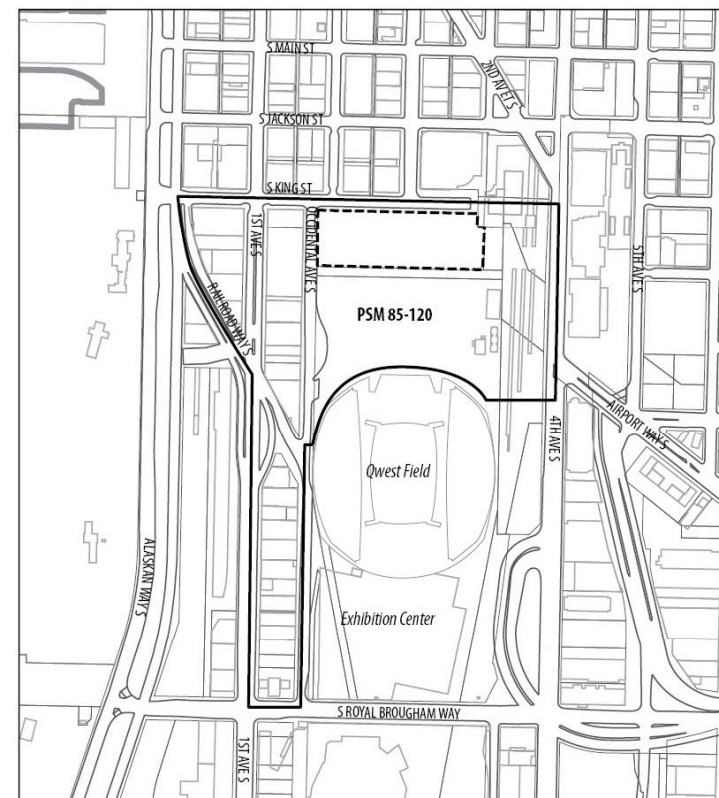
- Development on the North Lot a priority for Pioneer Square neighborhood
- Purchase and sale agreement, 2007
  - residential units
  - environmental performance
  - view corridor
- Pioneer Square Preservation Board: North Lot Design Guidelines, 2008



