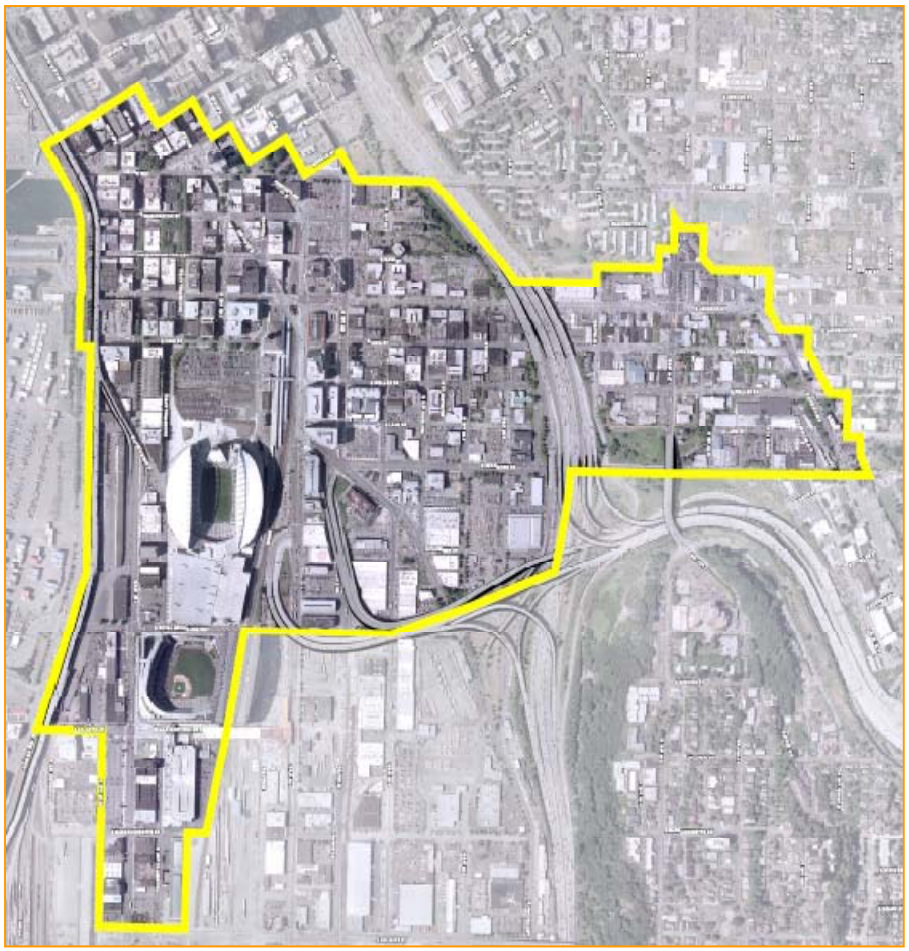
Livable South Downtown Legislation:
Seattle Land Use Code Amendments

- Phase I Legislation:
  North Lot

- Phase II Legislation:
  (Summer 2009)



