

Pedestrian Zone Proposal Summary

To encourage new and protect existing compact, walkable neighborhood business districts, DPD has reviewed 57 neighborhood business districts around the city. The proposed changes:

- * Add or expand a pedestrian zone designation in 39 of the surveyed business districts (see attached maps)
- * Modify development standards that apply in pedestrian zones to meet the changing needs of neighborhood business districts

Existing Pedestrian Zone Development Standards	Proposed changes / New Development Standards
A limited menu of active uses must occupy 80% of the street-level façade, along a principal pedestrian street	Allow a broader range of uses at the street level to help building owners to be less susceptible to vacancies and provide a variety of shops and services Limit design review departures to help ensure that street-level spaces are designed for a variety of commercial uses and can transition over time
Drive-ways may not cross the sidewalk on a principal pedestrian street, unless it's the only means of access	<i>No change proposed</i>
Parking areas must be located to the rear, or within the building	<i>No change proposed</i>
Parking requirements for required street-level uses are reduced or waived	Eliminate waivers to parking requirements for required street-level uses specific to pedestrian zones (rely on existing, base parking requirements)*
Businesses with drive-in lanes are prohibited	<i>No change proposed</i>
In a pedestrian zone that is within urban centers or villages, or Station Area Overlay Districts, require a minimum size (floor area ratio) for new development	<i>No change proposed</i>
	Require overhead weather protection for new development along a principal pedestrian street
	Require, in live-work units, that the work area fronts the main street and extends at least 15 feet into the unit
	Clarify the transparency requirements to specify that transparent areas must allow views into and out of the structure



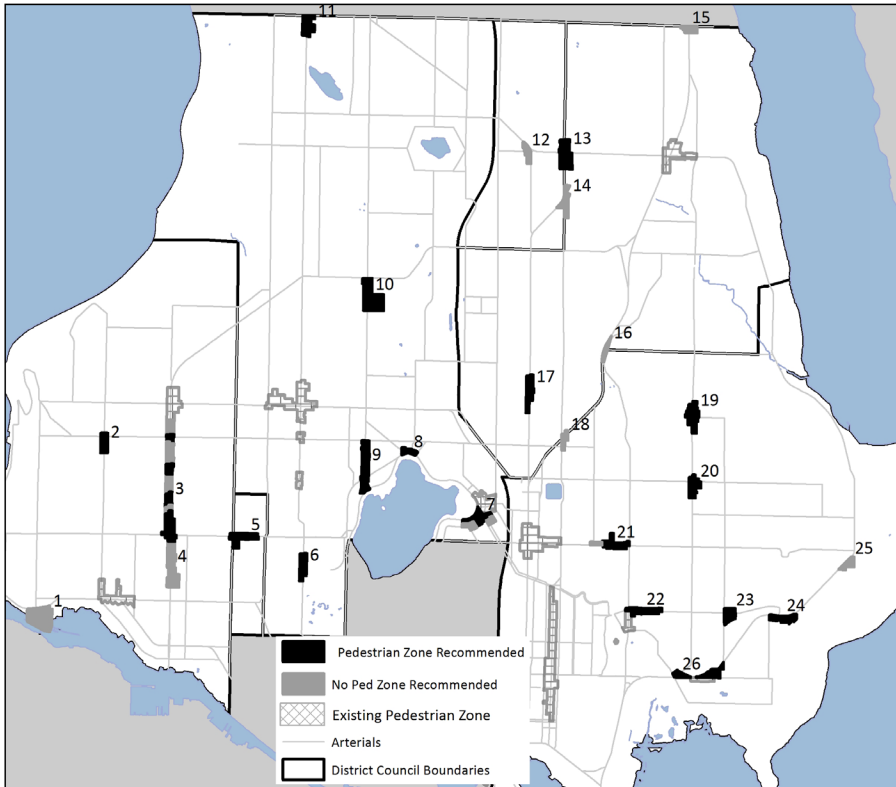
City of Seattle
Edward B. Murray, Mayor

Seattle Department of Planning and Development
Diane M. Sugimura, Director

** Since parking waivers specific to Pedestrian zones were first adopted, the city has taken steps to implement a citywide approach to minimum parking requirements. Further, this project is the first time that the Pedestrian zone will be used extensively outside of urban centers and villages and outside areas with existing or planned frequent transit service.*