# Existing PSM 85-120 zone

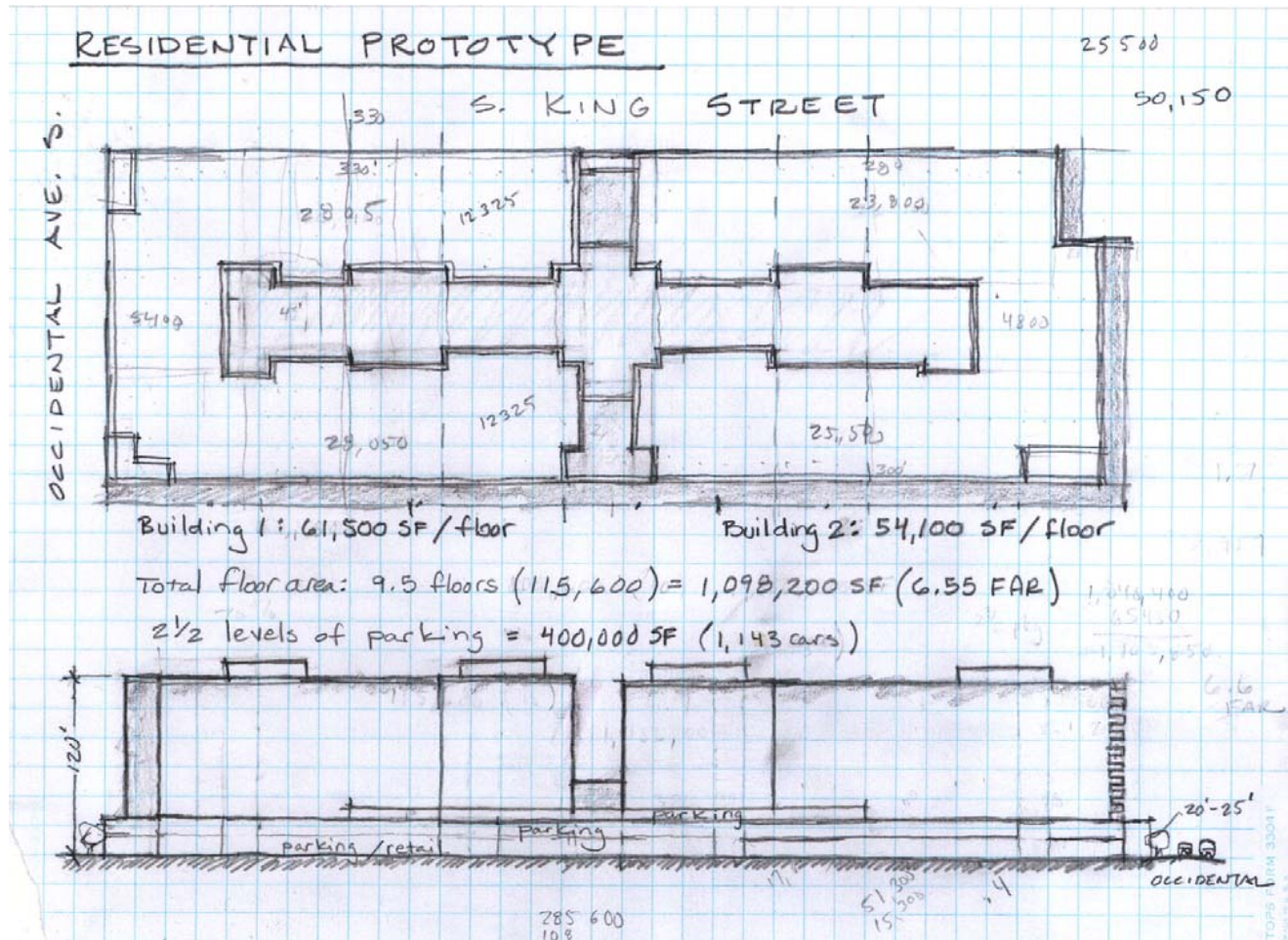
- 85 foot height limit for non-residential uses
- 120 foot height limit for residential or mixed-use development with at least 75% of total floor area in residential use
- No density limits beyond height limits and bulk controls of preservation district provisions.