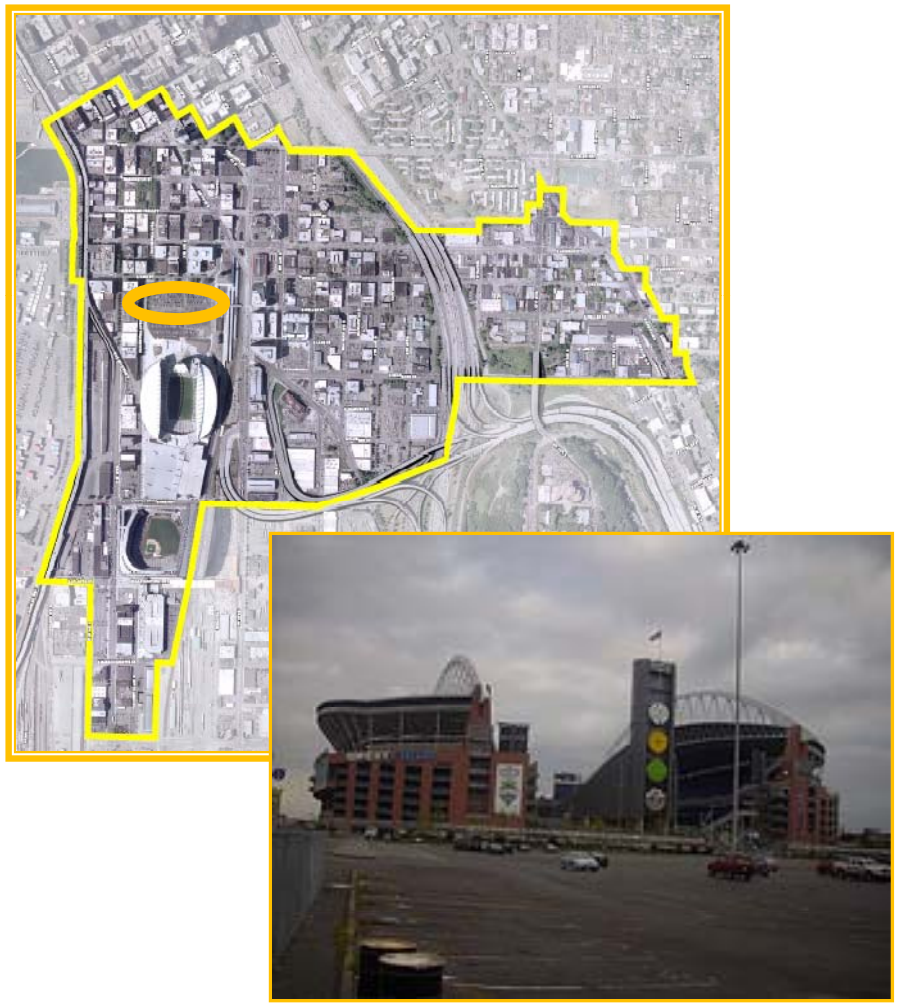
Livable South Downtown

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

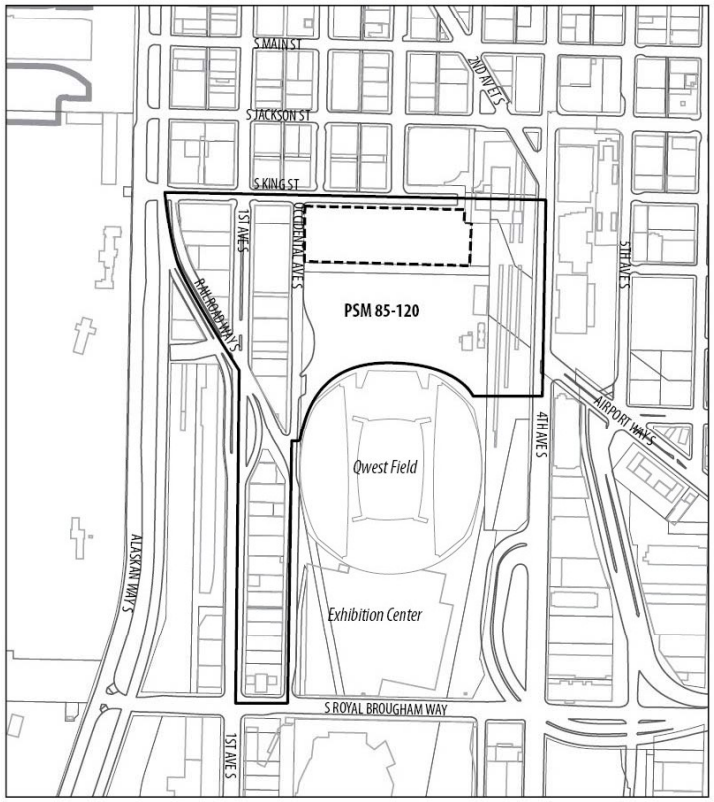
- Pioneer Square Preservation Board: North Lot Design Guidelines, 2008



