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.
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

Residential Emphasis

Commercial Emphasis
Stadium North Lot

Open Area & Pedestrian Conditions
Stadium North Lot
Street Level Use Provisions
Stadium North Lot
Street Façade and Setback Provisions
Thank you