**Map for 23.49.180**

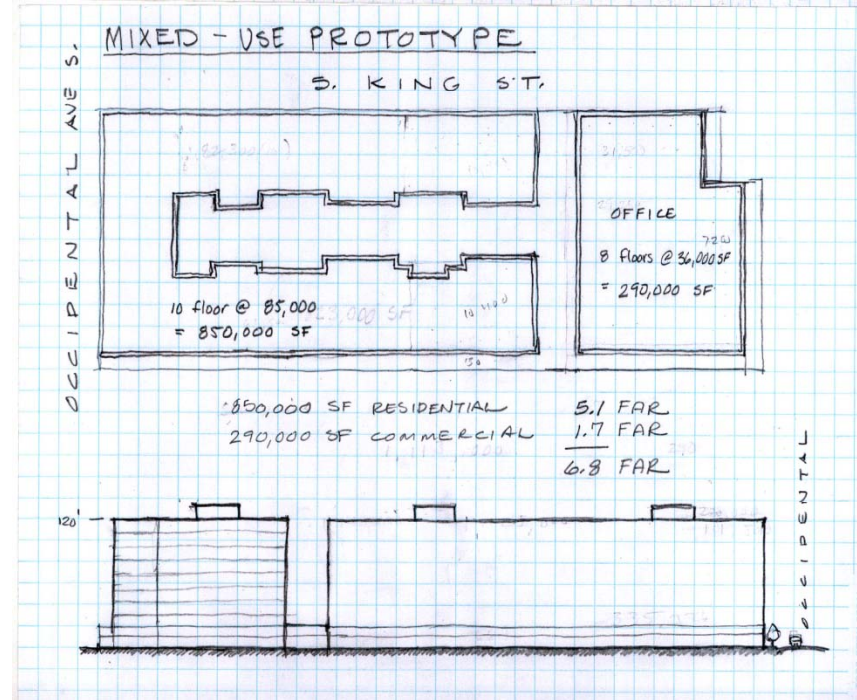
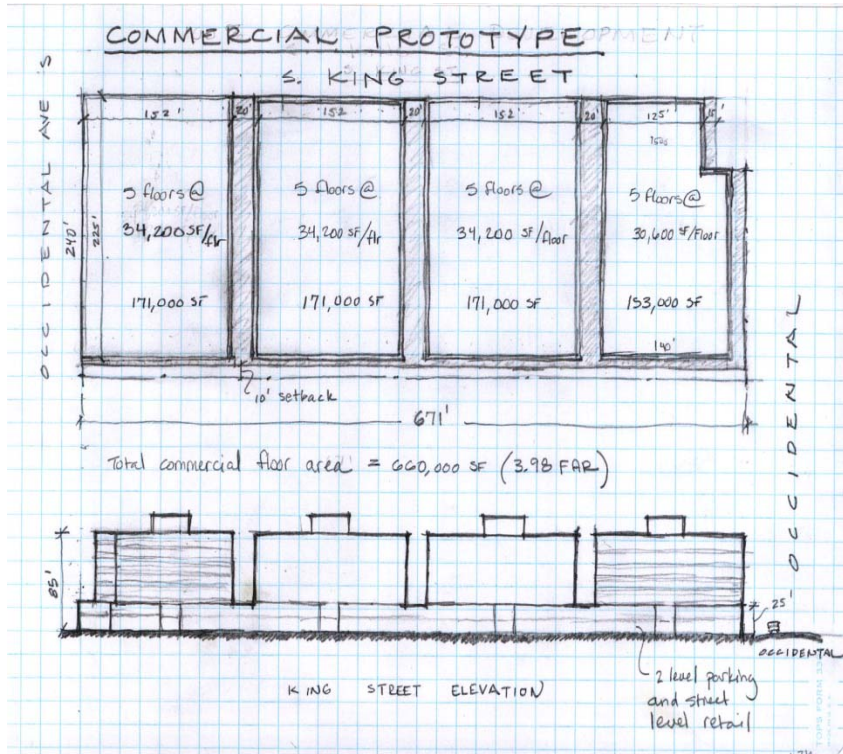


Area where additional height is permitted according to the provisions of Section 23.49.180 of the Seattle Municipal Code

# Development Scenarios Under Existing Zoning



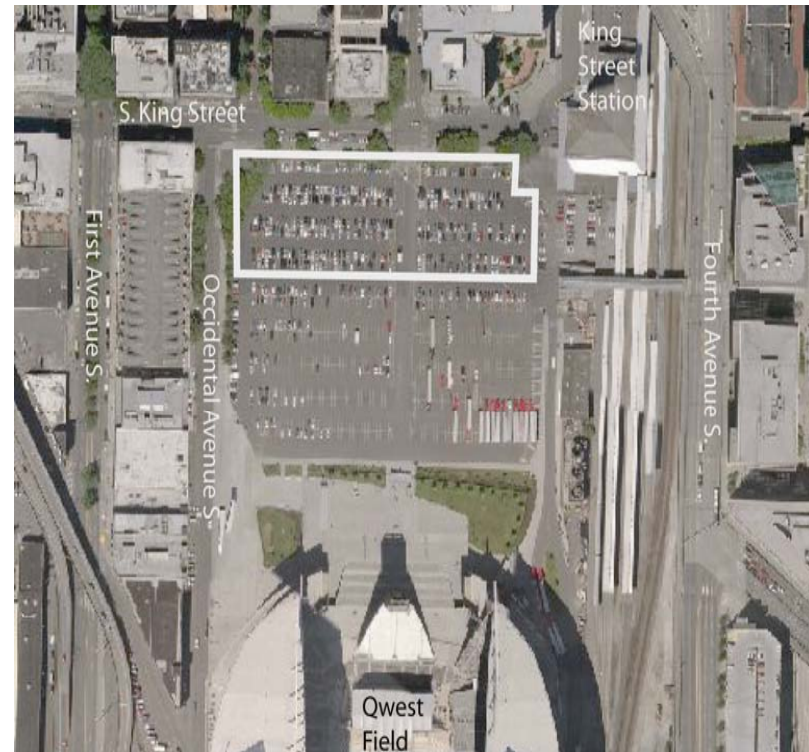
# Development Scenarios under Existing Zoning