Existing PSM 85-120 zone

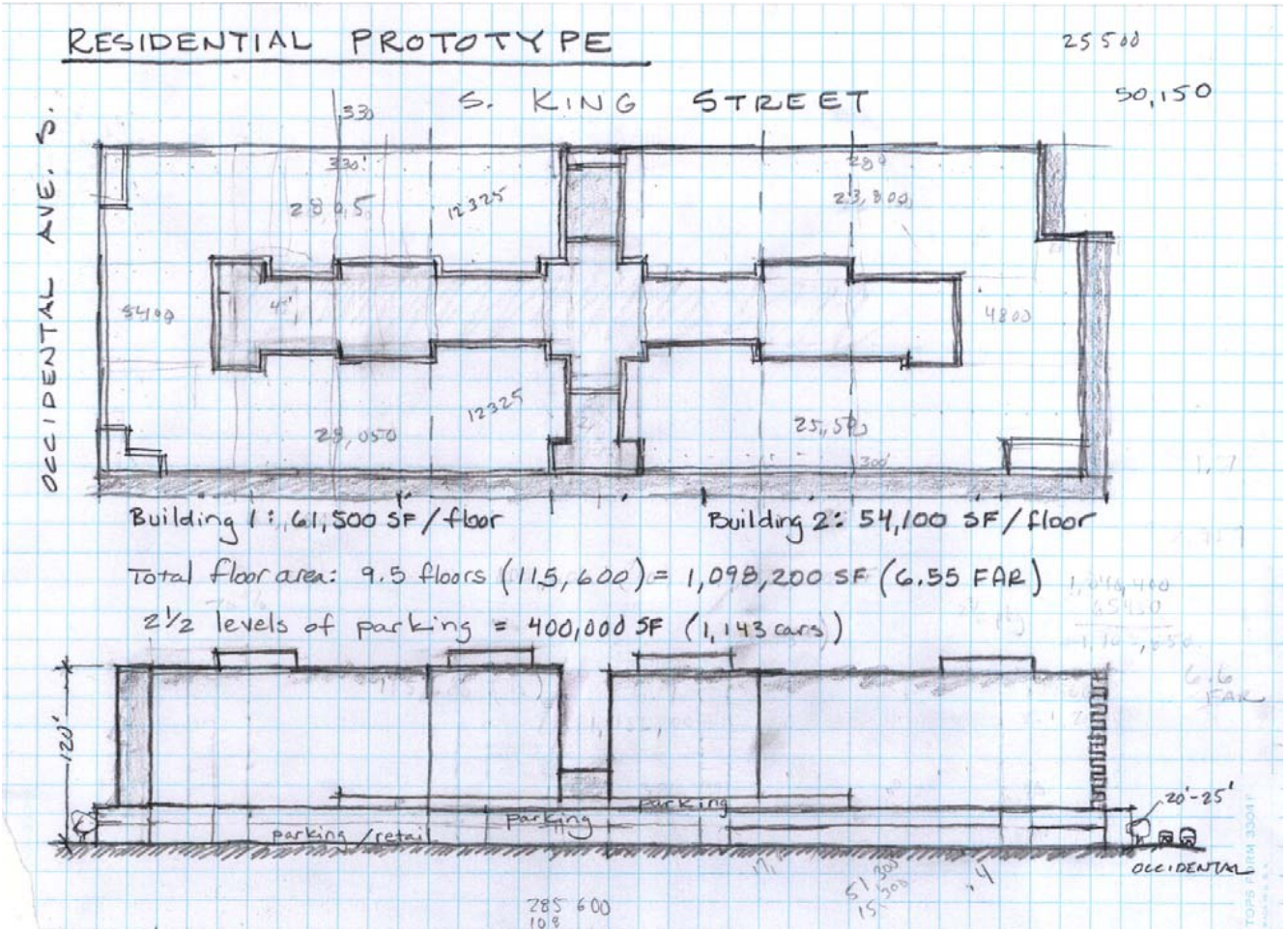
- 85 foot height limit for non-residential uses
- 120 foot height limit for residential or mixed-use development with at least 75% of total floor area in residential use
- No density limits beyond height limits and bulk controls of preservation district provisions.