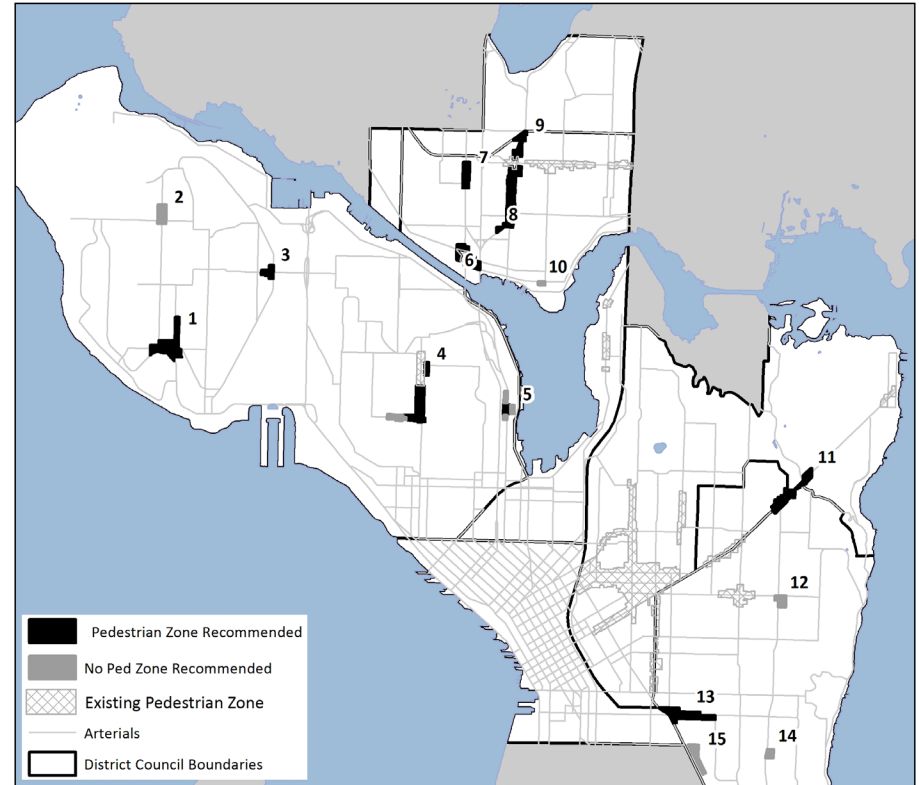
Draft September 2014

North



Study Area	Recommend?	Study Area	Recommend?
1 Ballard Locks	No	14 Pinehurst Way	No
2 Loyal Heights	Yes	15 Lake City Way at NE 145th St	No
3 15th Ave NW - S of NW 83rd St	Yes (partial)	16 Lake City Way at NE 96th St	No
4 15th Ave NW - N of NW 57th St	Yes (partial)	17 Maple Leaf (Roosevelt Way)	Yes
5 NW 65th St - W of 4th Ave NW	Yes	18 Lake City Way at NE 80th St	No
6 Phinney Ridge - north of N 58th St	Yes	19 Wedgwood - North	Yes
7 Green Lake	Yes (partial)	20 Wedgwood - South	Yes
8 North Green Lake	Yes	21 Ravenna (NE 65th St)	Yes (partial)
9 Aurora Ave N south of N 80th St	Yes	22 25th Ave NE at NE 55th St	Yes
10 Aurora-Licton Springs	Yes	23 40th Ave NE at NE 55th St	Yes
11 Broadview	Yes	24 Sand Point Way NE at 50th Ave NE	Yes
12 Roosevelt Way NE at NE 125th St	No	25 Sand Point Way NE at NE 63rd St	No
13 15th Ave NE at NE 125th St	Yes	26 Sand Point Way NE at 36th Ave NE	Yes