## Stadium North Lot

# Land Use Code Amendments

- Height permitted up to 240' under specified conditions; downtown provisions for rooftop features
- Density limits:
  - Base and Maximum FAR
  - Affordable workforce housing bonus
- Open area and pedestrian routes
- Street-level uses
- Bulk and design standards
- Parking
- Departures from development standards
- Relationship to Pioneer Square Preservation District standards
- Extended permit expiration date
- LEED and Green Factor

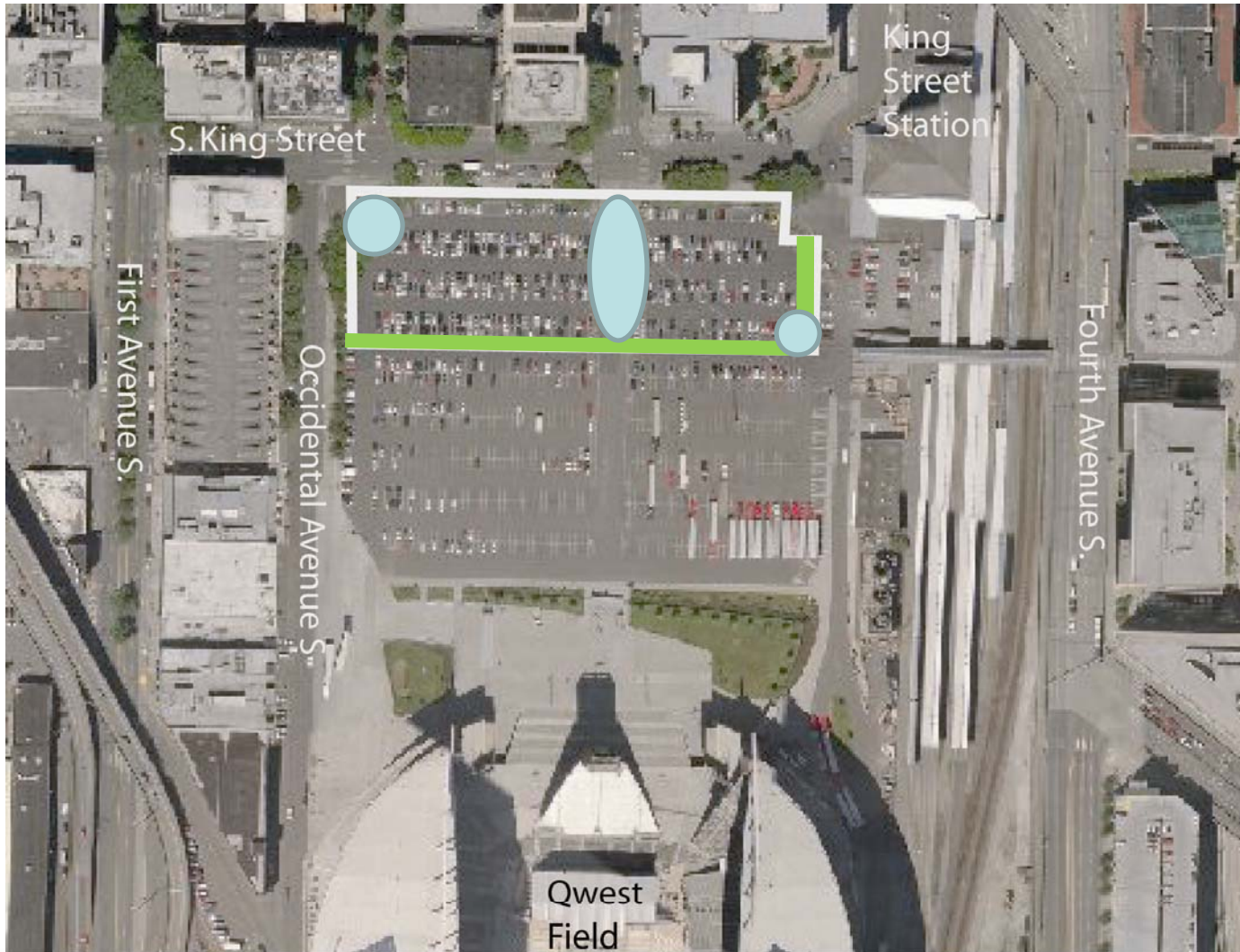


# Stadium North Lot Uses



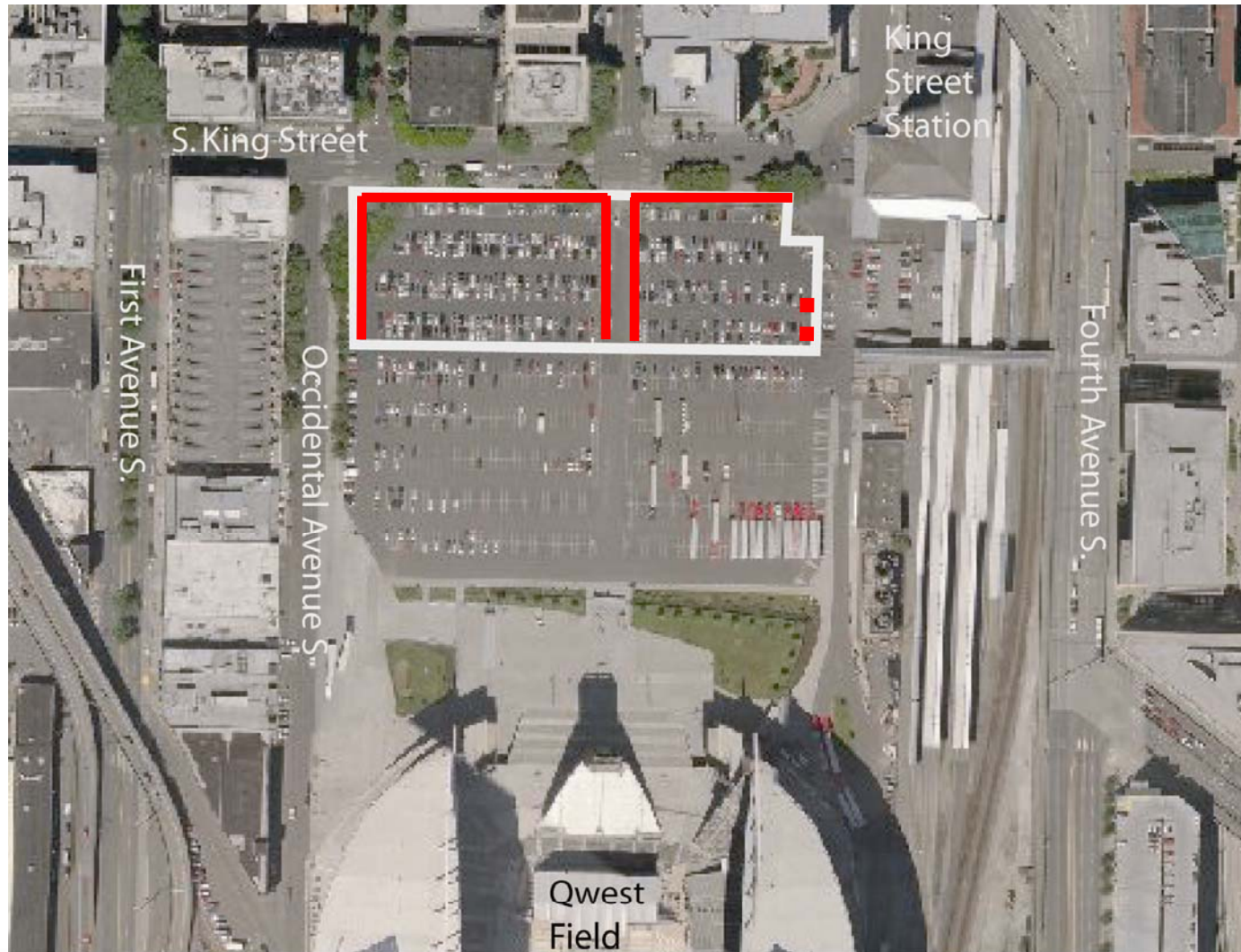
*Stadium North Lot*

# Open Area & Pedestrian Conditions





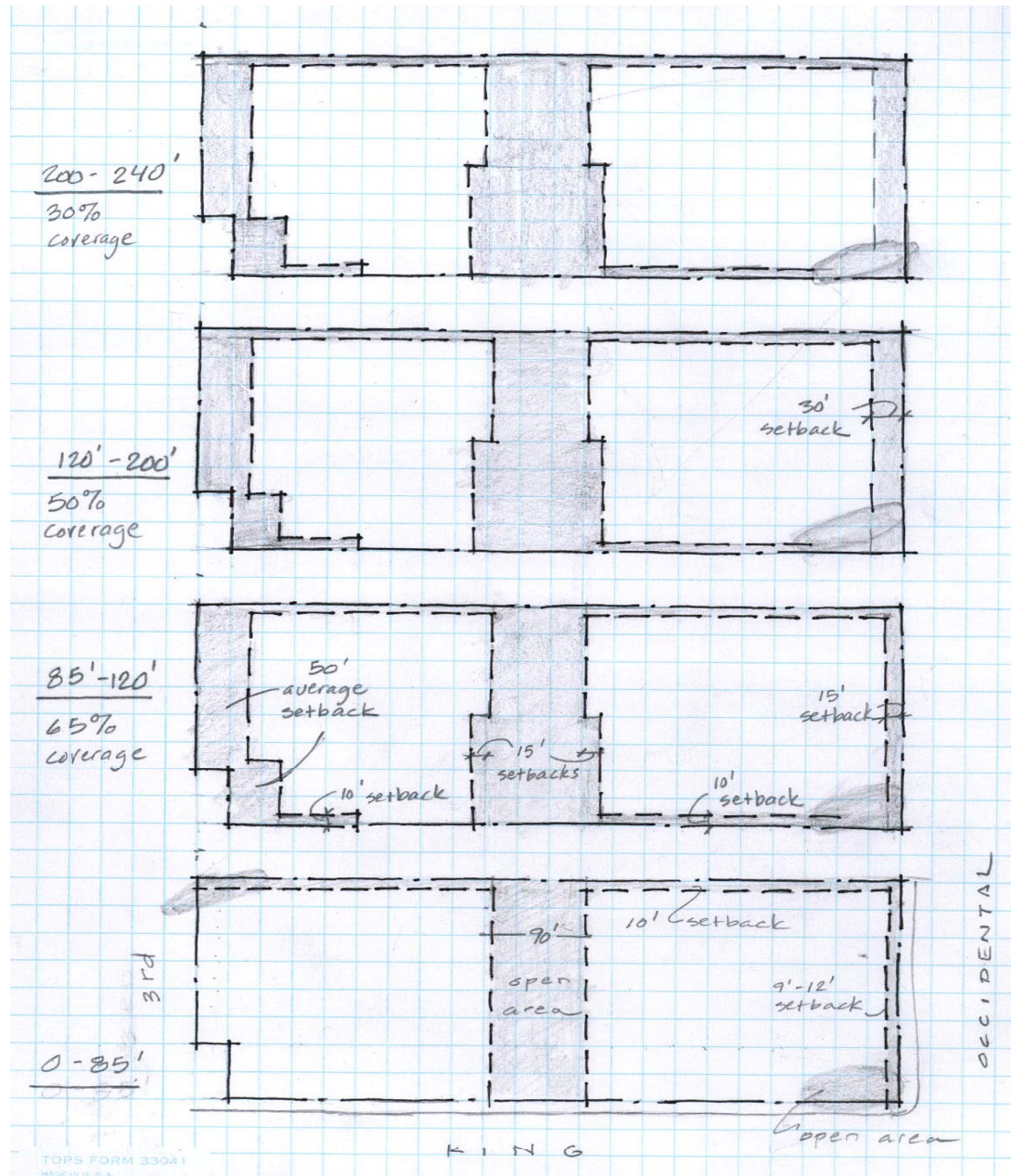
*Stadium North Lot*  
Street Level Use Provisions