Map for 23.49.180

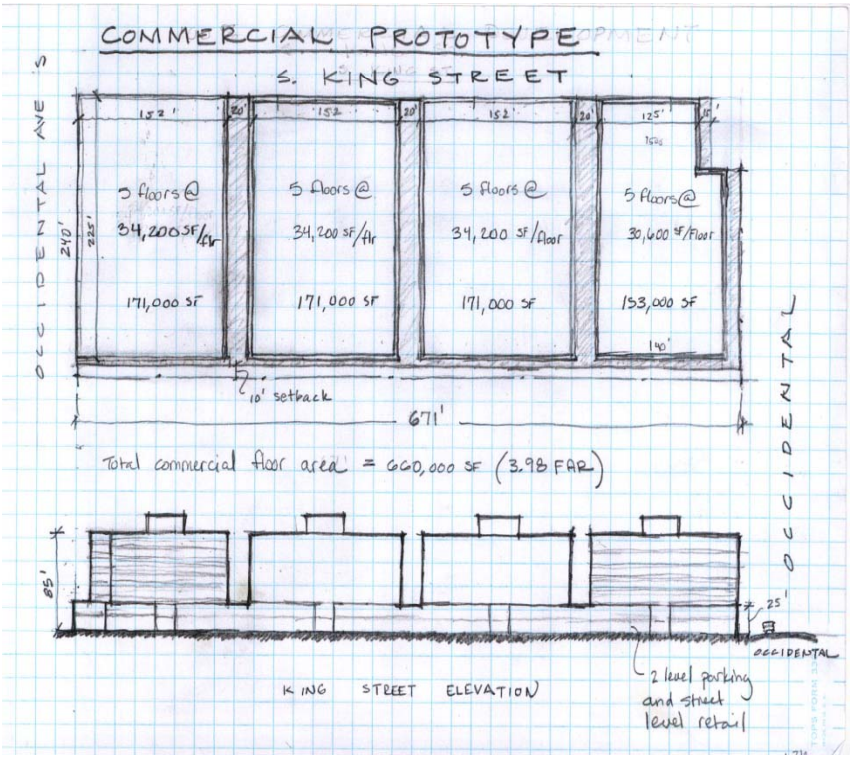


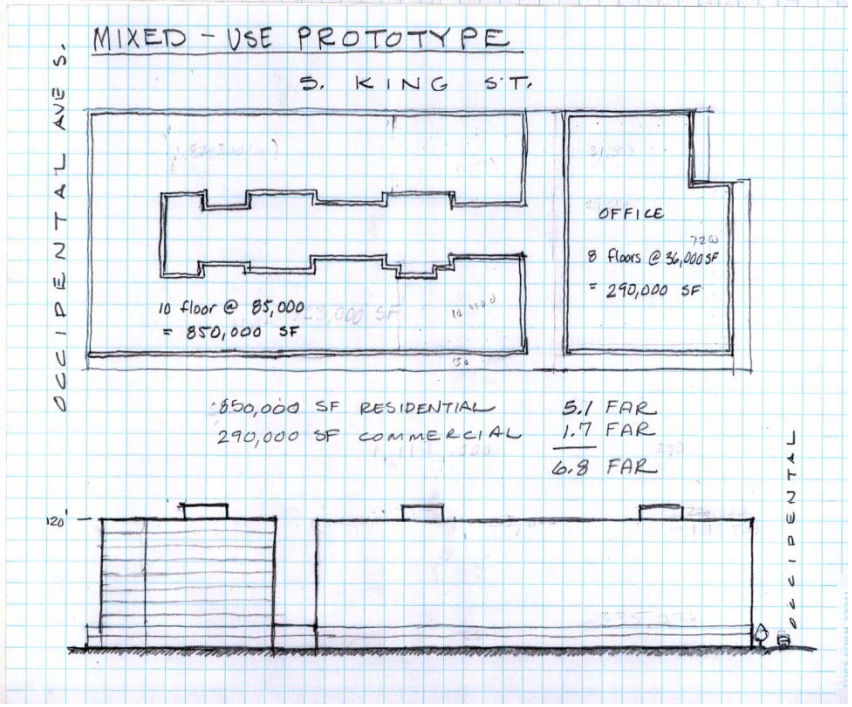
Area where additional height is permitted according to the provisions of Section 23.49.180 of the Seattle Municipal Code