Central



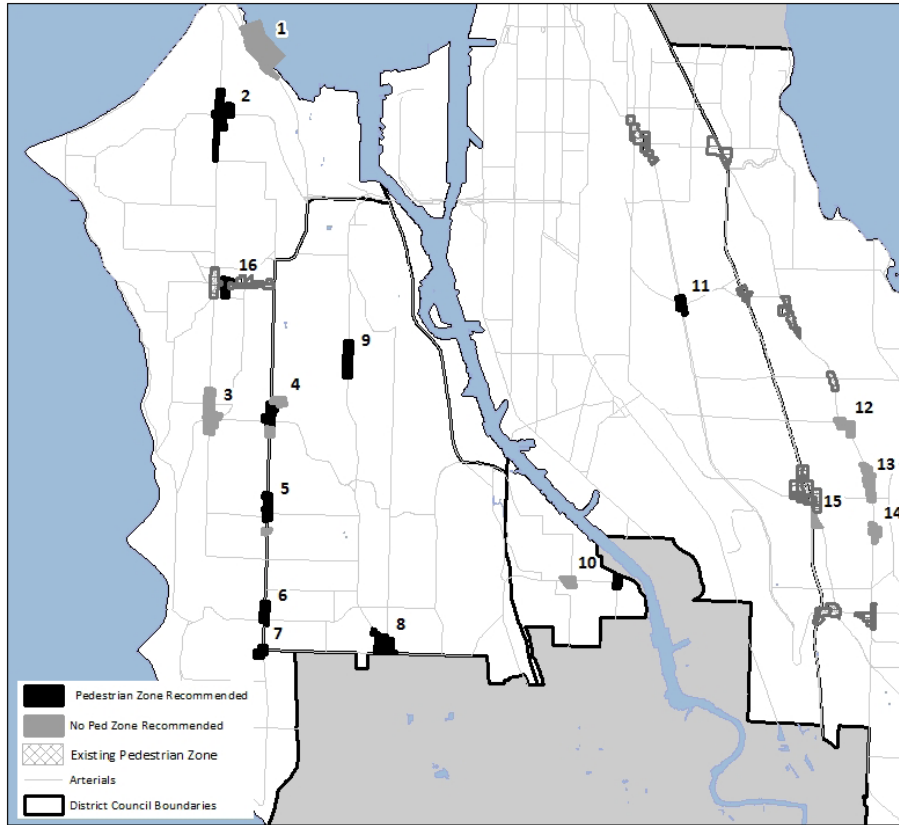
Study Area	Recommend?	Study Area	Recommend?
1 Magnolia	Yes	9 Stone Way N - S of N 45th Street	Yes
2 34th Ave W at W Emerson St	No	10 South Wallingford at N 34th St	No
3 21st Ave W and W Dravus St	Yes	11 E Madison St	Yes
4 Upper Queen Anne	Yes (partial)	12 Martin Luther King Jr Way at E Union St	No
5 Dexter Ave N at Garfield St	Yes (partial)	13 S Jackson St - east of Rainier Ave s	Yes
6 Fremont	Yes	14 M L K Jr Way S at S Dearborn St	No
7 Fremont Ave N - south of N 45th St	Yes	15 Hiawatha Place S at S Dearborn St	No
8 Stone Way N - S of N 50th Street	Yes		



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South



1	Harbor Ave SW -N of Fairmount Ave	No	9	Delridge Way SW (SW Brandon & SW Juneau St)	Yes
2	Admiral	Yes	10	South Park	Yes (partial)
3	Morgan Junction	No	11	Beacon Ave S at S Columbian Way	Yes
4	35th Ave SW at SW Morgan St	Yes (partial)	12	Rainier Ave S)S Holden St & S Ker	No
5	35th Ave SW at SW Holden St	Yes (partial)	13	Rainier Ave S at S Graham St	No
6	35th Ave SW at SW Barton St	Yes	14	Rainier Ave S at S Othello St	No
7	35th Ave SW and SW Roxbury St	Yes	15	M L K Jr Way S at S Holden St	No
8	Westwood Park (Delridge Way SW at SW Roxbury St)	Yes	16	West Seattle Triangle	Yes



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