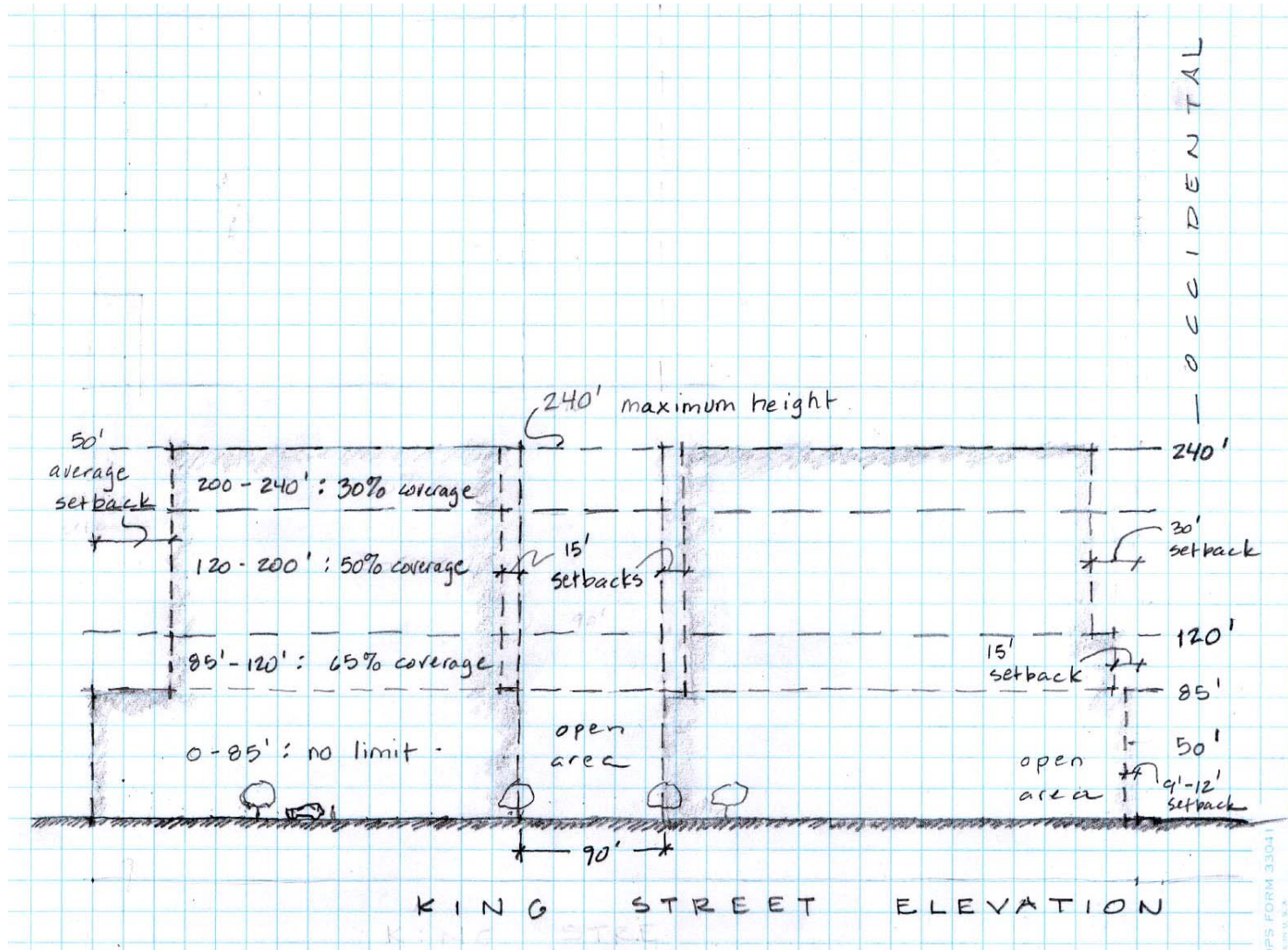


*Stadium North Lot*

# Street Façade and Setback Provisions







IPS FORM 33041  
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Livable  
South Downtown

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*Thank you*