Development Scenarios Under Existing Zoning



Development Scenarios under Existing Zoning

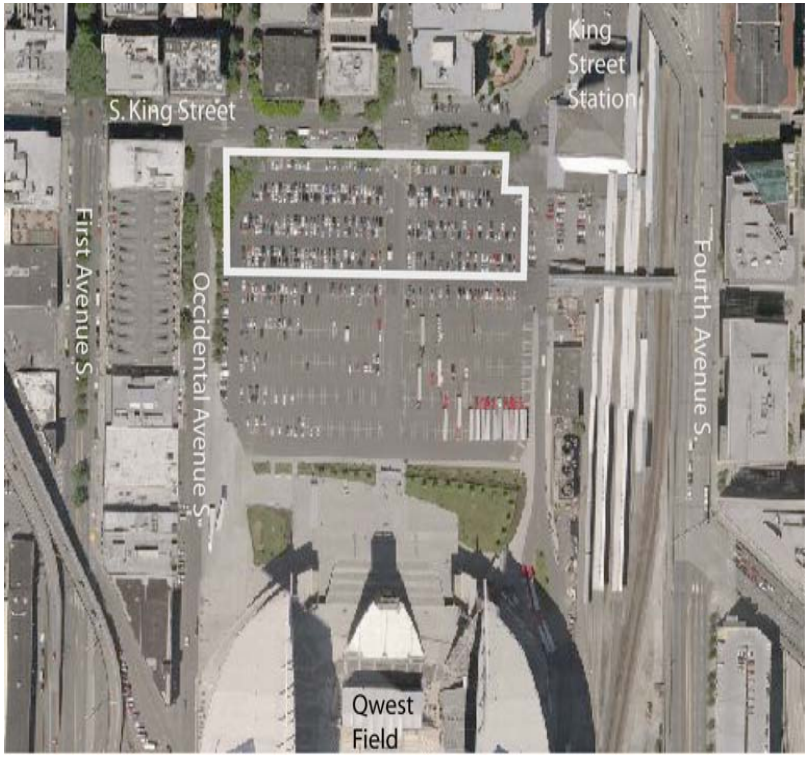




Stadium North Lot

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

Livable South Downtown

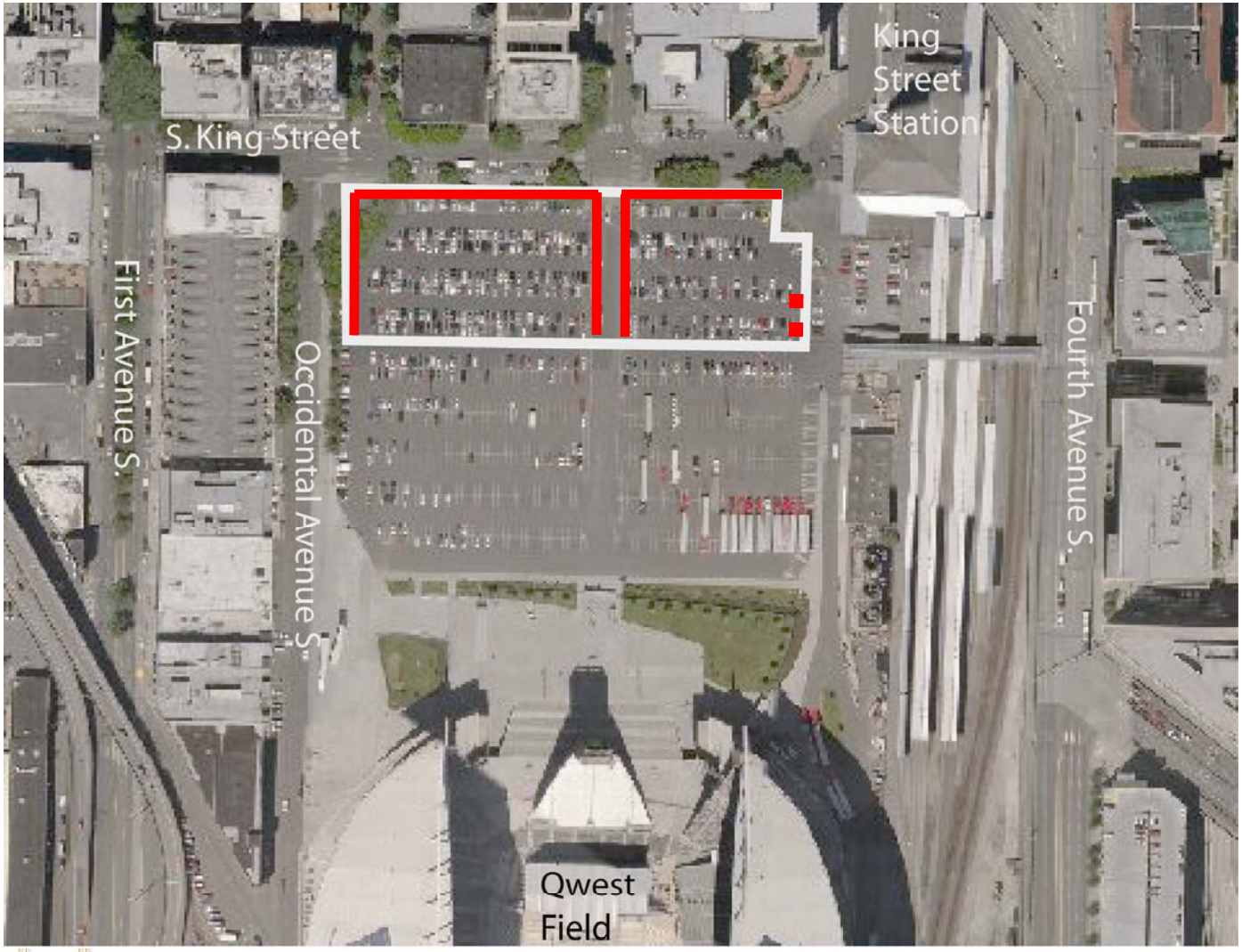
Stadium North Lot

Open Area & Pedestrian Conditions

Livable South Downtown

Stadium North Lot

Street Level Use Provisions

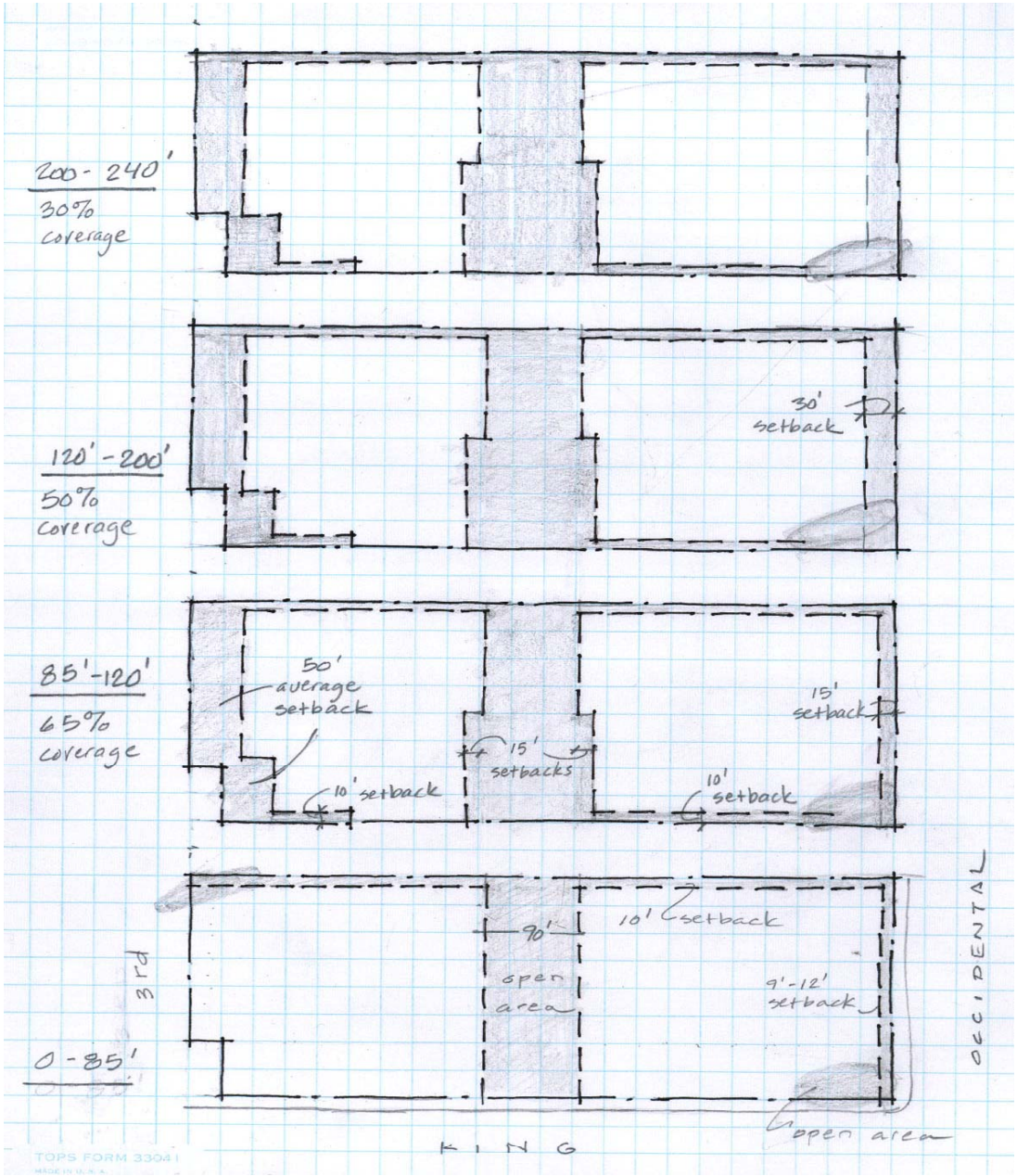


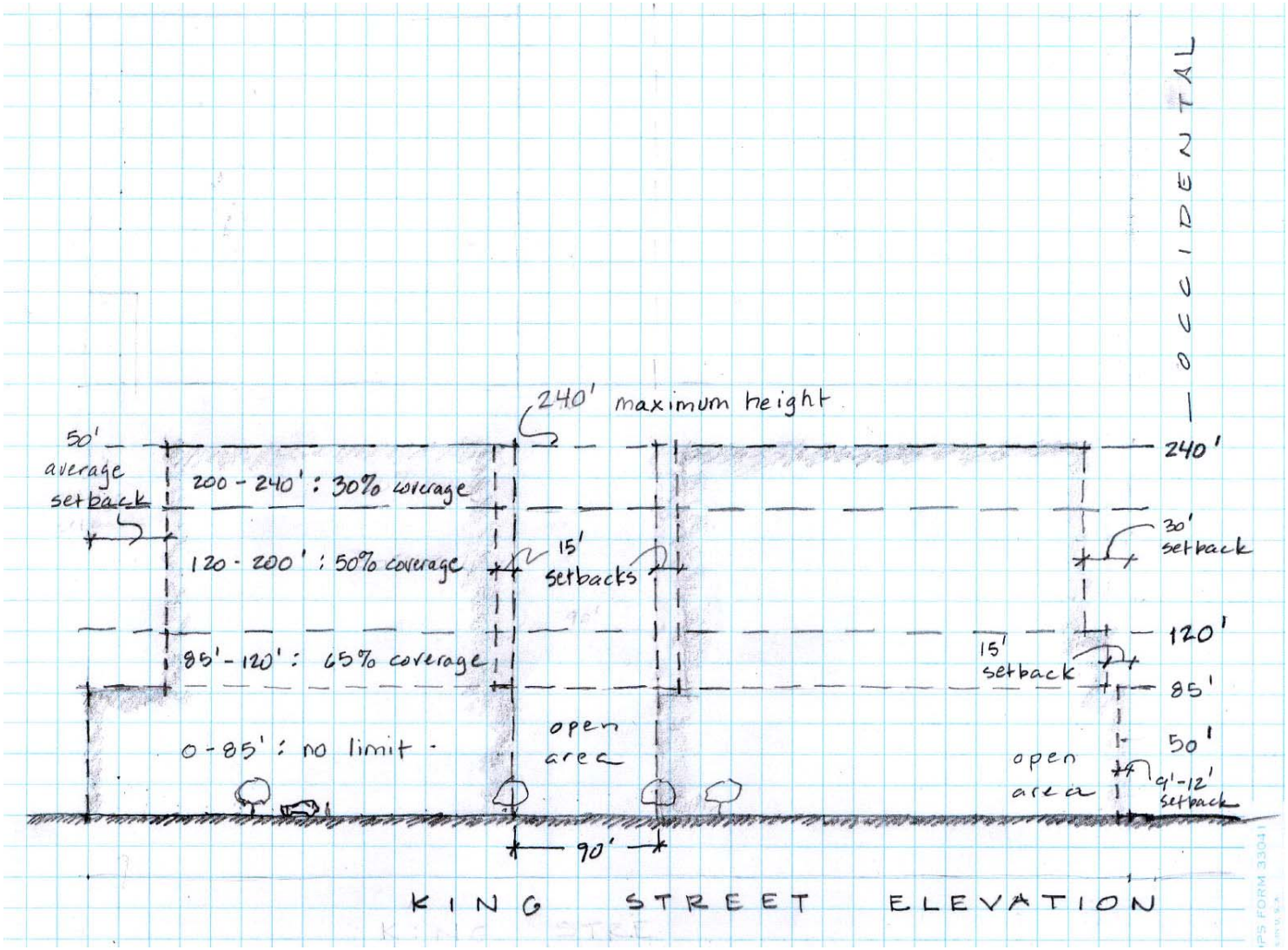
Livable South Downtown

Stadium North Lot

Street Façade and Setback Provisions

Livable South Downtown


200 - 240'
30% coverage
120' - 200'
50% coverage
30' setback
85' - 120'
65% coverage
50' average setback
15' setback
15' setbacks
10' setback
10' setback
0 - 85'
3rd
90'
10' setback
open area
9' - 12' setback
OCCIDENTAL
open area
KING
TOPS FORM 33041


OCCIDENTAL
240' maximum height
50' average setback
200 - 240' : 30% coverage
120 - 200' : 50% coverage
15' setbacks
85' - 120' : 65% coverage
0 - 85' : no limit
open area
30' setback
15' setback
open area
9'-12' setback
240'
120'
85'
50'
90'
KING STREET ELEVATION

Livable SouthDowntown

Thank you

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